ABINGTON TOWNSHIP

OCTOBER 16, 2023

BOARD OF COMMISSIONERS
CONDITIONAL USE HEARING

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS CONDITIONAL USE HEARING

A G E N D A
October 16, 2023
6:30 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

NEW BUSINESS

a. Public Hearing and at the conclusion that they may take action on the Conditional Use application on Chaverim Realty Partners, LLC. for the location at 1209 Rydal Road, Abington, PA 19001,

ADJOURNMENT

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.

BOARD OF COMMISSIONERS
CONDITIONAL USE HEARING

AGENDA ITEM

October 16, 2023

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

1209 Rydal Road Conditional Use Application Recommendation by the Planning Commission

EXECUTIVE SUMMARY:

The Subject Property is a 7 .316 acre parcel with frontage on Rydal Road and Woodland Road that is improved with an existing single-family dwelling. The Applicant proposes to subdivide the Subject Property into two parcels. Lot 1 will consist of 1.272 acres and contain the existing single-family dwelling. Lot 2 will consist of 6.281 acres and the Applicant proposes to develop a senior care facility consisting of a 74 unit/82 bed Assisted Living/Memory Care facility contained in Building One and a 46 unit Independent Living facility in Building Two (the "Senior Care Facility").

Since the first submission, the Applicant has revised the subdivision lot boundary to comply with the dimensional regulations of the zoning district in which the site is located per the zoning ordinance. Under the current resubmission, with the revised lot boundary, the Applicant is now proposing to subdivide the above referenced 7.316-acre property into two (2) parcels as follows: • Lot 1 – will consist of 1.622 acres which contains the existing single-family detached dwelling to remain; and, • Lot 2 – will consist of the remaining 5.696 acres of vacant land which is proposed to be developed for two (2) new senior care facilities totaling 120 units.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Public Hearing and at the conclusion that they may take action on the Conditional Use application on Chaverim Realty Partners, LLC. for the location at 1209 Rydal Road, Abington, PA 19001,

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

www.pennoni.com

May 31, 2023

ABINT20003.03.06.01

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

RE: 1209 Rydal Road
PARID: 30-00-61132-00-2/TMID: 30003 009
Conditional Use Application Zoning Review

Dear Mr. Manfredi,

We received a copy of the Conditional Use Application on March 17, 2023, for the property located at 1209 Rydal Road with approval from the Township to review on May 22, 2023. Under this Conditional Use application, the Applicant is proposing to subdivide the above referenced 7.316-acre property into two (2) parcels as follows:

- Lot 1 - will consist of 1.272 acres which contains the existing single-family detached dwelling to remain; and,
- Lot 2 - will consist of the remaining 6.281 acres of vacant land which is proposed to be developed for two (2) new senior care facilities totaling 120 units as follows:
    - Building 1 – Consist of 74 units with an 82-bed Assisted Living/Memory Care/nursing home facility; and,
    - Building 2 - Consist of 46 units with a 55-bed Independent Living Facility.

The site is located within the R1 – Low Density Residential Zoning District. The property is a triple frontage irregular shaped through-lot fronted by Rydal Road to the northwest, Cloverly Lane to the southwest and Woodland Road to the east; and residential properties zoned within the R1 – Low Density Residential Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel no. 42091C0401G, effective March 2, 2016, the western portion of this lot is located within flood Zone X, defined by the FEMA FIRM as areas with 0.2% annual chance flood hazard or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of this site are located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is located within the Floodplain Conservation District, and is therefore subject to the floodplain regulations of the Floodplain Conservation District. However, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is identified as a parcel located within and intersecting the Riparian Corridor; and is therefore, subject to the regulations of the Riparian Corridor Conservation District.

The following documents have been reviewed:

Title	Dated	Revised
Conditional Use Application	03/14/2023	-----
Addendum to Conditional Use Application	03/14/2023	-----

Conditional Use Plans (6 sheets)	11/01/2022	-----
Exterior Perspective Renderings	11/01/2022	-----
Assisted Living/Memory Care Floor Plans (7 sheets)	-----	-----
Independent Living Floor Plans (5 sheets)	-----	-----
Deed for the Subject Property	06/27/2019	-----
$2,000.00 check for application fee	03/03/2023	-----

We have been requested by the Township to perform a zoning review of the above referenced project for compliance with the Abington Township Zoning Ordinance. Based on our review, we offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §301 – Permitted Uses –** Based on the Abington Township Comprehensive Use Matrix, the existing and proposed uses on the above referenced property are:

   - **Existing Use H-7 – Single-Family Detached Dwelling Unit –** There is an existing single-family detached dwelling on the existing 7.316-acre property, which is classified as a Use H-7 – Single-Family Detached Dwelling Unit. The Applicant is proposing to subdivide the property into two parcels. Proposed Lot 1 (1.272 acres) will contain the existing dwelling unit with no change to the existing Use H-7 use, as well as no site improvements are proposed for Lot 1. A Use H-7 - Single-Family Detached Dwelling Unit is a permitted use within the R1 – Low Density Residential Zoning District.

   - **Proposed Uses E-10 – Life Care Facility (Continuing Care) & E-12 – Nursing Home –** The Applicant is proposing to develop Lot 2 (6.281 acres) of the proposed subdivided parcel for a total 120 units of Assisted Living/Memory Care and Independent Living Facilities with the Use E-10 – Life Care Facility (Continuing Care) and E-12 – Nursing Home. A Use E-10 and E-12 are permitted only by Conditional Use approval within the R1 – Low Density Residential Zoning District.

   Under this Conditional Use application, the Applicant is seeking a Conditional Use approval for the proposed Assisted Living/Memory Care and Independent Living Facilities with Uses E-10 – Life Care Facility (Continuing Care) and E-12 – Nursing Home within the R1 – Low Density Residential Zoning District.

2. **Per §302, Figure 3.1 – Dimensional Regulations; §2103.E, Use E-10.3.a, Figure 21.7; and §2103.E, Use E-12.1, Figure 21.8:**

		Use H-7	
	Required	**Existing**	**Proposed Lot-1**
Min. Lot Area (Gross)	1.0 Ac	7.316 Ac (318,718 SF)	1.272 Ac (55,421.27 SF)
Min Lot Area (Net)	1.0 Ac	7.096 Ac (309,092.31 SF)	1.272 Ac (55,421.27 SF)
Min. Lot Width	200 ft	312.3 ft	200.7 ft
Min. Lot Depth	100 ft	898.1 ft	401.6 ft
Min. Front Yard	50 ft	>300 ft	>300 ft
Min. Side Yard	20 ft	>74.5 ft	20 ft
Min. Rear Yard	30 ft	N/A	30 ft
Max Building Area	20%	1.04% (3,519 SF)	6.35% (3,519 SF)
Max. Impervious Coverage	25%	5.17% (17,579 SF)	**31.72% (17,579 SF)**

Min. Green Area	75%	94.48% (322,369 SF)	**68.28% (37,843 SF)**
Max. Building Height	35 ft	29 ft ±	29 ft ±
Max. Building Length	150 ft	106.7 ft	106.7 ft

Based on provided Development Plan, the impervious coverage for the Use H-7 – Single-Family Detached Dwelling Unit remaining on Lot 1 (1.272 Ac) after the proposed subdivision will increase from 5.17% to 31.72%, which is greater than the required maximum 25% impervious coverage within the R1 – Low Density Residential Zoning District. In addition, the green area will be reduced from 94.48% to 68.28%, which is below the required minimum 75% green area within the R1- Low Density Residential Zoning District. The Applicant will be required to revise the proposed subdivision lot lines to achieve compliance with the required maximum impervious coverage and minimum green area percentages; or otherwise, be required to seek a variance from this Code Section from the Abington Township Zoning Hearing Board to permit the exceedances in the maximum impervious coverage and minimum green areas for Lot 1.

3. **Per §302, Figure 3.1 – Dimensional Regulations; §2103.E, Use E-10.3.a, Figure 21.7; and §2103.E, Use E-12.1, Figure 21.8:**

	Use E-10 & E-12	
	Required	**Proposed**
Min. Lot Area (Gross)	5.0 Ac	6.047 Ac (263,421.04 SF)
Min Lot Area (Net)	5.0 Ac	5.823 Ac (253,671.04 SF)
Min. Lot Width	300 ft	312.3 ft
Min. Lot Depth	300 ft	496.5 ft
Min. Front Yard	100 ft	**97.8 ft**
Min. Side Yard	50 ft	**49.5 ft**
Min. Rear Yard	50 ft	119.5 ft
Max Building Area	40%	12.38% (32,605 SF)
Max. Impervious Coverage	70%	32.90% (86,672 SF)
Min. Green Area	30%	67.10% (176,749.04 SF)
Max. Building Height	40 ft	37.5 ft
Max. Building Length	160 ft	160 ft
Min Open Space	50% of Gross Site Area	67.10%
Min. Separation for Residential Dwellings	30 ft	> 30 ft

Based on Zoning Bulk and Area Requirements table, the Applicant is proposing Lot 2 to have a front yard setback of 100.3 feet and a side yard setback of 100.7 feet; however, based on the layout of the buildings on the plans, the front yard building setback is shown to be at 97.8 feet, and the side yard building setback is shown to be at 49.5 feet, both of which are less than the required setback distances for the Uses E-10 and E-12. The Applicant will be required to revise the proposed layout of the buildings to comply with the front and side yard requirements; or otherwise, be required to seek a variance from these Code Sections from the Abington Township Zoning Hearing Board to permit the proposed buildings to not be setback at the required 100' front yard and 50' side yard setbacks.

4. **Per §1503.B.2.a – Uses Permitted by Conditional Use –** Corridor crossings by driveways, recreational trails, roads and/or railroads, provided that any disturbance is offset by riparian management measures as outlined in §1508.

A small portion of the existing driveway entrance off of Rydal Road on proposed Lot 1 is crossing Zone 2 of the Riparian Corridor Conservation District which is only permitted by Conditional Use. Since the driveway is existing and the Applicant is not proposing any change to the existing driveway crossing section located within Zone 2 of the Riparian Corridor Conservation District under this Conditional Use application, the existing driveway crossing is considered an existing nonconforming condition. Any future change to the existing driveway crossing within Zone 2 of the Riparian Corridor Conservation District will require conditional use approval.

5. **Per §1806.B – Conditional Uses –** The Board of Commissioners shall grant a conditional use only if it finds adequate evidence that any proposed development submitted will meet all of the following general requirements as well as any specific requirements and standards listed herein for the proposed use. The Board shall require that any proposed use, and its location among other things, shall be:
   1. In accordance with the Abington Township Comprehensive Plan.
   2. Consistent with the spirit, purposes, and intent of the applicable zoning district.
   3. An improvement which is not a detriment to the properties in the immediate vicinity, and which shall be in the best interests of the Township.
   4. In conformance with all applicable requirements of this Ordinance and all municipal, state and federal codes applicable to the use or process in question.

   The Applicant will be required to meet the requirements and standards of this Code provision.

6. **Per §1806.E.2 – Application Requirements –** The application shall be accompanied by site plans, building plans, impact statements, and other materials describing the use or development proposed. Such plans and other materials shall provide a sufficient basis for evaluating the applicant's request. All information required by this Ordinance shall accompany the application. For conditional uses concerning existing buildings, a site plan shall be submitted that includes the following:
   a. Name and address of establishment;
   b. Name and address of owner;
   c. North arrow;
   d. Date of plan;
   e. Roads and streets adjacent to property;
   f. Location of all structures on the property (existing and proposed);
   g. Zoning classification of the property;
   h. Proposed hours of operation;
   i. Existing and proposed parking;
   j. Existing and proposed trash receptacles and shielding devices;
   k. Existing and proposed lighting;
   l. Existing and proposed methods of ingress and egress; and
   m. Existing and proposed fencing, buffering and landscaping.

   The Applicant shall clarify the location of the proposed trash receptacles and any loading/unloading areas for the proposed uses on Lot 2. If the trash receptacles are to be located outdoors, the location of the trash receptacles and shielding devices, along with any loading/unloading areas, shall be shown on the plans and renderings.

7. **Per §1806.G – Criteria for Conditional Use Approval –** Applications for conditional use approval shall contain all data, information, and reports necessary for the Board of Commissioners to evaluate the proposal. In addition to the requirements of the Pennsylvania Municipalities Planning Code (MPC), the following criteria shall be considered by the Board of Commissioners:
   1. Consistency with the goals, objectives, and recommendations of the Township and County Comprehensive Plans; Old York Road Corridor Improvement Plan; Township Open Space, Recreation, and Environmental Resource Protection Plan; Township Revitalization Plans, and other plans adopted by the Township.

2. Suitability of the proposed use for the property in question. This criterion shall consider issues such as traffic, vehicular and pedestrian circulation, adjacent land use(s), buffering, and other impacts on the surrounding area.

3. Community Character. The impact of the proposed use on the surrounding community shall be considered. If the proposal is adjacent to a residential district, the scale of the use shall relate to and complement the surrounding area. The location and design of parking areas shall be in harmony with preserving the general appearance and character of the area. All new buildings shall be architecturally compatible with existing buildings on the site.

4. Nuisance/Safety Analysis. The use shall not generate excessive noise, noxious odors, air pollution or lighting, or result in pedestrian conflict or other safety hazards to people or property. Artificial light shall be directed away from adjacent property and buildings. Artificial lighting shall be located to avoid shining into habitable room windows offsite. Outdoor uses and accessory facilities shall only be permitted where the noise generated by the use will have a minimal impact on nearby residential uses and where hazards are contained on the site to the maximum extent possible.

5. Traffic Impact. The existing road system must be able to accommodate the peak traffic generated by the proposed use in a safe and efficient manner. Existing residential areas shall not be impacted by significant volumes of traffic from the proposed facility. The Board of Commissioners may request a traffic impact study, as described in Traffic Impact Study section of the SALDO.

6. Public Utilities. All uses shall be capable of being served by public sewer. A use may be permitted to be served by an on lot sanitary system, only if deemed acceptable by the Board of Commissioners and the adopted 537 Plan of the Township, upon recommendation of the Township Engineer, and upon approval of the Pennsylvania Department of Environmental Protection. Sufficient water supply must be available to accommodate all the needs of the proposed use.

The Applicant will be required to meet the criteria of these Code provisions.

8. **Per §2103.E. Use E-10. 3.b.2, Permitted Density, Apartment Dwelling Units –** 24 dwelling units per gross acre of land declared for this use
Based on the provided floor plans, a total of 113 units with 126 beds comprised of 67 units with 71 beds out from Building 1 and 46 units with 55 beds from Building 2 which are fully equipped dwelling units would be classified as a life care facility (continuing care) use. The residential density for the Use E-10 – Life Care Facility (Continuing Care) use is calculated for 113 units per 5.823 acres of land declared for this use which equates to be 19.41 dwelling units/acre, and is therefore in compliance with this Code Section.

9. **Per §2103.E. Use E-10.3.b.3, Permitted Density, Dependent Care Units and §2103.E. Use E-12.2 – Nursing Home –** The maximum residential density permitted shall be 36 beds per acre.
Based on the provided floor plans, a total of 120 units with 137 beds from Buildings 1 and 2 is calculated for 137 beds per 5.823 acres of land declared for this use which equates to be 23.53 beds/acre, and is therefore in compliance with this Code Section.

10. **Per §2103.E. Use E-10.3.e –** Proposed use and development shall comply with the safety standards as contained in the Minimum Property Standards issued by the U.S. Department of Housing and Urban Development (HUD).
The Applicant shall acknowledge this Code requirement by providing this note on the plans.

11. **Per §2103.E. Use E-10.3.f –** Dependent Care Facilities shall be in conformance with the Regulations of the Commonwealth of Pennsylvania.
The Applicant shall acknowledge this Code requirement by providing this note on the plans.

12. **Per §2103.E. Use E-10.3.h –** Drop-Off Area. Each building used by residents of the facility, with the exception of village dwelling units, shall be provided with a minimum of one drop-off area for use by personal vehicles and vans**.**
The Applicant shall show the proposed drop-off areas on the plans.

13. **Per §2103.E. Use E-10.3.i –** Pedestrian Network. All buildings and facilities used by residents of the facility must be provided with a 6-foot-wide pedestrian walkway (sidewalks and crosswalks) which interconnects the facility and connects to the street front sidewalk.
The plans did not show the width of the proposed sidewalks, however, based on our measurements, the proposed sidewalks appear to be only 5-feet wide. In addition, the Applicant is proposing new sidewalk only along the parking areas that are fronting the proposed buildings and no proposed sidewalk or crosswalks are provided on the far or opposite sides of the parking lots to interconnect these parking spaces or the street front sidewalk to the proposed buildings. The Applicant shall clarify and confirm the proposed sidewalk widths by dimensioning the proposed sidewalks on the plans and revise accordingly to ensure compliance with this Code Section, as well as, provide additional sidewalks and crosswalks to ensure a continuous pedestrian route to interconnect the parking lots and street front sidewalk to the buildings.

14. **Per §2103.E. Use E-10.3.j –** All roads shall be privately owned and maintained but shall be built according to Township specifications.
The Applicant shall acknowledge this Code requirement by providing this note on the plans.

15. **Per §2103.E. Use E-10.3.k –** All green space area is intended to be privately owned and shall be planted and maintained according to the standards for open space established in this Ordinance. Open Space may be used for passive recreation only.
The Applicant shall acknowledge this Code requirement by providing this note on the plans.

16. **Per §2304.E.10 – Use E-10, Parking Requirements –** One space for each employee on the largest shift plus visitor parking (visitor parking shall be calculated based on the rate of 1 space for every 5 beds, plus one-and-one-half (1.5) parking spaces for every independent living unit.
Based on the provided development plans, there will be 19 employees on the largest shift. The required parking spaces are calculated as follows:
1 space/employee x 19 employees + 1 space/5 beds x 126 beds + 1.5 spaces/ILU x 46 ILU = 114 spaces. The required number of parking spaces for the Use E-12 is 3 parking spaces. The total parking spaces required for the proposed E-10 and E-12 uses is 117 parking spaces. Based on the provided Development Plan, the Applicant is providing 82 parking spaces (including 6 ADA Spaces). The Applicant shall update the parking spaces to provide for the additional 35 parking spaces to comply with the requirement of this Code Section; or be required to seek a variance from these Code Sections from the Abington Township Zoning Hearing Board to permit the proposed total 82 parking spaces which is less the required total 117 proposed parking spaces required for the proposed uses.

17. **Per §2304.E.12 – Use E-12, Parking Requirements –** One space for each employee on the largest shift plus visitor parking (visitor parking shall be calculated based on the rate of 1 space for every 5 beds.
Based on the provided development plans, there will be 19 employees on the largest shift. The visitor parking for the E-12 use with 11 beds is calculated as:
1 space/5 beds x 11 beds = 3 parking spaces. The required number of parking spaces for the Use E-10 is 114 parking spaces. The total parking spaces required for the proposed E-10 and E-12 uses is 117

parking spaces. Based on the provided Development Plan, the Applicant is providing 82 parking spaces (including 6 ADA Spaces). The Applicant shall update the parking spaces to provide for the additional 35 parking spaces to comply with the requirement of this Code Section; or be required to seek a variance from these Code Sections from the Abington Township Zoning Hearing Board to permit the proposed total 82 parking spaces which is less the required total 117 proposed parking spaces required for the proposed uses.

18. **Per §2312 – Off-Street Loading Requirements -** In connection with any building or structure which is to be erected or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided loading berths not less than the minimum requirements specified in this subsection.
Per Figure 23.2 - Loading Requirements by Land Use or Zoning District, the number of berths for other uses (as deemed necessary by the Board of Commissioners) requires 1 loading berth for the first 20,000 SF and 1 each additional 20,000 sq. ft. or fraction thereof. The Applicant shall clarify if the proposed uses will require receipt or distribution of materials or merchandise by trucks or similar vehicles, and if so, a loading berth shall be provided should the Board of Commissioners deem a loading berth be necessary.

19. **Per §2401.A.2.d(1).b – Tree Replacement –** New Lots. Where site disturbance activity on new lots proposes removal of more than 25% of the tree canopy, if the trees removed contain a tree with a 6-inch caliper or greater, trees shall be preserved wherever possible, and those removed that meet the criteria above shall be replaced two-to-one on site by trees 3-to-3.5" or larger in caliper, measured 6" above grade.
Based on the provided Landscaping Plan, 82 trees will be removed which shall be replaced by 82 trees removed x 2 replacement trees/tree removed = 164 trees. The Applicant is providing only 12 trees. The Applicant indicated that a request will be made to pay a fee for the trees to be planted off site, in lieu of planting all of the required trees on the site. Since this Code Section is a zoning requirement, the Applicant will be required to seek a variance from this Code Section for approval from the Abington Township Zoning Hearing Board to not provide the required number of tree replacements and allow for a fee in lieu of the remaining tree replacements.

GENERAL COMMENTS

20. The proposed improvement to the site constitutes land development by definition. Therefore, this project would be subject to land development; and the Applicant shall be required to submit a land development application for land development approval in accordance with §149-9.

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

Sincerely,

PENNONI

Allison A. Lee

Allison A. Lee, PE
Assistant Zoning Officer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

TOWNSHIP OF ABINGTON

CONDITIONAL USE APPLICATION

Section 1806 of The Zoning Ordinance of the Township of Abington contains the requirements for the submission, review procedures and the criteria for approval of a Conditional Use application within the Township of Abington. This form has been provided for your use. Please complete the entire form and submit the completed application with the required plan(s), reports(s) and application fee.

Name of Applicant: Chaverim Realty Partners, LLC

Address of Applicant: 4122 Haverford Avenue, Suite 11

Philadelphia, PA 19104

Telephone Number: 215-569-1662

E-Mail Address: MMcHugh@Klehr.com

Name of Land Owner: Same as Applicant

Address of Land Owner: Same as Applicant

Telephone Number: Same as Applicant

Submit proof of standing for the property involved in this application. A copy of the deed, agreement of sale or lease can be submitted. Please feel free to delete the financial terms of the sales agreement or lease.

Name of Attorney: Matthew J. McHugh, Esquire / Leonard B. Altieri, III, Esquire

Address of Attorney: Klehr Harrison Harvey Branzburg, LLP

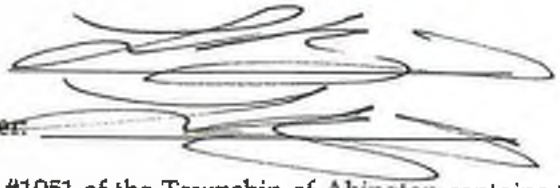
1835 Market Street, Suite 1400 Philadelphia, PA 19103

Attorney's Phone Number: 215-569-4364

Attorney's E-Mail Address: MMcHugh@Klehr.com / LAltieri@Klehr.com

A written narrative may be submitted with this application that addresses the need for this application, an assessment of the property involved, the community character, safety related issues, traffic impact, storm water management and the effect on public utilities.

The undersigned herewith declares this submission to be true and correct as to the facts known as of the date of this application.

Signature of Applicant: 

Signature of Land Owner: _____

Section #3 of Ordinance #1951 of the Township of Abington contains the fee schedule for matters heard by the Board of Commissioners and include zoning change applications, map amendments, conditional use application, petitions and curative amendments.

A fee of $2,000.00 is required to be submitted as the time the application is received. Checks are to be made payable to the Township of Abington and submitted to the Zoning Officer.

Date Received: _____ Receipt Number: _____

Signature of Zoning Officer: _____

If there are any questions that you may have, please feel free to contact Allison Lee @ 610-422-2360 or by e-mail at aalee@Pennoni.com.

ABINGTON TOWNSHIP
ADDENDUM TO CONDITIONAL USE APPLICATION

Applicant:	Chaverim Realty Partners, LLC 4122 Haverford Ave, Suite 11 Philadelphia, PA 19104
Owner:	Same as Applicant
Subject Property:	1209 Rydal Road Abington Township, PA 19001 Montgomery County Tax Parcel: #30-00-61132-002
Attorney:	Matthew J. McHugh, Esquire Leonard B. Altieri, III, Esquire KLEHR HARRISON HARVEY BRANZBURG LLP 1835 Market Street, Suite 1400 Philadelphia, PA 19102 mmchugh@klehr.com/laltieri@klehr.com 215-569-1662/215-569-4364

Relief Requested

1. A conditional use pursuant to Section 301 of the Abington Township Zoning Ordinance (the "Zoning Ordinance") to permit Use E-10 Life Care Facility (Continuing Care) and Use E-12 Nursing Home on the Subject Property within the R1 District.

Summary of Application

The Subject Property is a 7.316 acre parcel with frontage on Rydal Road and Woodland Road that is improved with an existing single-family dwelling. The Applicant proposes to subdivide the Subject Property into two parcels. Lot 1 will consist of 1.272 acres and contain the existing single-family dwelling. Lot 2 will consist of 6.281 acres and the Applicant proposes to develop a senior care facility consisting of a 74 unit/82 bed Assisted Living/Memory Care facility contained in Building One and a 46 unit Independent Living facility in Building Two (the "Senior Care Facility"). The proposed Senior Care Facility is as shown on the Conditional Use Residential Development Plan prepared by Cornerstone Consulting Engineers & Architectural, Inc. dated November 1, 2022 and consisting of six (6) sheets (the "Conditional Use Plans"), the Exterior Perspective prepared by Cornerstone Consulting Engineers & Architectural, Inc. dated November 1, 2022 (the "Renderings"), and the proposed floor plans for the Assisted Living/Memory Care facility and the Independent Living facility developed by E2K Consulting LLC, a nationwide leader in life care facility design and operations (collectively, the "Floor Plans" and together with the Conditional Use Plans and the Renderings, collectively, the "Plans").

The proposed Senior Care Facility is permitted by conditional use at the Subject Property and within the R-1 Residential District as a Use E-10 Life Care Facility (Continuing Care) and Use E-12 Nursing Home. As demonstrated on the Plans, the proposed Senior Care Facility complies with or exceeds the specific requirements for Use E-10 Life Care Facility (Continuing Care) and Use E-12 Nursing Home developments within the R-1 District.

Once an applicant for conditional use approval has demonstrated compliance with the specific requirements for the proposed use, the Board of Commissioners shall also consider whether any proposed use, and its location among other things, is:

1. In accordance with the Abington Township Comprehensive Plan.

Response: One of the stated future land use goals of the Abington Township Comprehensive Plan of 2007 was to encourage the development of senior housing within the Township and to target development of housing that will encourage and enable aging residents to stay in the Township. Through the comprehensive amendment to the Zoning Ordinance in 2017, Use E-10 and Use E-12 were included as conditional uses in the R-1 District. The proposed Senior Care Facility is in furtherance of the goals and intentions of the Abington Township Comprehensive Plan.

2. Consistent with the spirit, purposes, and intent of the applicable zoning district.

Response: The proposed Senior Care Facility is a use that is permitted with the R-1 District by conditional use and will comply with the regulations for Use E-10 and Use E-12 within the R-1 District and the Township as a whole as demonstrated on the Plans.

3. An improvement which is not a detriment to the properties in the immediate vicinity, and which shall be in the best interest of the Township.

Response: The proposed Senior Care Facility will be a benefit to the properties in the immediate vicinity as a Class A development and is in the best interest of the Township as it will provide housing opportunities for older residents of the Township and, more specifically, allow an opportunity for those older residents who reside within the Rydal neighborhood in the Township to remain here.

4. In conformance with all applicable requirements of this Ordinance and all municipal, state and federal codes applicable to the use in questions.

Response: The proposed Senior Care Facility will meet or exceed all applicable requirements of the Abington Township Zoning Ordinance and all other municipal, state, and federal codes applicable to a proposed Senior Care Facility.

In addition to the general requirements for a conditional use identified above, the following additional criteria shall be considered by the Board of Commissioners when acting upon a conditional use application:

1. Consistency with the goals, objectives, and recommendations of the Township and County Comprehensive Plans; Old York Road Corridor Improvement Plan; Township Open Space, Recreation, and Environmental Resource Protection Plan; Township Revitalization Plans, and other plans adopted by the Township.

Response: The proposed Senior Care Facility is consistent with all goals, objectives and recommendations adopted by the Township. As stated above, the proposed Senior Care Facility directly aligns with the goals of the Abington Township Comprehensive Plan to provide additional senior housing for residents within the Township.

2. Suitability of the proposed use for the property in question. This criterion shall consider issues such as traffic, vehicular and pedestrian circulation, adjacent land use(s), buffering, and other impacts on the surrounding area.

Response: The proposed Senior Care Facility is designed to provide for adequate and appropriate vehicular and pedestrian circulation while minimizing the traffic impact on surrounding roads. Adequate buffering between the proposed Senior Care Facility and adjacent land uses is also provided.

3. Community Character. The impact of the proposed use on the surrounding community shall be considered. If the proposal is adjacent to a residential district, the scale of the use shall relate to and complement the surrounding area. The location and design of parking areas shall be in harmony with preserving the general appearance and character of the area. All new buildings shall be architecturally compatible with existing buildings on the site.

Response: The proposed Senior Care Facility is permitted by Conditional Use in the R1 District. As such, a senior care facility that complies with the requirements of the Township has been determined to be in harmony with the existing character of the general vicinity and the R1 District. Furthermore, the Applicant believes that there is significant demand for proposed use within Abington Township and that the proposed development will serve the community by filling a significant housing need that will allow Abington Township residents to transition out of their existing homes but remain within the community.

4. Nuisance/Safety Analysis. The use shall not generate excessive noise, noxious odors, air pollution or lighting, or result in pedestrian conflict or other safety hazards to people or property. Artificial light shall be directed away from adjacent property and buildings. Artificial lighting shall be located to avoid shining into habitable room windows offsite. Outdoor uses and accessory facilities shall only be permitted where the noise generated by the use will have a minimal impact on nearby residential uses and where hazards are contained on the site to the maximum extent possible.

Response: The proposed Senior Care Facility will be operated such that it does not generate excessive noise, noxious odors, air pollution or lighting or otherwise have a detrimental impact on the surrounding area. Appropriate pedestrian connectivity (such as sidewalks and crosswalks)

is provided internal to the Subject Property and along Woodland Road which is an improvement to existing conditions for pedestrian access.

5. Traffic Impact. The existing road system must be able to accommodate the peak traffic generated by the proposed use in a safe and efficient manner. Existing residential areas shall not be impacted by significant volumes of traffic from the proposed facility. The Board of Commissioners may request a traffic impact study, as described in Traffic Impact Study section of the SALDO.

Response: The proposed Senior Care Facility will be accessed from a singular driveway on Woodland Road. Woodland Road and the surrounding roadways are adequately equipped to accommodate the peak traffic demand generated by the proposed Senior Care Facility. While there certainly will be additional traffic generated by the proposed Senior Care Facility when compared to a single-family dwelling, the anticipated traffic demand from the proposed Senior Care Facility would be significantly less than the traffic generated from a similarly-sized traditional residential community. Furthermore, it is not anticipated that the proposed Senior Care Facility will generate more traffic than any other similar senior care facility.

6. Public Utilities. All uses shall be capable of being served by public sewer. A use may be permitted to be served by an on-lot sanitary system, only if deemed acceptable by the Board of Commissioners and the adopted 537 Plan of the Township, upon recommendation of the Township Engineer, and upon approval of the Pennsylvania Department of Environmental Protection. Sufficient water supply must be available to accommodate all the needs of the proposed use.

Response: The proposed Senior Care Facility will be serviced by public water and public sewer.

The Applicant believes and therefore avers that the Subject Property is an appropriate location for the proposed Senior Care Facility and that said facility complies with both the specific standards for Use E-10 Life Care Facility (Continuing Care) and Use E-12 Nursing Home and the general standards and criteria for conditional uses within Abington Township.

Conclusion

The Applicant (including the design and development team of Cornerstone Consulting Engineers & Architects and E2K Consulting) will be available to present sufficient credible testimony and evidence to support its entitlement to the conditional use approval requested.

GENERAL NOTES

1. THIS PLAN REFERENCES A PLAN: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC.
213 W MAIN STREET, SUITE 201
LANSDALE, PA 19446
PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
DATED: 10/17/2019

2. OWNER/APPLICANT: CHAVERIM REALTY PARTNERS, LLC.
4122 HAVERFORD AVENUE, SUITE 11
PHILADELPHIA, PA 19104

3. PROJECT LOCATION INFORMATION: 1209 RYDAL ROAD
ABINGTON TOWNSHIP, PA 19001
MONTGOMERY COUNTY, PENNSYLVANIA
TMP# 30-00-61132-002
GROSS LOT AREA: 339,948.65 SQFT, 7.804 ACRES

4. ZONING INFORMATION: ZONING DISTRICT: R-1 RESIDENTIAL ZONING DISTRICT
EXISTING USE: H-7 SINGLE FAMILY RESIDENTIAL HOME
PROPOSED USE: E-10 LIFE CARE FACILITY (CONTINUING CARE) AND E-12 NURSING HOME

5. ZONING BULK AND AREA REQUIREMENTS:

T.M.P. 30-00-61132-002 R-1 – RESIDENTIAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED R-1	EXISTING	PROPOSED LOT 1 H-7 SINGLE FAMILY HOME	REQUIRED E-10/E-12	PROPOSED LOT 2 E-10/ E-12 LIFE CARE FACILITY
MIN. LOT AREA (NET):	1.0 AC (43,560 SF)	7.316 ACRES (318,718 SF)	1.272 ACRES (55,421.27 SF)	5.0 AC (217,800 SF)	6.281 ACRES (273,586.04 SF)
MIN. LOT WIDTH:	200 FT	312.3 FT	200.7 FT	300 FT	312.3 FT
MIN LOT DEPTH:	100'	898.1 FT	401.6 FT	300 FT	496.5 FT
MIN FRONT YARD	50 FT	300 FT +	300 FT +	100 FT	100.3 FT
MIN SIDE YARD:	20 FT	74.5 FT +	20 FT	50 FT	100.7 FT
MIN REAR YARD:	30 FT	N/A	30 FT	50 FT	119.5 FT
MAX BUILDING AREA:	20%	1.04% (3,519) SF	6.35% (3,519) SF	40%	11.92% (32,605) SF
MAX. IMPERVIOUS COVERAGE:	25%	5.17% (17,579) SF	31.72% (17,579) SF	70%	31.68% (86,672) SF
MINIMUM GREEN AREA:	75%	94.48% (322,369) SF	68.28% (37,843) SF	30%	68.32% (186,914) SF
MAX BUILDING HEIGHT:	35 FT	29 FT ±	29 FT	40 FT	37.5 FT
MAX BUILDING LENGTH:	150 FT	106.7 FT	106.7 FT	160 FT	160 FT
MIN OPEN SPACE:	N/A	N/A	N/A	50% OF GROSS SITE AREA	68.32%

6. MINIMUM PARKING REQUIREMENTS:

REQUIRED PARKING:
E-10: LIFE CARE FACILITY: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS, PLUS ONE (1.0) PARKING SPACES FOR EVERY INDEPENDENT LIVING UNIT.
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19 EMPLOYEES + (82 ASSISTED LIVING–MEMORY CARE BEDS * 1 SPACE / 5 BEDS) + (46 INDEPENDENT LIVING UNITS * 1.0 SPACES) = 81.4 or 82 SPACES

PROPOSED PARKING: 82 SPACES (INCLUDING SIX (6) ACCESSIBLE PARKING SPACES)

7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

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9. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.

10. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

NATURAL RESOURCE RESTRICTIONS:	ALLOWED DISTURBANCE	EXISTING	PROPOSED DEVELOPMENT AREA OF DISTURBANCE
MAX. STEEP SLOPES ENCROACHMENT, 15% TO 25% GRADIENT:	25%	73,951 SF	25% – 18,235 SF
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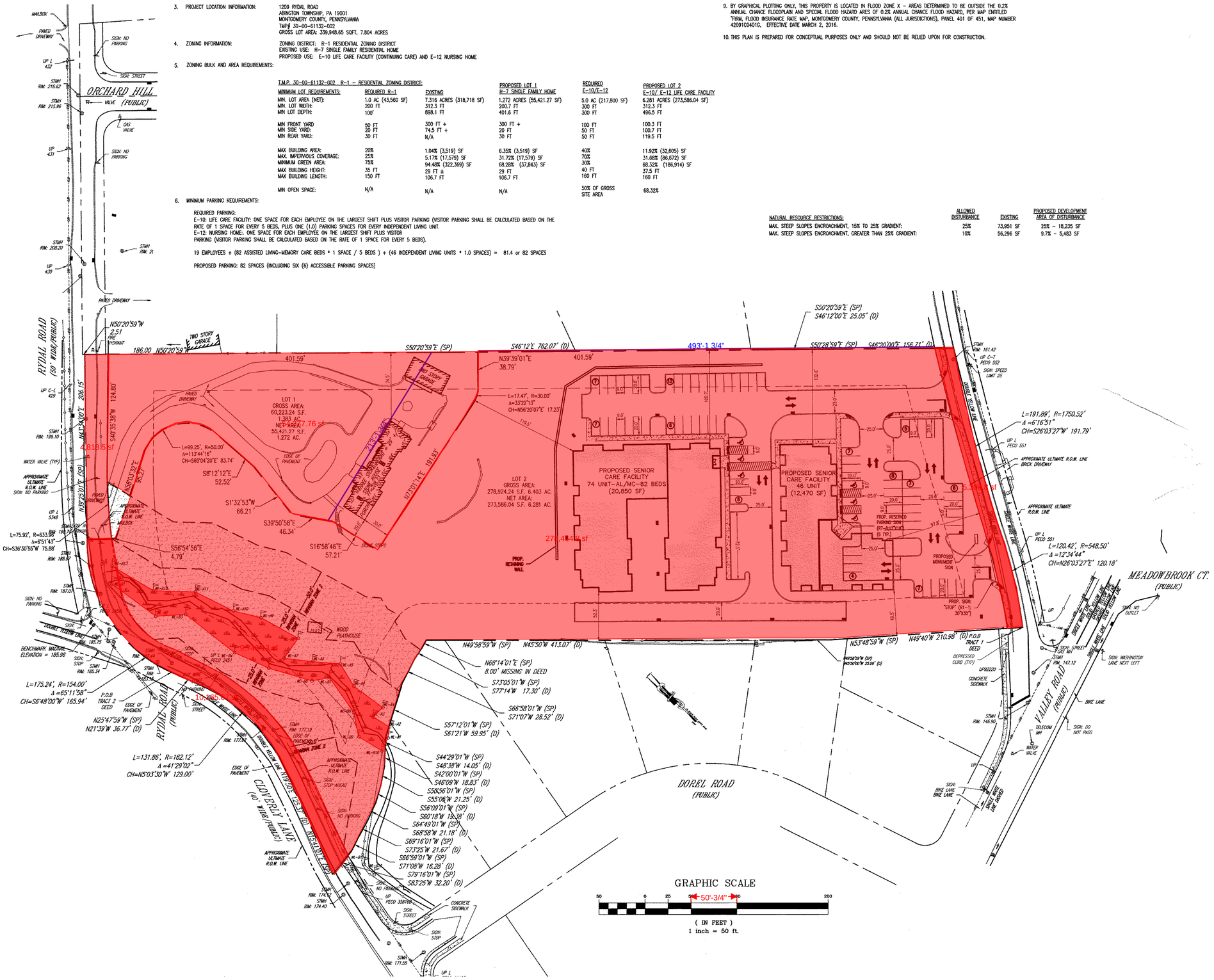

GRAPHIC SCALE

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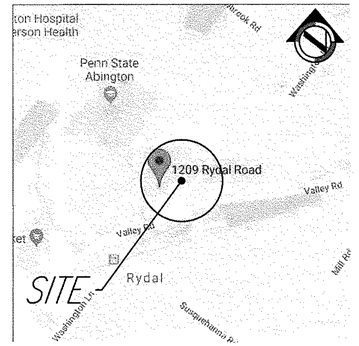
(IN FEET)
1 inch = 50 ft.



SHEET LIST

1. SITE PLAN
2. EXISTING FEATURES
3. GRADING PLAN
4. LANDSCAPE PLAN
5. LANDSCAPE DETAILS
6. LIGHTING PLAN

CLIENT DATA

cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO	BY	DESCRIPTION	DATE

REVISIONS

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PROFESSIONAL ENGINEER
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PENNSYLVANIA LICENSE No. PE 055516
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04550400
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PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

CONDITIONAL USE RESIDENTIAL DEVELOPEMENT PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 1 OF 6

REVISION 0

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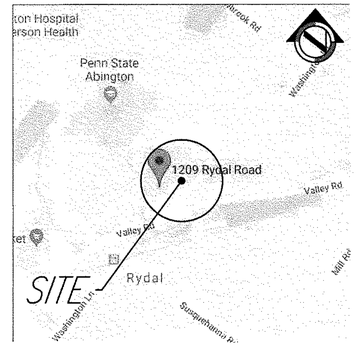

LOCATION MAP 1" = 2000' ±

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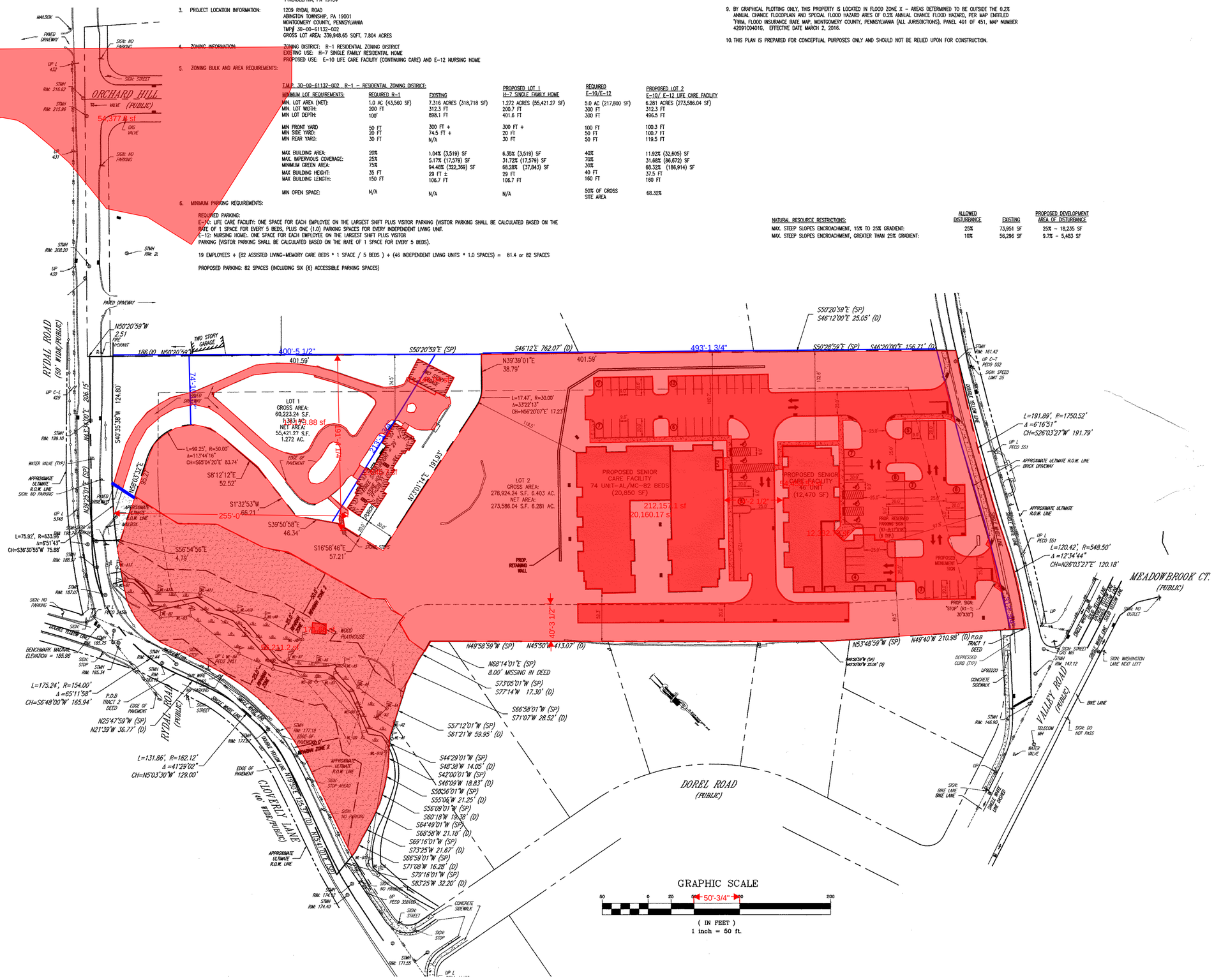

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NO	BY	DESCRIPTION	DATE

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CONDITIONAL USE
DEVELOPMENT PLAN
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COMMONWEALTH OF
PENNSYLVANIA

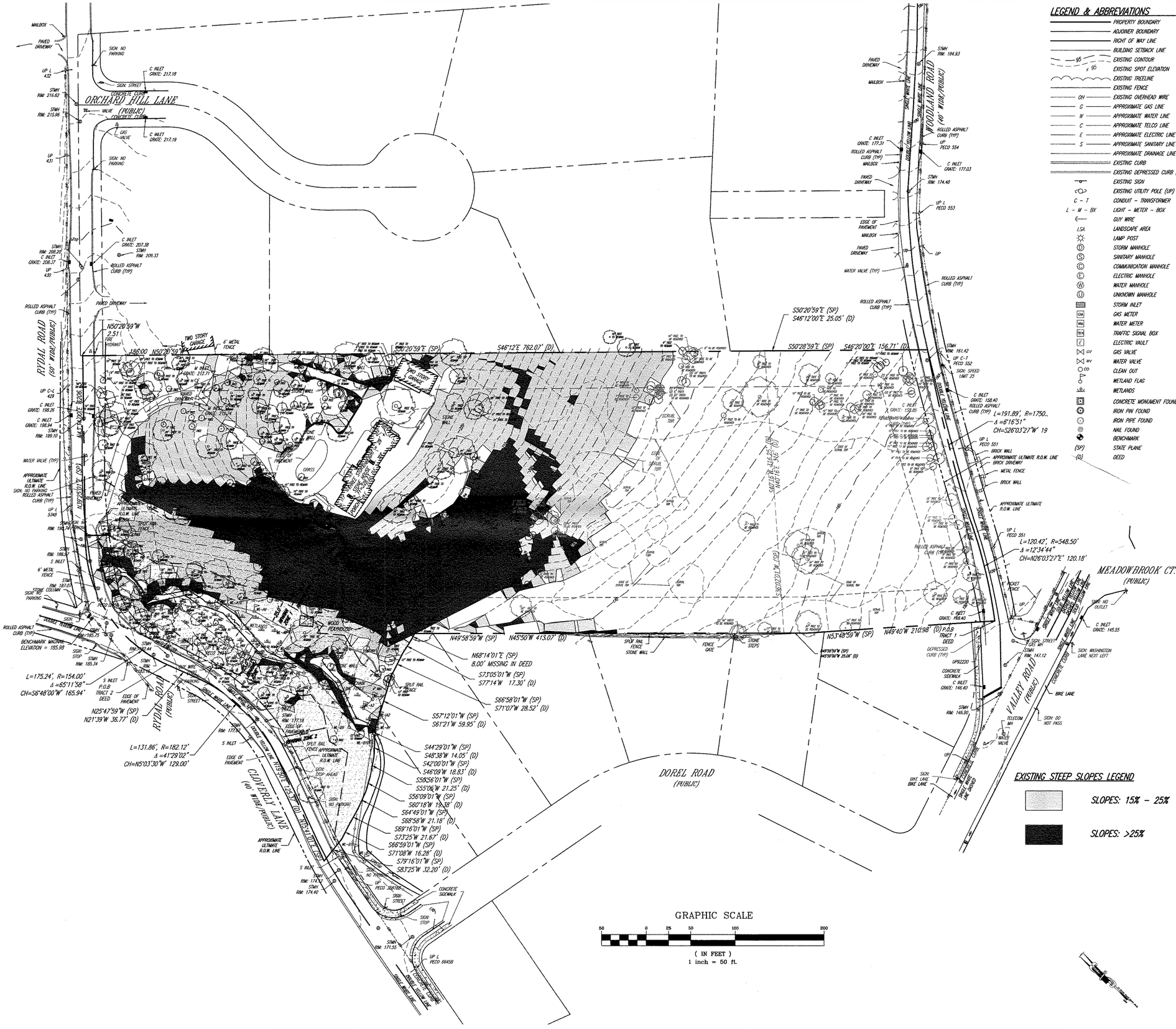
TITLE

CONDITIONAL USE RESIDENTIAL DEVELOPEMENT PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

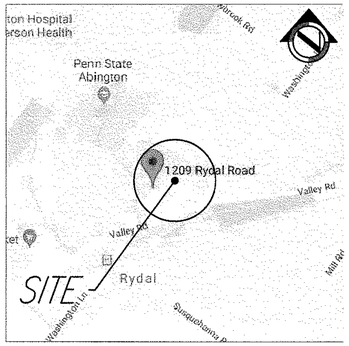
SHEET 1 OF 6

REVISION 0



LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- S APPROXIMATE SANITARY LINE
- APPROXIMATE DRAINAGE LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C - T CONDUIT - TRANSFORMER
- L - M - BX LIGHT - METER - BOX
- GUY WIRE
- LSA LANDSCAPE AREA
- LAMP POST
- (D) STORM MANHOLE
- (S) SANITARY MANHOLE
- (C) COMMUNICATION MANHOLE
- (E) ELECTRIC MANHOLE
- (W) WATER MANHOLE
- (U) UNKNOWN MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TSB TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- WETLAND FLAG
- WETLANDS
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- BENCHMARK
- (SP) STATE PLANE
- (D) DEED



LOCATION MAP 1" = 2000' ±

NOTES:

1. PROPERTY KNOWN AS APN #30-00-61132-002 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA AND OWNED BY CHAVERIM REALITY PARTNERS, LLC..
2. AREA OF PARCEL IS 339,948.65 SQUARE FEET OR 7.804 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN SEPTEMBER, 2019.
5. COPYRIGHT © 2019, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD88.
8. SITE BENCHMARK IS MAG NAIL SET, ELEVATION = 185.98' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
11. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
9. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.
10. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:

1. TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 401 OF 451, MAP NUMBER 42091C0401G, REVISED MARCH 2, 2016.
3. MAP ENTITLED IN PART "FINAL PLAN - ORCHARD HILL, RECORD PLAN, RYDAL ROAD," PREPARED BY BORGSENICZ ASSOCIATES, DATED SEPTEMBER 18, 1998, LAST REVISED JANUARY 10, 2001 AND RECORDED IN MONTGOMERY COUNTY ON JANUARY 12, 2001 IN PLAN BOOK A59 PAGE 439.
4. MAP ENTITLED IN PART "PLAN OF RYDAL VALLEY, ABINGTON TOWNSHIP, MONTGOMERY CO., PA, PREPARED BY CHARLES E. SCHOEMAKER, REGISTERED PROFESSIONAL ENGINEER, DRAWING #12962, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ETC, NORRISTOWN, PENNSYLVANIA ON THE 12TH DAY OF DECEMBER 1956 IN PLAN BOOK A-3 PAGE 161.
5. MAP ENTITLED IN PART "PLAN OF PROPERTY OF JAMES H. CARMINE, RYDAL, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNA.," PREPARED BY HAGGERTY, BOUCHER & HA.,, ENGINEERS, DATED MAY 31, 1956 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN JULY, 1956 IN PLAN BOOK A-3 PAGE 18.

EXISTING STEEP SLOPES LEGEND

- SLOPES: 15% - 25%
- SLOPES: >25%

EXISTING RIPARIAN LEGEND

- RIPARIAN ZONES 1 & 2

ONE CALL RESPONSE

UTILITY RESPONSE.
==========
ABINGTON TOWNSHIP OF (ZX)
001 - CLEAR - NO FACILITIES.
ABINGTON TWP WASTEWATER UTILITIES DEPT (ABI)
003 - FIELD MARKED.
AQUA PENNSYLVANIA INC (WP)
001 - CLEAR - NO FACILITIES.
COMCAST CABLE (WPA)
001 - CLEAR - NO FACILITIES.
COMCAST CABLE OF WILLOW GROVE INC (DD)
001 - CLEAR - NO FACILITIES.
PECO ENERGY (UC)
003 - FIELD MARKED.
VERIZON PENNSYLVANIA LLC (YI)
999 - DID NOT RESPOND THROUGH PA ONE CALL.

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONEINTERNET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST, OR DEMOLISH

J.B. ANDERSON
REGISTERED PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 26313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093607-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

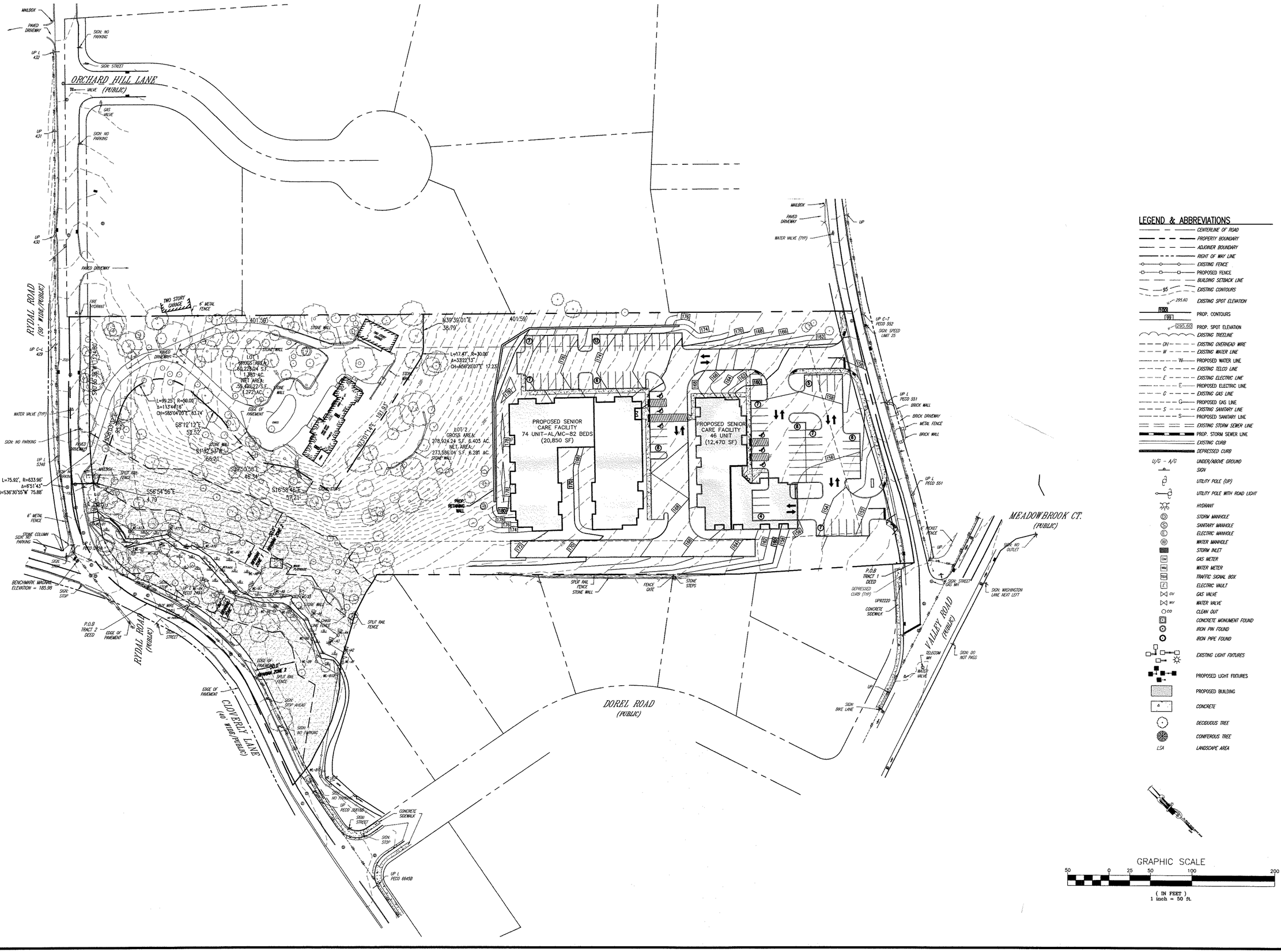
TITLE

EXISTING CONDITIONS PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 2 OF 6

REVISION 0


ORCHARD HILL LANE
(PUBLIC)
RYDAL ROAD
(50' WIDE/PUBLIC)
DOREL ROAD
(PUBLIC)
CLOVERLY LANE
(40' WIDE/PUBLIC)
MEADOWBROOK CT.
(PUBLIC)
VALLEY ROAD
(PUBLIC)
PROPOSED SENIOR CARE FACILITY 74 UNIT-AL/MC-82 BEDS (20,850 SF)
PROPOSED SENIOR CARE FACILITY 46 UNIT (12,470 SF)
LOT 1 GROSS AREA: 60,225.24 S.F. 1.383 AC. NET AREA: 54,481.27 S.F. (1.272) AC.
LOT 2 GROSS AREA: 278,924.24 S.F. 6.403 AC. NET AREA: 273,586.04 S.F. 6.281 AC.
TWO STORY GARAGE
6' METAL FENCE
FIRE HYDRANT
STONE WALL
PAVED DRIVEWAY
EDGE OF PAVEMENT
SPLIT RAIL FENCE
STONE STEPS
FENCE GATE
PROP. RETAINING WALL
CONCRETE SIDEWALK
BRICK WALL
BRICK DRIVEWAY
METAL FENCE
BENCHMARK MAGNAIL ELEVATION = 185.99
P.O.B TRACT 1 DEED
P.O.B TRACT 2 DEED
SIGN: NO PARKING
SIGN: STREET
SIGN: STOP
SIGN: STOP AHEAD
SIGN: BIKE LANE
SIGN: DO NOT PASS
SIGN: WASHINGTON LANE NEXT LEFT
SIGN: NO OUTLET
MAILBOX
WATER VALVE (TYP)
UP
UP C-7 PECO 552
UP L PECO 551
UP L PECO 5368
UP L PECO 6645B
UP L PECO 2461
UP L PECO 2462
UP L PECO 2463
UP L PECO 2464
UP L PECO 2465
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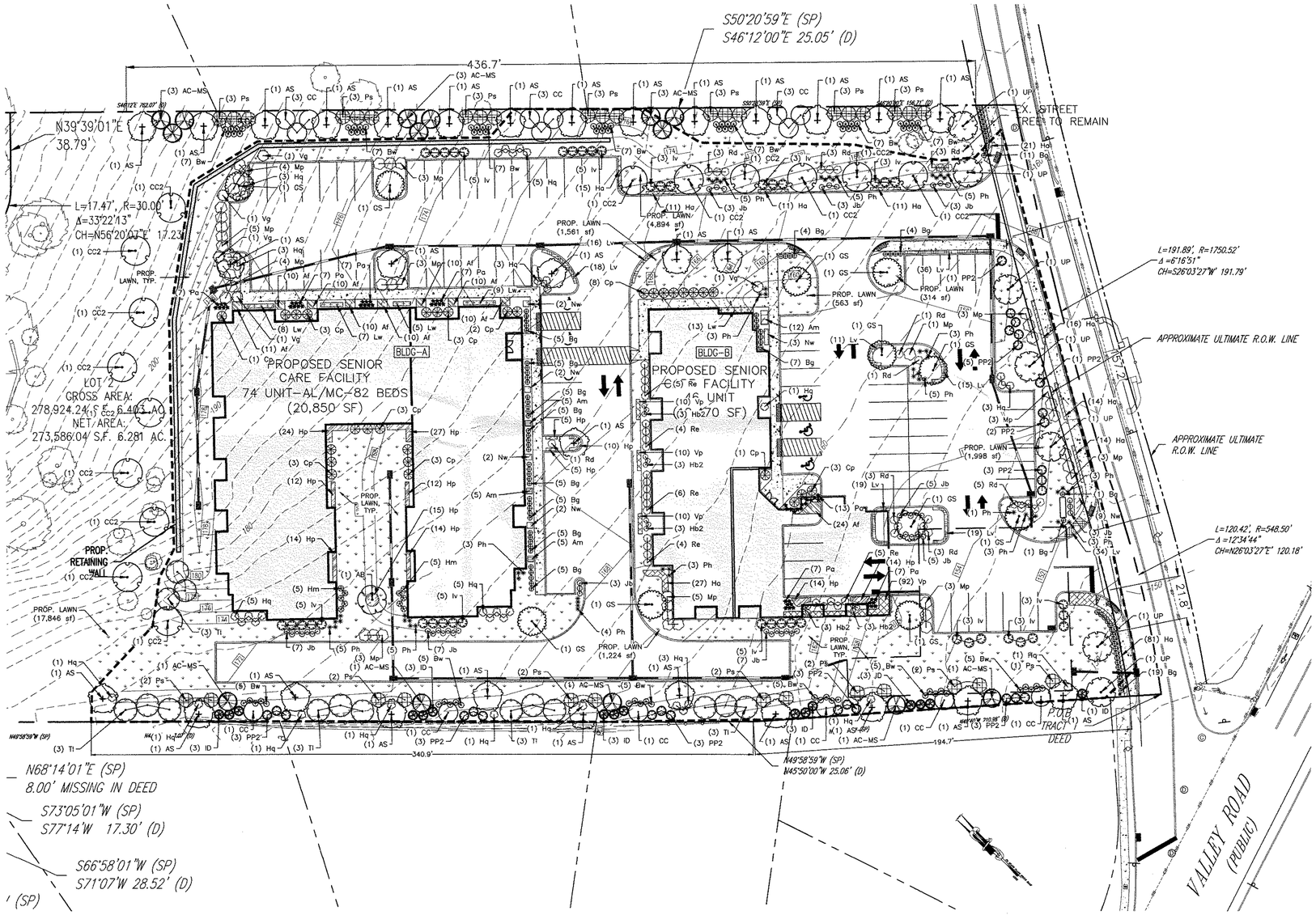
UP L PECO 2467
UP L PECO 2468
UP L PECO 2469
UP L PECO 2470
UP L PECO



ABINGTON TOWNSHIP – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: R-1; LOW-DENSITY RESIDENTIAL		
SEC. 2401.A.2.d.(1) TREE REPLACEMENT FOR EACH TREE WITH A MINIMUM CALIPER OF SIX INCHES (6") IS REMOVED, IT SHALL BE REPLACED WITH TWO (2) 3 TO 3 ½" CAL. TREES TREES TO BE REMOVED: 82 82 x 2 = 164 *IN LIEU OF PLANTING ALL OF THE REQUIRED TREES ON THE SITE, A REQUEST WILL BE MADE TO PAY A FEE FOR THE TREES TO BE PLANTED OFF SITE.	164 TREES	12 TREES*
SEC. 2402.A.5. PARKING LOT BUFFER A 10 FT WIDE, MEDIUM-INTENSITY BUFFER, IS REQUIRED FOR PARKING LOTS WITHIN 150 FT OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT. WESTERN BOUNDARY EASTERN BOUNDARY SOUTHERN BOUNDARY (WOODLAND RD): 179 LF 179 LF / 100 x 2 CANOPY TREES = 3.58 179 LF / 100 x 5 EVG. TREES (8' HGT.) = 8.95 179 LF / 100 x 5 SHRUBS (24" HGT.) = 8.95	MED-INTENSITY BUFFER MED-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS	HIGH-INTENSITY BUFFER HIGH-INTENSITY BUFFER 4 STREET TREES 9 EVG. TREES 9 SHRUBS
SEC. 2402.A.6. GREEN AREA PARKING AREA: 44,319 SF 44,319 x 0.10 = 4,431.9	10% LSA (4,432 SF)	12% LSA (5,454 SF LSA)
SEC. 2402.B.2. STREET TREES ONE CANOPY TREE PER 40 LF OF FRONTAGE. WOODLAND RD: 312.31 / 40 = 7.8	8 STREET TREES	1 EXISTING 7 STREET TREES
SEC. 2403.B. BUFFER PROPOSED LAND USE: II = APARTMENTS/CONDIMINIUMS ADJOINING LAND USE: I = RESIDENTIAL REQUIRED BUFFER TYPE: MEDIUM INTENSITY WESTERN BOUNDARY: 535.6 LF HIGH INTENSITY BUFFER, OPTION A: 535.6 LF / 100 x 8 EVG. TREES (8' HGT.) = 42.8 535.6 LF / 100 x 2 CANOPY TREES (2-2.5" CAL) = 10.7 535.6 LF / 100 x 2 UNDERSTORY TREES (1 ½" CAL) = 10.7 535.6 LF / 100 x 10 SHRUBS (24" HGT.) = 53.6 EASTERN BOUNDARY: 436.7 LF HIGH INTENSITY BUFFER, OPTION C: 436.7 LF / 100 x 15 EVG. SHRUBS (4 FT HIGH) = 65.51 436.7 LF / 100 x 3 CANOPY TREES (2-2.5" CAL) = 13.10 436.7 LF / 100 x 4 ORNAMENTAL TREES (1.5" CAL) = 17.47	MED-INTENSITY BUFFER MED-INTENSITY BUFFER	HIGH-INTENSITY BUFFER 43 EVG. TREES 11 CANOPY TREES 11 UNDERSTORY TREES 54 SHRUBS HIGH-INTENSITY BUFFER 70 EVG. SHRUBS 14 CANOPY TREES 18 ORNAMENTAL TREES
TREE SPECIES REQUIREMENTS NUMBER OF TREES: 51+ MIN. NUMBER OF SPECIES: 6 MAX. PERCENT OF ANY ONE SPECIES: 20%		
SEC. 2403.D.2. BUILDING FOUNDATION LANDSCAPING MIN. OF 25% OF THE BUILDING FOUNDATION LINEAR AREA SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS. BUILDING 'A' PERIMETER: 840 LF 840 LF x 0.25 = 210 LF BUILDING 'B' PERIMETER: 558 LF 558 LF x 0.25 = 139.5 LF	25% (210 LF) 25% (140 LF)	98% (827 LF) 68% (379 LF)

CLIENT DATA

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Consulting Engineers & Architectural, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
www.cornerstonenet.com
Pocono Region 570-839-1770
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PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
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APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

LANDSCAPE PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 4 OF 6

REVISION 0

LANDSCAPE NOTES:

1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
2. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
3. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
5. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
10. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, AND MULCHED OR SEEDED.

LAWN SPECIFICATIONS:

1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON ON-CROPLAND". DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.

2. TEMPORARY SEEDING REQUIREMENTS:
   ANNUAL RYE GRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SY

3. PERMANENT SEEDING REQUIREMENTS:

ERNMX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:

%	COMMON NAME	SCIENTIFIC NAME
25.0%	FESTUCA RUBRA	CREEPING RED FESCUE
25.0%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'BLACKCAT II'(TURF TYPE)
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'FASTBALL RGL'(TURF TYPE)

Total: 100%

4. RECOMMENDED COVERAGE IS 15LBS. PER ACRE.

5. SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE, PA16335, (800) 873-3321

6. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED.

7. HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.

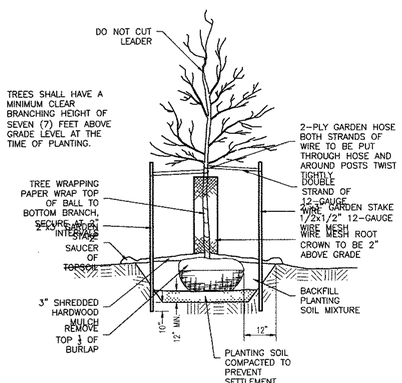
8. IMMEDIATELY PRIOR TO SEEDING, THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLODS, EVENLY SMOOTH, AND FLAT. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.

9. PLANTING AREAS SHALL BE SOAKED TO MAINTAIN A CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.

10. AFTER HAND SEEDING, EACH AREA SHALL BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. DO NOT ROLL THE SITE WHEN THE SOIL IS WET. WAIT UNTIL THE SOIL IS DRIER TO AVOID COMPACTION. ALTERNATIVELY, A CULTIPACKER MAY BE USED TO ENSURE SOIL TO SEED CONTACT. IF SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMBEROUS FREEZE/THAW CYCLES WILL PROVIDE THE NECESSARY SOIL TO SEED CONTACT.

11. THE SEEDING IS TO BE MULCHED WITH NORTH AMERICAN GREEN S-150 BN (BIO-DEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIO-DEGRADABLE ANCHORS).

12. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED, THEN RE-SEEDED.



DECIDUOUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE

PLANT SCHEDULE WESTERN BOUNDARY

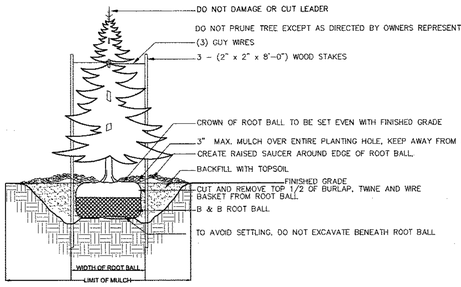
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	ID	Ilex x aquipernyi `Meschick` / Dragon Lady® Holly	8` Ht.	B&B		16
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		15
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B		12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		5
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		30
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		13

PLANT SCHEDULE EASTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		9
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		49
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		21

PLANT SCHEDULE SOUTHERN BOUNDARY

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		9
STREET TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP	Ulmus parvifolia / Lacebark Elm	2" Cal.	B&B		7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		24
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		3
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		5
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	81
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	70
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint	Quart	Pot	30" o.c.	9



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE STAKES TWO YEARS OR LESS AFTER INSTALLATION.

TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

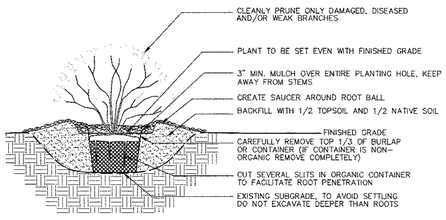
PLANT SCHEDULE PARKING & BUILDING AREAS

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		6
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	2.5" Cal.	B&B		6
	GS	Gleditsia triacanthos inermis `Skyline` / Skyline Honey Locust	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AB	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal.	B&B		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hm	Hydrangea macrophylla / Largeleaf Hydrangea	#2	Pot		10
	Hb2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	#2	Pot		15
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		28
	Iv	Ilex verticillata / Winterberry	#2	Pot		43
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		31
	Rd	Rosa x 'Radtkopink' / Pink Double Knock Out® Rose	#2	Pot		23
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		55
	Cp	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2	Pot		30
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		43
	Re	Rhododendron x `P.J.M.` / PJM Rhododendron	#2	Pot		24
	Vg	Viburnum rhytidophyllum 'Green Trump' / Leatherleaf Viburnum	3` Ht.	B&B		5
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		50
	Pa	Polystichum acrostichoides / Christmas Fern	#1	Pot		55
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Am	Achillea x `Moonshine` / Moonshine Yarrow	Quart	Pot	18" o.c.	27
	Af	Astilbe x arendsii 'Fanal' / Fanal Astilbe	Quart	Pot	18" o.c.	105
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	75
	Hp	Hosta plantaginea / Fragrant Hosta	Quart	Pot	18" o.c.	166
	Lw	Lamium maculatum 'White Nancy' / White Nancy Dead Nettle	Quart	Pot	24" o.c.	42
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	98
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint	Quart	Pot	30" o.c.	11
	Vp	Vinca minor 'Variegata' / Variegated Periwinkle	#SP3	Pot	18" o.c.	122

PLANT SCHEDULE TREE REPLACEMENT

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	2.5" Cal.	B&B		9
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B		3

PROP. LAWN 26,400 sf



NOTES:
1. WATER THOROUGHLY AFTER INSTALLATION.
2. FOR PLANTING BED INSTALLATION EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-3640, Fax: 215-362-8400
WWW.CORNERSTONEINET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
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West Mifflin, Pennsylvania 15122 - 1078
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

J. B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15638
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29933
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045723
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093567-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY PARTNERS, LLC
APN #30-00061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

TITLE

LANDSCAPE DETAILS

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 5 OF 6

REVISION 0

LANDSCAPE NOTES:

1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
2. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
3. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
5. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
10. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, AND MULCHED OR SEEDED.

LAWN SPECIFICATIONS:

1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON ON-CROPLAND". DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.

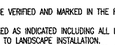
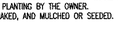
2. TEMPORARY SEEDING REQUIREMENTS:
   ANNUAL RYE GRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SY

3. PERMANENT SEEDING REQUIREMENTS:

ERNMX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:

%	COMMON NAME	SCIENTIFIC NAME
25.0%	FESTUCA RUBRA	CREEPING RED FESCUE
25.0%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'BLACKCAT II'(TURF TYPE)
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'FASTBALL RGL'(TURF TYPE)
Total:	100%	

PLANT SCHEDULE WESTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	ID	Ilex x aquipernyi `Meschick` / Dragon Lady® Holly	8` Ht.	B&B		16
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		15
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B		12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		5
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		30
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		13

PLANT SCHEDULE EASTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		9

PLANT SCHEDULE PARKING & BUILDING AREAS

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		6
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	2.5" Cal.	B&B		6
	GS	Gleditsia triacanthos inermis `Skyline` / Skyline Honey Locust	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AB	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal.	B&B		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hm	Hydrangea macrophylla / Largeleaf Hydrangea	#2	Pot		10
	Hb2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	#2	Pot		15
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		28
	Iv	Ilex verticillata / Winterberry	#2	Pot		43
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		31
	Rd	Rosa x 'Radtkopink' / Pink Double Knock Out® Rose	#2	Pot		23
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		55
	Cp	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2	Pot		30
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		43
	Re	Rhododendron x `P.J.M.` / PJM Rhododendron	#2	Pot		24

CLIENT DATA

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Consulting Engineers & Architectural, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM

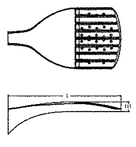
Pocono Region
570-839-1770

Lehigh Valley Region
610-820-8200

...iphia Region
...362-2600

Specifications

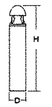
EPA:	0.44 ft²
Length:	26.18"
Width:	14.06"
Height H1:	2.26"
Height H2:	7.46"
Weight:	23 lbs



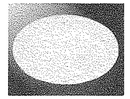
PROPOSED AREA LIGHT
DSX0 LED

Specifications

Diameter:	8" Round
Height:	42"
Weight (max):	27 lbs



PROPOSED LIGHTED BOLLARD
DSXB LED



SLD 1200 Series
SLD6128xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6129xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

PROPOSED CANOPY LIGHT
SLD

GENERAL NOTES

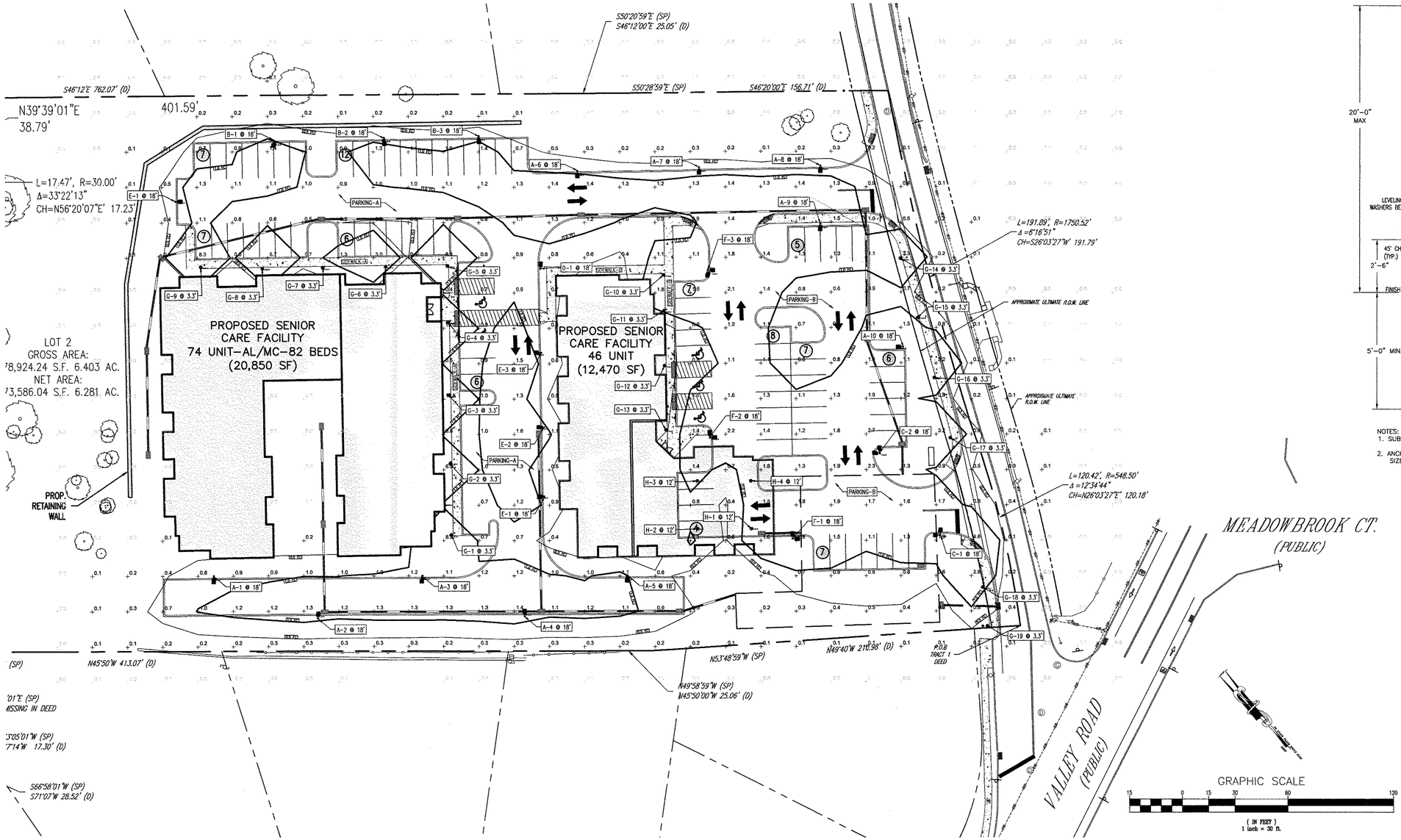
1. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODE AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
3. THE STRUCTURAL DRAWINGS ARE FOR THE LOCATION AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
5. THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
6. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
7. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
8. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH THEIR PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL PROVIDE FOR DEWATERING AS REQUIRED DURING EXCAVATION AND CONSTRUCTION.
10. PERFORM WORK UNDER ENVIRONMENTAL CONDITIONS RECOMMENDED BY REFERENCED CODES AND SPECIFICATIONS, BY MATERIAL SUPPLIERS, AND WHICH ARE ACCEPTABLE UNDER STANDARD INDUSTRY PRACTICE. PROVIDE PERIODIC AND FINAL CLEAN UP. COORDINATE WORK WITH OWNER TO ESTABLISH ACCESS TO THE WORKPLACE AND FOR STAGING AND STORAGE AREAS.
11. ALL PROPOSED BUILDING EXTERIOR AND SITE LIGHTING SHALL BE INSTALLED BY CONTRACTOR AND MAINTAINED BY PROPERTY OWNER.
12. SITE LIGHTING FIXTURES ARE TO BE CONTROLLED WITH TIMING DEVICES TO AUTOMATICALLY SWITCH OFF LIGHTING AFTER HOURS OF OPERATION, WITH THE EXCEPTION OF SAFETY AND SECURITY LIGHTING.
13. PROVIDE AND INSTALL SITE LIGHTING CONSISTING OF POLES, LUMINAIRES, CONCRETE CAST IN PLACE POLE BASES, CONDUITS, WIRING, PULL BOXES, JUNCTION BOXES, AND ALL APPURTENANCES TO PROVIDE A COMPLETE SITE LIGHTING SYSTEM IN ACCORDANCE WITH APPLICABLE BUILDING AND ELECTRIC CODES.
14. ADJUST FINAL POLE AND LUMINAIRE LOCATIONS AS NECESSARY TO ENSURE THAT ALL PHOTOMETRIC DESIGN REQUIREMENTS WILL BE MET.
15. COORDINATE ALL LIGHTING EQUIPMENT WITH FIELD CONDITIONS. FIXTURE LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE MINOR ADJUSTMENTS TO SATISFY THE DESIGN INTENT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LAMPS IN ALL LIGHTING FIXTURES.
17. ALL SITE LIGHTING FIXTURES SHALL BEAR UL WET LOCATION LABEL AND ALL HARDWARE SHALL BE CORROSION-RESISTANT.
18. GROUND ALL SITE LIGHTING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE REQUIREMENTS.
19. USE #6 WIRING AT EACH POLE LOCATION WITH FUSED CONNECTIONS. USE #8 GROUND WIRE THROUGHOUT UNDERGROUND DUCT SYSTEM.
20. PROVIDE NEMA 3R, 30 AMP, SINGLE POLE NON-FUSED DISCONNECT SWITCH FOR EMERGENCY CUT OFF.
21. THIS PLAN IS PREPARED TO INDICATE THE ILLUMINATION LEVELS OF THE PROPOSED LIGHTING CONDITION AT PAVEMENT LEVEL.
22. THE ILLUMINATION LEVELS PROVIDED ARE APPROXIMATE AND ARE BASED ON FIELD OBSERVATIONS AND SURVEYS. THE CALCULATIONS ARE CONDUCTED WITH THE AID OF COMPUTER SIMULATION SOFTWARE AND FILES PROVIDED BY LIGHTING MANUFACTURERS.

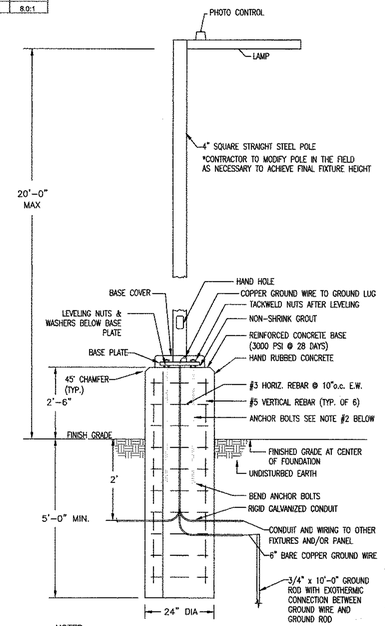
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	3771	0.85	33.21
	B	3	Lithonia Lighting	DSX0 LED P1 40K 80CRI T4M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 4 Medium; Houseside Shield	3838	0.85	33.21
	C	2	Lithonia Lighting	DSX0 LED P1 40K 80CRI T4M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 4 Medium; Houseside Shield	3838	0.85	66.42
	D	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T5M	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 5 Medium	4590	0.85	33.21
	E	4	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	4493	0.85	33.21
	F	3	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	4493	0.85	66.42
	G	20	Lithonia Lighting	DSXB LED 16C 530 40K SYM	Proposed D-Series Bollard, 2,400lm; 4000K CCT; 530mA; symmetric distribution	2397	0.85	28
	H	4	Cooper Lighting Solutions - HALO (formerly Eaton)	SLD612940WH	Proposed Halo 6 inch surface led downlight;1000 lm; 4000k CCT; 80 CRI	1000	0.85	14.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking-A	+	1.0 fc	5.1 fc	0.3 fc	17.0:1	3.3:1
Parking-B	+	1.3 fc	2.8 fc	0.4 fc	7.0:1	3.3:1
Sidewalk-A	+	4.4 fc	21.7 fc	0.2 fc	108.5:1	22.0:1
Sidewalk-B	+	5.6 fc	8.8 fc	0.7 fc	12.6:1	8.0:1





NOTES:
1. SUBMIT FOUNDATION SHOP DRAWINGS TO ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE. BOLT PATTERN, SIZE AND LENGTH AS SPECIFIED BY MANUFACTURER.

LIGHT POLE W/ STANDARD ANCHORING DETAIL
N.T.S.

CLIENT DATA

Cornerstone
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213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DISCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Swiss Pine Road
West Mifflin, Pennsylvania 15122 - 1076
811
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NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402-045775
FLORIDA LICENSE No. 79184
NEW YORK LICENSE No. 095467-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
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APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

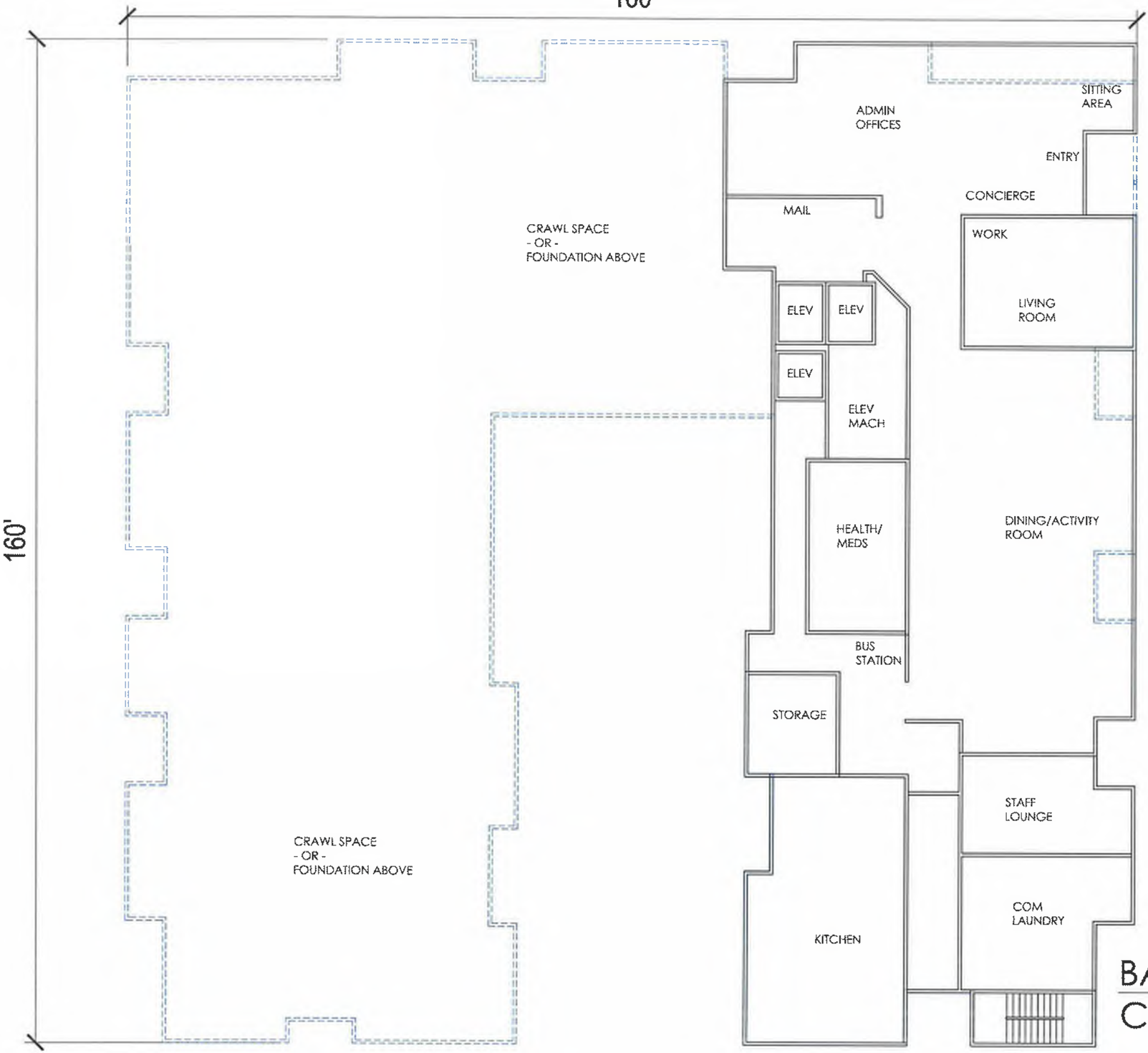
TITLE

LIGHTING PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

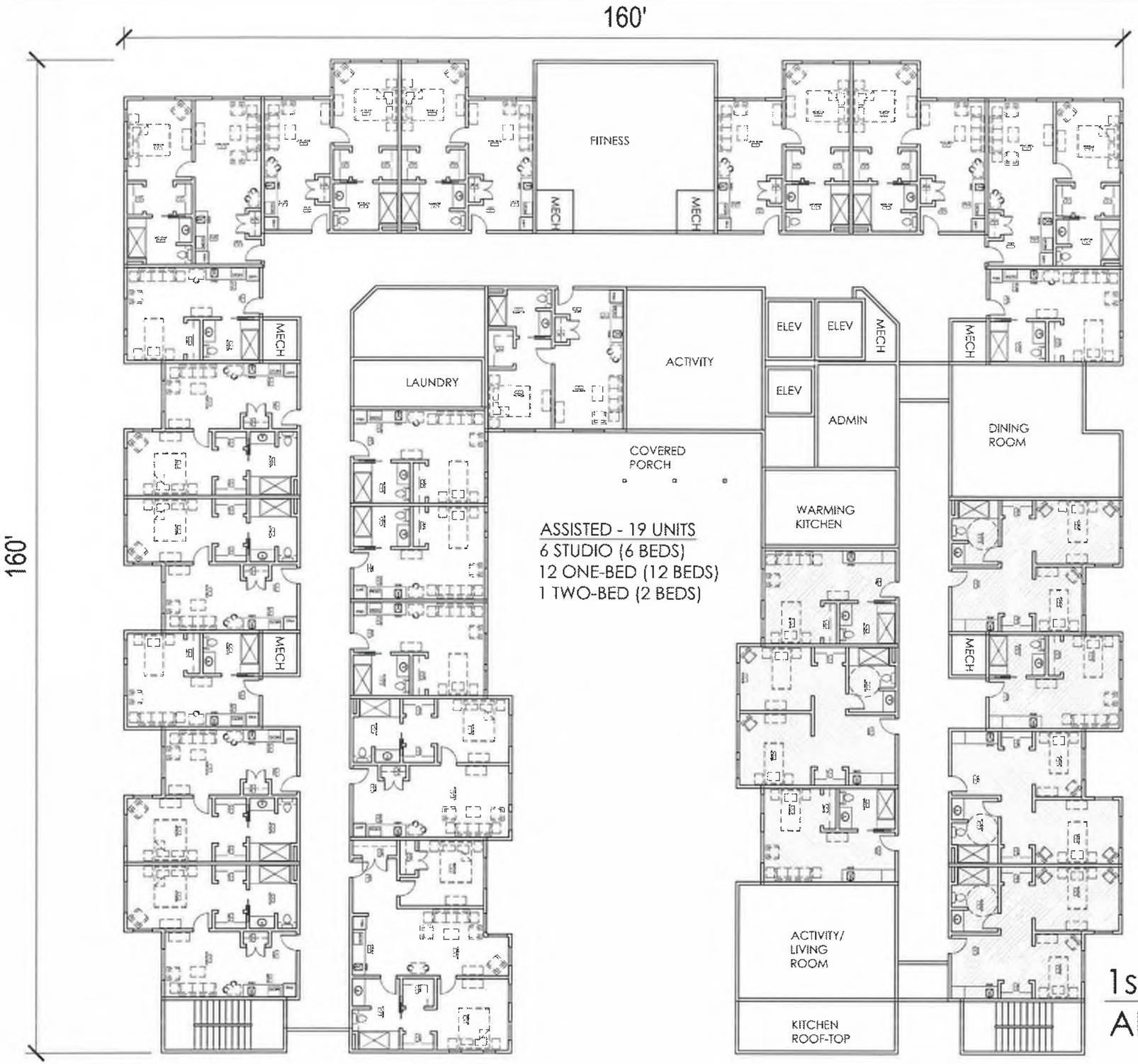
SHEET 6 OF 6

REVISION 0

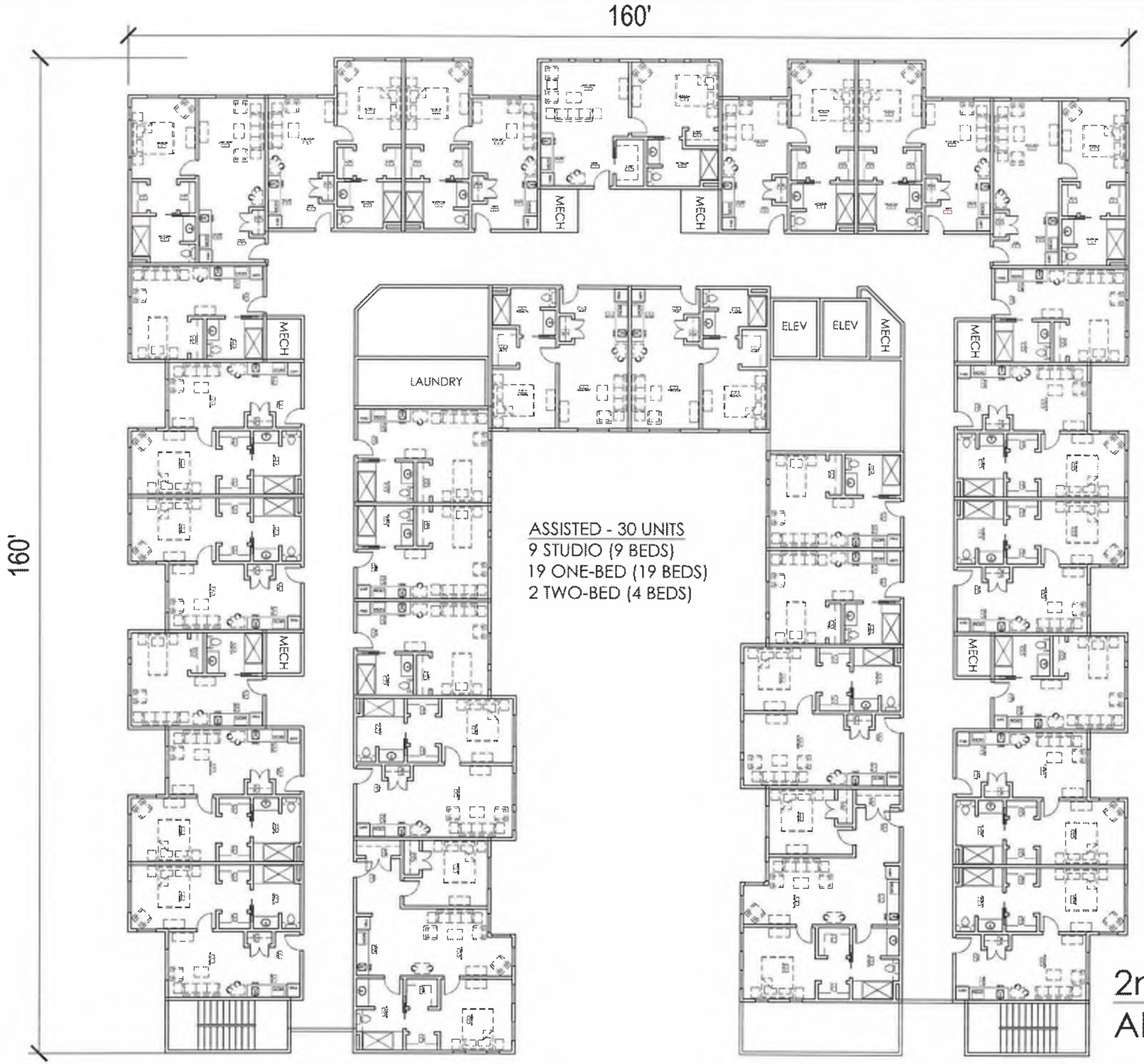


COMMON AREAS
~9200 SF

BASEMENT PLAN
COMMON



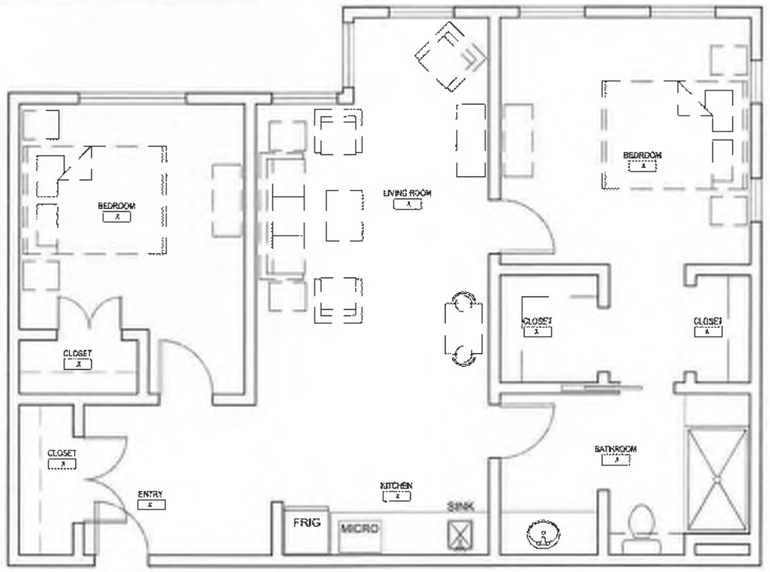
1st FLOOR PLAN
AL / MC / COMMON



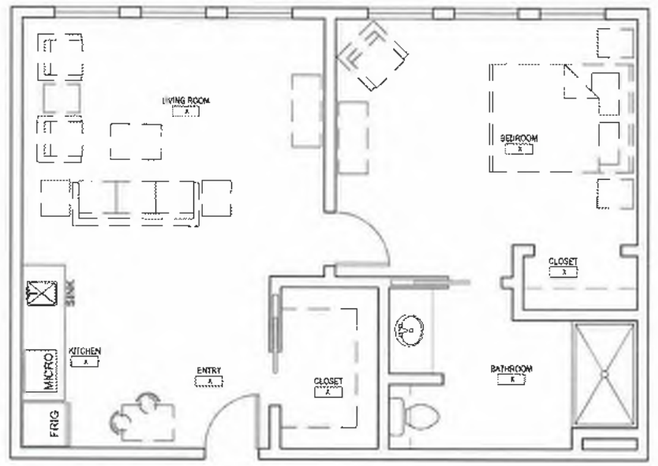
2nd FLOOR PLAN
AL / COMMON

3rd FLOOR PLAN
AL / COMMON

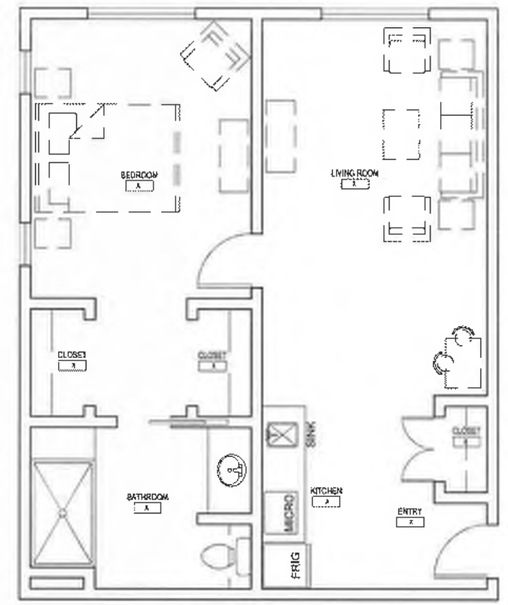
AL UNITS



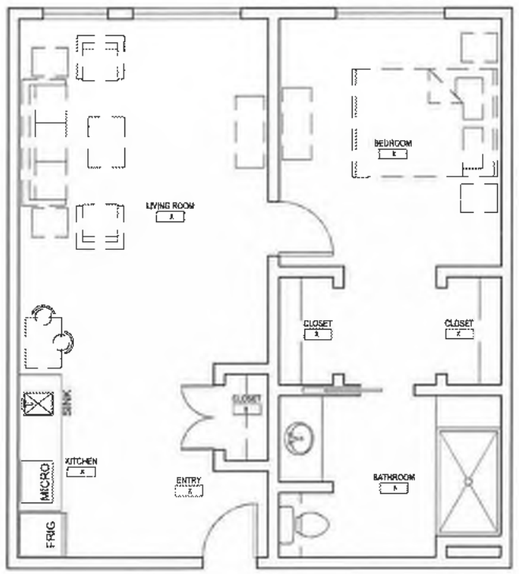
2 BED / 1 BATH
835 SF



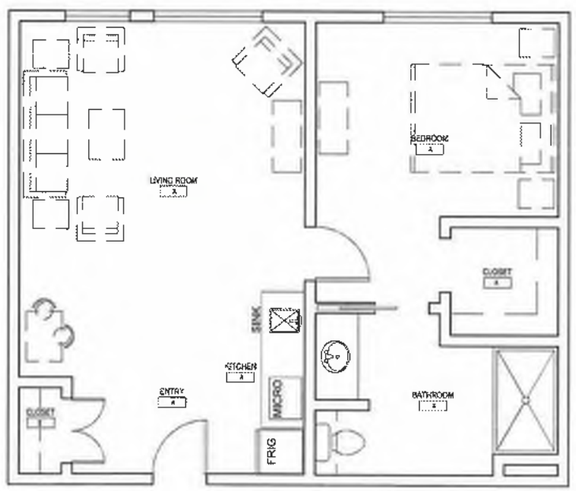
1 BED / 1 BATH
615 SF



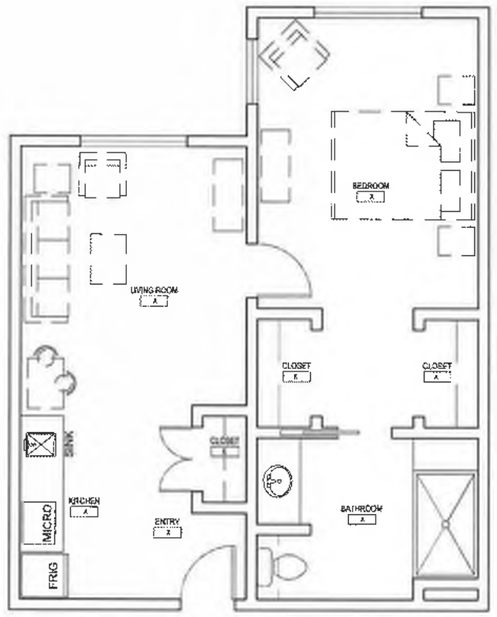
1 BED / 1 BATH
610 SF



1 BED / 1 BATH
600 SF

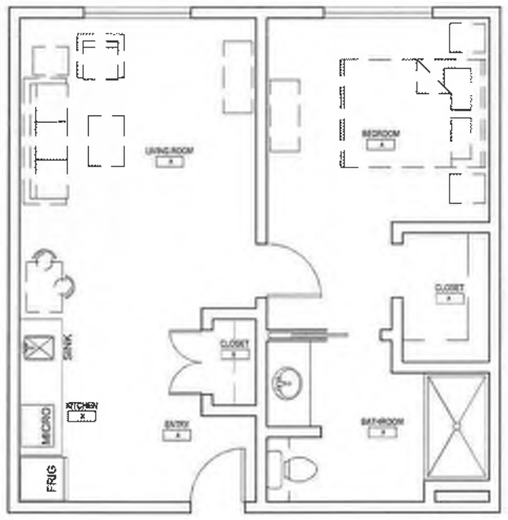


1 BED / 1 BATH
570 SF

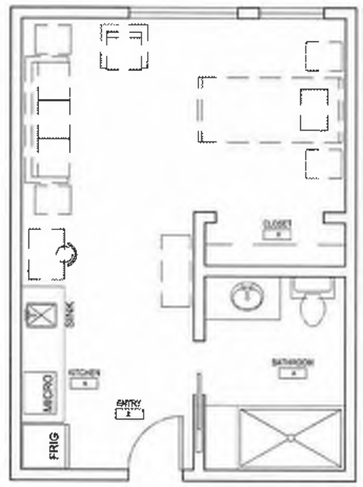


1 BED / 1 BATH
555 SF

AL UNITS

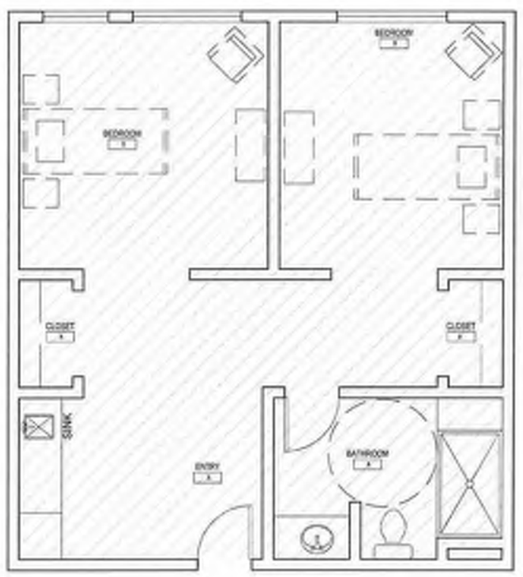


1 BED / 1 BATH
530 SF

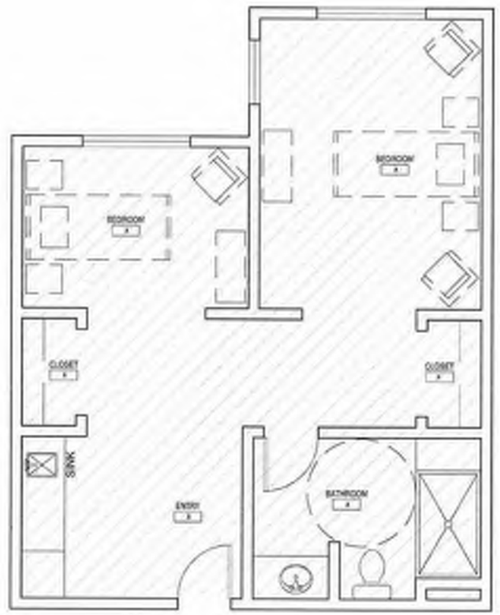


STUDIO
350 SF

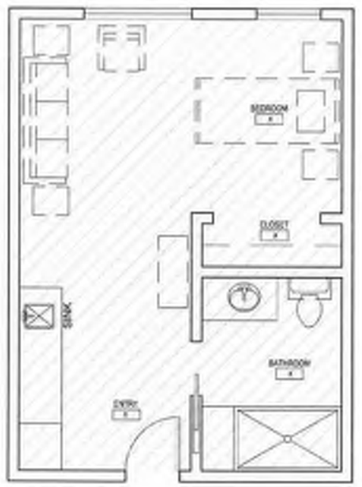
MC UNITS



SEMI-PRIVATE
600 SF



SEMI-PRIVATE
550 SF



PRIVATE
350 SF

CLIENT DATA

CHAVERIM
REALTY
PARTNERS, LLC

Cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
www.cornerstonepa.com
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE
CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 054721
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

ABINGTON SENIOR
LIVING CONCEPT

APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

EXTERIOR
PERSPECTIVE

PROJ. #	19-0351	DATE	11/01/22
CAD ID.	19-0351EP1.0	DRN BY	CJD
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 1

KLEHR HARRISON
HARVEY BRANZBURG LLP

Matthew J. McHugh
Direct Dial: 215-569-1662
Email: MMchugh@klehr.com

March 6, 2023

VIA OVERNIGHT DELIVERY
Abington Township
1176 Old York Road
Abington, PA 19001

RE: 1209 Rydal Road – Conditional Use Application

To Whom It May Concern:

Enclosed please find the following for filing:

- Fourteen (14) copies of Conditional Use Application;
- Fourteen (14) copies of Addendum to Conditional Use Application;
- Fourteen (14) copies of Conditional Use Plans prepared by Cornerstone Consulting Engineers;
- Fourteen (14) copies of Exterior Perspective Rendering prepared by Cornerstone Consulting Engineers;
- Fourteen (14) copies of Independent Living Floor Plans prepared by E2K Consulting, LLC
- Fourteen (14) copies of Assisted Living and Memory Care Floor Plans prepared by E2K Consulting, LLC
- One (1) copy of the Deed for the Subject Property; and
- One (1) check payable to Abington Township in the amount of Two Thousand Dollars ($2,000) representing the filing fee for the Conditional Use Application.

Please:

- Confirm receipt of the completed application and advise of the date that this application will be scheduled for a hearing before the Board of Commissioners

- Provide me with advance notice of any meeting of a Township board, commission, agency, or committee which intends to discuss or consider this application

Thank you for your consideration. Please do not hesitate to contact me if you should have any questions or require any further information.

Very truly yours,

Matthew J. McHugh

MJM:

Enclosures

cc: Chaverim Realty Partners, LLC (via e-mail only)
John Anderson, Cornerstone Consulting Engineers (via e-mail only)
Gregory Elmore, E2K Consulting, LLC (via e-mail only)
Darcy Koenig, E2K Consulting, LLC (via e-mail only)

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

www.pennoni.com

July 10, 2023

ABINT20003.03.06.01

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

RE: 1209 Rydal Road
PARID: 30-00-61132-00-2/TMID: 30003 009
Conditional Use Application Zoning Review (2nd Submission)

Dear Mr. Manfredi,

We received a copy of the Conditional Use Application with approval from the Township to review on May 22, 2023, for the property located at 1209 Rydal Road. A resubmission with Conditional Use Residential Development Plans set dated November 1, 2022, last revised on June 12, 2023, and additional information which includes a traffic assessment and updated floor plans were received on June 23, 2023.

Under the first submission, the Applicant was proposing to subdivide the above referenced 7.316-acre property into two (2) parcels as follows:

- Lot 1 - will consist of 1.272 acres which contains the existing single-family detached dwelling to remain; and,
- Lot 2 - will consist of the remaining 6.281 acres of vacant land which is proposed to be developed for two (2) new senior care facilities totaling 120 units as follows:
    - Building 1 – Comprise of a 20,850 SF building consisting of 74 units with an 82-bed Assisted Living/Memory Care/nursing home facility; and,
    - Building 2 - Comprise of an 12,470 SF building consisting of 46 units with a 55-bed Independent Living Facility.

Since the first submission, the Applicant has revised the subdivision lot boundary to comply with the dimensional regulations of the zoning district in which the site is located per the zoning ordinance. Under the current resubmission, with the revised lot boundary, the Applicant is now proposing to subdivide the above referenced 7.316-acre property into two (2) parcels as follows:

- Lot 1 – will consist of 1.622 acres which contains the existing single-family detached dwelling to remain; and,
- Lot 2 – will consist of the remaining 5.696 acres of vacant land which is proposed to be developed for two (2) new senior care facilities totaling 120 units as follows:
    - Building 1 – Comprise of a 20,850 SF building consisting of 74 units with an 88-bed Assisted Living/Memory Care/nursing home facility; and,
    - Building 2 – Comprise of an 11,894 SF building consisting of 46 units with a 55-bed Independent Living Facility.

In addition, as part of this resubmission, the Applicant has added an underground parking structure providing a total of 34 parking spaces underneath the Assisted Living / Memory Care facility building on the proposed Lot-2 for staff parking.

The site is located within the R1 – Low Density Residential Zoning District. The property is a triple frontage irregular shaped through-lot fronted by Rydal Road to the northwest, Cloverly Lane to the southwest and Woodland Road to the east; and residential properties zoned within the R1 – Low Density Residential Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel no. 42091C0401G, effective March 2, 2016, the western portion of this lot is located within flood Zone X, defined by the FEMA FIRM as areas with 0.2% annual chance flood hazard or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of this site are located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is located within the Floodplain Conservation District, and is therefore subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is identified as a parcel located within and intersecting the Riparian Corridor; and is therefore, also subject to the regulations of the Riparian Corridor Conservation District.

The following documents have been reviewed:

Title	Dated	Revised
Conditional Use Application	03/14/2023	-----
Addendum to Conditional Use Application	03/14/2023	-----
Conditional Use Plans (6 sheets)	11/01/2022	6/12/2023
Exterior Perspective Renderings	11/01/2022	-----
Assisted Living/Memory Care Floor Plans (4 sheets)	-----	6/22/2023
Independent Living Floor Plans (4 sheets)	-----	6/22/2023
Deed for the Subject Property	06/27/2019	-----
$2,000.00 check for application fee	03/03/2023	-----
Trip Generation and Parking Evaluation Letter	6/22/2023	-----
Resubmission Letter	6/23/2023	

We have been requested by the Township to perform a zoning review of the above referenced project for compliance with the Abington Township Zoning Ordinance. Based on our review, we offer the following remaining comments from our May 31, 2023 zoning review (using the same review comments numbering) for your consideration:

ZONING COMMENTS

1. ***Per §301 – Permitted Uses –*** *Based on the Abington Township Comprehensive Use Matrix, the existing and proposed uses on the above referenced property are:*

    - ***Existing Use H-7 – Single-Family Detached Dwelling Unit –*** *There is an existing single-family detached dwelling on the existing 7.316-acre property, which is classified as a Use H-7 – Single-Family Detached Dwelling Unit. The Applicant is proposing to subdivide the property into two parcels. Proposed Lot 1 (1.622 acres) will contain the existing dwelling unit with no change to the existing Use H-7 use, as well as no site improvements are proposed for Lot 1. A Use H-7 - Single-Family Detached Dwelling Unit is a permitted use within the R1 – Low Density Residential Zoning District.*

- ***Proposed Uses E-10 – Life Care Facility (Continuing Care) & E-12 – Nursing Home –*** *The Applicant is proposing to develop Lot 2 (5.696 acres) of the proposed subdivided parcel for a total 120 units of Assisted Living/Memory Care and Independent Living Facilities with the Use E-10 – Life Care Facility (Continuing Care) and E-12 – Nursing Home. A Use E-10 and E-12 are permitted only by Conditional Use approval within the R1 – Low Density Residential Zoning District.*

Under this Conditional Use application, the Applicant is seeking a Conditional Use approval for the proposed Assisted Living/Memory Care and Independent Living Facilities with Uses E-10 – Life Care Facility (Continuing Care) and E-12 – Nursing Home within the R1 – Low Density Residential Zoning District.

2. **Per §302, Figure 3.1 – Dimensional Regulations; §2103.E, Use E-10.3.a, Figure 21.7; and §2103.E, Use E-12.1, Figure 21.8:**

		Use H-7	
	Required	**Existing**	**Proposed Lot-1**
Min. Lot Area	1.0 Ac	7.316 Ac (318,718 SF)	1.622 Ac (70,650.77 SF)
Min. Lot Area (Net)	1.0 Ac	7.093 Ac (308,968 SF)	1.622 Ac (70,650.77 SF)
Min. Lot Width	200 ft	311.9 ft	222.68 ft
Min. Lot Depth	100 ft	898.1 ft	401.6 ft
Min. Front Yard	50 ft	>300 ft	>300 ft
Min. Side Yard	20 ft	>74.5 ft	42 ft
Min. Rear Yard	30 ft	N/A	52 ft
Max Building Area	20%	1.10% (3,519 SF)	4.98% (3,519 SF)
Max. Impervious Coverage	25%	5.51% (17,579 SF)	**24.88% (17,579 SF**)
Min. Green Area	75%	94.49% (301,190 SF)	**75.12% (53,071 SF)**
Max. Building Height	35 ft	29 ft ±	29 ft ±
Max. Building Length	150 ft	106.7 ft	106.7 ft

Based on provided Development Plan, the impervious coverage for the Use H-7 – Single-Family Detached Dwelling Unit remaining on Lot 1 (1.272 Ac) after the proposed subdivision will increase from 5.17% to 31.72%, which is greater than the required maximum 25% impervious coverage within the R1 – Low Density Residential Zoning District. In addition, the green area will be reduced from 94.48% to 68.28%, which is below the required minimum 75% green area within the R1- Low Density Residential Zoning District. The Applicant will be required to revise the proposed subdivision lot lines to achieve compliance with the required maximum impervious coverage and minimum green area percentages; or otherwise, be required to seek a variance from this Code Section from the Abington Township Zoning Hearing Board to permit the exceedances in the maximum impervious coverage and minimum green areas for Lot 1.

Under the resubmission, the Applicant has revised the subdivision lot boundary so that the impervious coverage on the Lot-1 is reduced from 31.72 % to 24.88%. In addition, the green area is increased from 68.28% to 75.12%; therefore, Lot-1 of the revised subdivision is in compliance with this code section.

3. **Per §302, Figure 3.1 – Dimensional Regulations; §2103.E, Use E-10.3.a, Figure 21.7; and §2103.E, Use E-12.1, Figure 21.8:**

	Use E-10 & E-12	
	Required	**Proposed**
Min. Lot Area	5.0 Ac	5.696 Ac (248,119.1 SF)
Min. Lot Area (Net)	5.0 Ac	5.472 Ac (238,369.1 SF)
Min. Lot Width	300 ft	311.9 ft
Min. Lot Depth	300 ft	474.5 ft
Min. Front Yard	100 ft	**104.8 ft**
Min. Side Yard	50 ft	**50.3 ft**
Min. Rear Yard	50 ft	97.2 ft
Max Building Area	40%	13.2% (32,744 SF)
Max. Impervious Coverage	70%	38.8% (96,313 SF)
Min. Green Area	30%	61.18% (151,806 SF)
Max. Building Height	40 ft	37.5 ft
Max. Building Length	160 ft	160 ft
Min Open Space	50% of Gross Site Area	61.18%
Min. Separation for Residential Dwellings	30 ft	> 30 ft

Based on Zoning Bulk and Area Requirements table, the Applicant is proposing Lot 2 to have a front yard setback of 100.3 feet and a side yard setback of 100.7 feet; however, based on the layout of the buildings on the plans, the front yard building setback is shown to be at 97.8 feet, and the side yard building setback is shown to be at 49.5 feet, both of which are less than the required setback distances for the Uses E-10 and E-12. The Applicant will be required to revise the proposed layout of the buildings to comply with the front and side yard requirements; or otherwise, be required to seek a variance from these Code Sections from the Abington Township Zoning Hearing Board to permit the proposed buildings to not be setback at the required 100' front yard and 50' side yard setbacks.

Under the resubmission, the Applicant has revised the layout of the proposed buildings on Lot-2 to provide the required 100 ft front and 50 ft side yard setbacks.

4. **Per §1503.B.2.a – Uses Permitted by Conditional Use –** Corridor crossings by driveways, recreational trails, roads and/or railroads, provided that any disturbance is offset by riparian management measures as outlined in §1508.
A small portion of the existing driveway entrance off of Rydal Road on proposed Lot 1 is crossing Zone 2 of the Riparian Corridor Conservation District which is only permitted by Conditional Use. Since the driveway is existing and the Applicant is not proposing any change to the existing driveway crossing section located within Zone 2 of the Riparian Corridor Conservation District under this Conditional Use application, the existing driveway crossing is considered an existing nonconforming condition. Any future change to the existing driveway crossing within Zone 2 of the Riparian Corridor Conservation District will require conditional use approval.

8. **Per §2103.E. Use E-10. 3.b.2, Permitted Density, Apartment Dwelling Units –** 24 dwelling units per gross acre of land declared for this use
Based on the provided floor plans, a total of 113 units with 126 beds comprised of 67 units with 71 beds out from Building 1 and 46 units with 55 beds from Building 2 which are fully equipped dwelling units would be classified as a life care facility (continuing care) use. The residential density for the Use E-10 – Life Care Facility (Continuing Care) use is calculated for 113 units per 5.823 acres of land declared for this use which equates to be 19.41 dwelling units/acre and is therefore in compliance with this Code Section.

Since the Applicant has revised the lot areas, the developable area declared for this use on Lot-2 has been reduced from 5.823 acres to 5.472 acres. The residential density for the Use E-10 – Life Care Facility (Continuing Care) use is updated for 113 units per 5.472 acres which equates to be 20.65 dwelling units/acre and is therefore in compliance with this Code Section.

9. **Per §2103.E. Use E-10.3.b.3, Permitted Density, Dependent Care Units and §2103.E. Use E-12.2 – Nursing Home –** The maximum residential density permitted shall be 36 beds per acre.
Based on the provided floor plans, a total of 120 units with 137 beds from Buildings 1 and 2 is calculated for 137 beds per 5.823 acres of land declared for this use which equates to be 23.53 beds/acre, and is therefore in compliance with this Code Section.

Since the Applicant has revised the lot areas, the developable area declared for this use on Lot-2 has been reduced from 5.823 acres to 5.472 acres. The residential density for the Use E-10 – Life Care Facility (Continuing Care) use is updated for 137 beds units per 5.472 acres which equates to be 25.04 dwelling beds/acre and is therefore in compliance with this Code Section.

12. **Per §2103.E. Use E-10.3.h –** Drop-Off Area. Each building used by residents of the facility, with the exception of village dwelling units, shall be provided with a minimum of one drop-off area for use by personal vehicles and vans**.**
The Applicant shall show the proposed drop-off areas on the plans.

One (1) 12.0' x 20.0' drop-off area is proposed in front of the Assisted Living/Memory Care building. Per the above Code Section, a minimum of one (1) drop-off area for each building shall be provided; therefore, one (1) additional drop-off area shall be provided for the proposed Independent Living building.

16. **Per §2304.E.10 – Use E-10, Parking Requirements –** One space for each employee on the largest shift plus visitor parking (visitor parking shall be calculated based on the rate of 1 space for every 5 beds, plus one-and-one-half (1.5) parking spaces for every independent living unit.
Based on the provided development plans, there will be 19 employees on the largest shift. The required parking spaces are calculated as follows:
1 space/employee x 19 employees + 1 space/5 beds x 126 beds + 1.5 spaces/ILU x 46 ILU = 114 spaces. The required number of parking spaces for the Use E-12 is 3 parking spaces. The total parking spaces required for the proposed E-10 and E-12 uses is 117 parking spaces. Based on the provided Development Plan, the Applicant is providing 82 parking spaces (including 6 ADA Spaces). The Applicant shall update the parking spaces to provide for the additional 35 parking spaces to comply with the requirement of this Code Section; or be required to seek a variance from these Code Sections from the Abington Township Zoning Hearing Board to permit the proposed total 82 parking spaces which is less the required total 117 proposed parking spaces required for the proposed uses.

Based on these revised floor plans, the following beds and units are proposed:

- **Independent Living facility with the Use E-10 has 46 units and 55 beds,**
- **Assisted Living facility with the Use E-10 has 67 units and 77 beds,**
- **Memory Care facility with the Use E-12 has 7 units and 11 beds.**

Based on the revised Conditional Use plans, the required parking spaces is re-calculated as follows:

(1 space/employee x 19 employees) + (1 space/5 beds x 132 beds) + (1.5 spaces/ILU x 46 ILU) = 115 spaces. The required number of parking spaces for the Use E-12 is 3 parking spaces. Based on the provided revised Conditional Use plans, the Applicant is providing a total of 118 parking spaces

consisting of 84 surface parking spaces (including 4 ADA Spaces) and additional 34 underground parking spaces.

The parking space calculation shown under general notes no. 6 on the Conditional Use Plan (Sheet 1) shall be updated accordingly to show the correct the number of beds used in the parking space calculation which will result in 115 required parking spaces instead of 116 required parking spaces.

In addition, per §2307.A, when 101-150 parking spaces are proposed a minimum of 5 parking spaces shall be ADA accessible. Based on the plan, only 4 ADA accessible parking spaces are provided. One (1) additional ADA accessible parking space shall be provided for the site to meet the requirement of this Code Section.

17. **Per §2304.E.12 – Use E-12, Parking Requirements –** One space for each employee on the largest shift plus visitor parking (visitor parking shall be calculated based on the rate of 1 space for every 5 beds.
Based on the provided development plans, there will be 19 employees on the largest shift. The visitor parking for the E-12 use with 11 beds is calculated as:
1 space/5 beds x 11 beds = 3 parking spaces. The required number of parking spaces for the Use E-10 is 114 parking spaces. The total parking spaces required for the proposed E-10 and E-12 uses is 117 parking spaces. Based on the provided Development Plan, the Applicant is providing 82 parking spaces (including 6 ADA Spaces). The Applicant shall update the parking spaces to provide for the additional 35 parking spaces to comply with the requirement of this Code Section; or be required to seek a variance from these Code Sections from the Abington Township Zoning Hearing Board to permit the proposed total 82 parking spaces which is less the required total 117 proposed parking spaces required for the proposed uses.

The visitor parking for the E-12 use with 11 beds is calculated as follows:

1 space/5 beds x 11 beds = 3 parking spaces. The required number of parking spaces for the Use E-10 is 115 parking spaces. The total parking spaces required for the proposed E-10 and E-12 uses is 118 parking spaces. Based on the provided revised conditional use plan, the Applicant is providing a total of 118 parking space consisting of 84 surface parking spaces (including 4 ADA Spaces) and additional 34 underground parking spaces.

The parking space calculation shown under general notes no. 6 on the Conditional Use Plan (Sheet 1) shall be updated accordingly to show the correct the number of beds used in the parking space calculation which will result in 115 required parking spaces instead of 116 required parking spaces.

In addition, per §2307.A, when 101-150 parking spaces are proposed a minimum of 5 parking spaces shall be ADA accessible. Based on the plan, only 4 ADA accessible parking spaces are provided. One (1) additional ADA accessible parking space shall be provided for the site to meet the requirement of this Code Section.

18. **Per §2312 – Off-Street Loading Requirements -** In connection with any building or structure which is to be erected or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided loading berths not less than the minimum requirements specified in this subsection.
Per Figure 23.2 - Loading Requirements by Land Use or Zoning District, the number of berths for other uses (as deemed necessary by the Board of Commissioners) requires 1 loading berth for the first 20,000 SF and 1 each additional 20,000 sq. ft. or fraction thereof. The Applicant shall clarify if the proposed uses will require receipt or distribution of materials or merchandise by trucks or similar vehicles, and if so, a loading berth shall be provided should the Board of Commissioners deem a loading berth be necessary.

Under this resubmission, one (1) loading zone (69.5' x 15.0') between the two buildings has been proposed instead of two (2) loading berths required per this Code Section as deemed necessary by the Board of Commissioners. We defer to the Abington Township Board of Commissioners to determine the necessity of the loading zones per this Code Section.

19. **Per §2401.A.2.d(1).b – Tree Replacement –** New Lots. Where site disturbance activity on new lots proposes removal of more than 25% of the tree canopy, if the trees removed contain a tree with a 6-inch caliper or greater, trees shall be preserved wherever possible, and those removed that meet the criteria above shall be replaced two-to-one on site by trees 3-to-3.5" or larger in caliper, measured 6" above grade.
Based on the provided Landscaping Plan, 82 trees will be removed which shall be replaced by 82 trees removed x 2 replacement trees/tree removed = 164 trees. The Applicant is providing only 12 trees. The Applicant indicated that a request will be made to pay a fee for the trees to be planted off site, in lieu of planting all of the required trees on the site. Since this Code Section is a zoning requirement, the Applicant will be required to seek a variance from this Code Section for approval from the Abington Township Zoning Hearing Board to not provide the required number of tree replacements and allow for a fee in lieu of the remaining tree replacements.

The Applicant will plant the required number of trees on-site and is no longer requesting a waiver granting a relief from this code section to pay a fee in lieu of providing the required trees per this code section.

GENERAL COMMENTS

20. *The proposed improvement to the site constitutes land development by definition. Therefore, this project would be subject to land development; and the Applicant shall be required to submit a land development application for land development approval in accordance with §149-9.*

ADDITIONAL COMMENTS

21. The bearings and distances for the proposed lot lines do not appear to be accurate. The bearings and distances shall be confirmed and revised accordingly. In addition, an updated description for the revised lot boundaries shall be provided for review and approval.

22. A legend on the conditional use plan shall be provided to distinguish between the different linetypes.

23. The revised Condtional Use Plans is showing 82 beds for the Assisted Living/Memory Care building. However, based on our calculation of the beds per the resubmitted architectural floor plans, there is a total of 88 beds. The Applicant shall clarify and confirm the total number of beds for the Assisted Living/Memory Care building and update the Plans accordingly.

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

Sincerely,
PENNONI

Allison A. Lee

Allison A. Lee, PE
Assistant Zoning Officer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT20003 - ABINGTON TOWNSHIP - TOWNSHIP ENGINEER\ADMIN\PHASE 3 - ZONING REVIEWS\3.6 - CONDITIONAL USE APPLICATION\1 - 1209 RYDAL ROAD\RESUBMISSION 06-23-23\CUR071023 1209_RYDAL_RD_RESUBMISSION.DOCX

Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

June 23, 2023
VIA: Hand Delivery

Township of Abington
1176 Old York Road
Abington, PA 19001

Attn: Mr. Richard Manfredi,
Township Manager

RE: Chaverim Realty Partners, LLC
Conditional Use Application
1209 Rydal Road
Abington, PA 19011

Dear Mr. Manfredi,

We are in receipt of the Township Zoning Officer's review letter, dated May 31, 2023, for the above referenced application. The plans and supporting documentation have been revised to address all the comments within the review. Enclosed please find the following revised and supplemental documents:

- Twelve (12) copies of the Conditional Use Plan Set, last revised 6-12-2023 (the "Plans")
- Twelve (12) copies of the Exterior Perspective Rendering, last revised 6-23-2023
- Twelve (12) copies of the Trip Generation and Parking Evaluation, dated 6-22-2023
- Twelve (12) copies of the Building floor plans, last revised 6-22-2023
- Twelve (12) copies of the Project Narrative prepared by E2K Consulting, LLC

The following is an itemized response to each of the comments contained in the Township Zoning Officer's review letter:

Zoning Comments

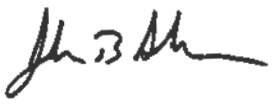
1. Acknowledged that Conditional Use approval is required for the proposed Assisted Living/Memory Care and Independent Living Facilities with Uses E-10 – Life Care Facility (Continuing Care) and E-12 – Nursing Home within the R1 – Low Density Residential Zoning District.
2. The dimensions of the proposed Lot 1 boundary were revised in order to comply with the maximum impervious coverage requirements and the minimum green area requirements. The impervious surface ratio for proposed Lot 1 is now 24.88% and the green area for proposed Lot 1 is now 75.12%.
3. The building placement for proposed lot 2 has been revised to show compliance with the minimum front and side yard requirements. The front yard setback for proposed Lot 2 is now 104.8 feet and the side yard setback for proposed Lot 2 is now 50.3 feet and 100.7 feet.
4. Acknowledged that the existing driveway for proposed Lot 1 is an existing non-conformity.
5. The Plans and supporting documentation show compliance with the conditional use requirements as per section Z.O. 1806.B. A note has been added to the Plans indicating compliance.
6. The trash receptacles for proposed Lot 2 will be enclosed in the proposed Assisted Living / Memory Care building. A service walk has been provided at the loading area for accessing the enclosed trash area. Both

buildings and tenants will utilize the enclosed trash room. A single loading zone has been provided between the buildings as shown on the plan. The delivery trucks and trash trucks will utilize the single loading zone. A 6' high screen wall has also been provided to screen the loading area from the side property line.

7. The Plans and supporting documentation show compliance with the conditional use requirements as per section Z.O. 1806.G. A note has been added the Plans indicating compliance.
8. Acknowledged that the proposed density is in accordance with the applicable provisions of the Z.O..
9. Acknowledged that the proposed density is in accordance with the applicable provisions of the Z.O..
10. A note has been added to the Plans indicating that the proposed use shall comply with Z.O. Section 2103.E. Use E-10.3.e.
11. A note has been added to the Plans indicating that the proposed use shall comply with Z.O. Section 2103.E. Use E-10.3.h.
12. The drop off area has been provided on the Plans.
13. The pedestrian connectivity has been augmented throughout the site to provide full pedestrian routes access. The sidewalks have been dimensioned as 6' wide.
14. A note has been added to the Plans indicating that the proposed use shall comply with Z.O. Section 2103.E. Use E-10.3.j.
15. A note has been added to the Plans indicating that the proposed use shall comply with Z.O. Section 2103.E. Use E-10.3.k.
16. The Plans have been revised to indicate that 117 parking spaces are required for proposed Lot 2. The Plans have been revised to now provide 118 total parking spaces on proposed Lot 2.
17. The Plans have been revised to indicate that 117 parking spaces are required for proposed Lot 2. The Plans have been revised to now provide 118 total parking spaces on proposed Lot 2.
18. The Plans have been revised to provide a loading berth in excess of 15' wide by 50' long that is located between the buildings for maximum screening of the surrounding area. One loading berth is adequate to service both buildings.
19. The tree replacement requirement has been provided on the Plans. The applicant will plant the required number of trees on-site in compliance with the Z.O.
20. It is acknowledged that the project will require land development approval.

Thank you for your assistance in submitting the aforementioned plans. Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Architectural, Inc.



John Anderson, P.E.
Principal/Partner

1209 Rydal Road
Abington Senior Care Facility
Project Narrative

CONCEPT

The Applicant proposes to develop the 5.696 acre portion of the property located at 1209 Rydal Road (the "Property") as a Senior Care Facility consisting of 74 Assisted Living and Memory Care units contained in one building and 46 Independent Living units contained in a separate building.

Independent living is not licensed and regulated by the Commonwealth of Pennsylvania while Assisted Living and Memory Care are regulated by and require licensing through the Commonwealth of Pennsylvania. Independent Living residents may come and go from the Senior Care Facility as they please and do not require the same level of services as the Assisted Living residents. Assisted Living is designed for seniors who do not require the specialized services of a nursing home, yet are in need of some assistance with their daily routine. Memory Care focuses exclusively on residents who have been diagnosed with Alzheimer's, dementia and related memory issues that afflict our aging seniors and require a secure and homelike atmosphere.

Services and activities are provided to maintain or improve the capabilities of each resident, with an emphasis on abilities rather than disabilities. Services provided include three prepared meals daily, housekeeping, laundering, private transportation and other activities. The monthly rent payment covers a private or semi-private room, the afore-mentioned services and utilities. There is an enhanced Service Plan detailing additional services a resident may request or require. These additional services include assistance with medications, bathing, grooming, dressing and other areas of need. All services are offered 24 hours a day.

The proposed Senior Care Facility provides seniors who already reside in Abington Township and/or the Rydal neighborhood the opportunity to remain part of their community and close to family members. This is especially needed in the post-Covid period we are living in.

SITE DESIGN

Neighborhood compatibility is achieved in the site planning and building design. Care is taken to minimize the visual impact to the existing community. The building is placed on the site to meet or exceed all minimum setback requirements and adequate buffers from neighboring properties.

Site lighting is provided with the safety of residents and employees in mind by providing down lighting to avoid light spillover to adjacent properties. The provided site lighting will meet or exceed all Township requirements. The garbage room will be located within the AL/MC building and private collection will be performed during daylight hours consistent with local code and applicable regulations. Refuse toters will be transferred from the garbage room within to a private pickup vehicle at the loading zone / trash pickup, behind a shielded wall shown on the provided plans.

BUILDING DESIGN

The building interior design has common areas for a variety of uses. There will be a common dining room and kitchen for shared meals.

The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. There will be outside walking areas with integrated landscape features for the enjoyment of our residents and their families. The same care and consideration that goes into designing a residential community is taken in the design of this independent, assisted living and memory care use.

TRAFFIC

Based on historical data from similar facilities in the Northeast, we know that traffic in and out of the site is mainly generated from staff and visitors. ITE trip generation information also supports residents in the Memory Care units will not drive and/or have vehicles on site and that very few residents in the Assisted Living portion will have their own vehicle The residents in the Independent Living residents are more likely to keep a vehicle on site, however, there will be private transportation available for residents to places they need to visit, such as places of worship, banks, medical offices, shopping areas, etc. during daytime hours, which will limit the need for residents of the Senior Care Facility to utilize their own vehicles. Staff parking will be restricted to the underground parking section under the Assisted Living/Memory Care building of the Senior Care Facility to maximize surface parking available for resident vehicles and their guests.

Traffic generated from staff occurs at off-peak hours and shift changes are staggered throughout the day to avoid large numbers of staff leaving from or arriving to the Property at the same time. Before breakfast and after lunch are the peak times for staff trips. It is further anticipated that some staff live in close proximity to the property and may utilize local transit or carpool thus further reducing traffic generation to the Property during peak hours.

Visitor traffic tends to be higher on certain days of the year, such as Mother's Day, Thanksgiving and other major holidays. Such high demand visitor days coincide with days where typical residential traffic is reduced. Peak hours for visitors also occur during times that are off-peak for typical residential traffic.

BENEFITS

This site will provide a positive, quality, low impact addition to the local neighborhood as well as the greater community of Abington.

This proposal is designed to meet the changing demands and the current needs of seniors in Abington and the surrounding communities. This project offers benefits over a typical permitted residential development, which include:

- Quiet Senior Residential Use
- Low Impact on Public Services - Including parks, schools, libraries, and utility infrastructure and transportation systems.
- Fulfills Need for Senior Housing - Our research has found that there is a high demand in the Abington area for senior housing. This development would complement the other choices available in the area and allow seniors in Abington to remain in or near the neighborhoods that they have enjoyed for many years.

GENERAL NOTES

1. THIS PLAN REFERENCES A PLAN: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC.
213 W MAIN STREET, SUITE 201
LANSDALE, PA 19446
PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
DATED: 10/17/2019

2. OWNER/APPLICANT: CHAVERIM REALTY PARTNERS, LLC
4122 HAVERFORD AVENUE, SUITE 11
PHILADELPHIA, PA 19104

3. PROJECT LOCATION INFORMATION: 1209 RYDAL ROAD
ABINGTON TOWNSHIP, PA 19001
MONTGOMERY COUNTY, PENNSYLVANIA
TMP# 30-00-61132-002
GROSS LOT AREA: 339,846±S SQFT, 7.804 ACRES

4. ZONING INFORMATION: ZONING DISTRICT: R-1 RESIDENTIAL ZONING DISTRICT
EXISTING USE: H-7 SINGLE FAMILY RESIDENTIAL HOME
PROPOSED USES: E-10 LIFE CARE FACILITY (CONTINUING CARE) AND E-12 NURSING HOME

5. ZONING BULK AND AREA REQUIREMENTS:

T.M.P. 30-00-61132-002 R-1 – RESIDENTIAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED R-1	EXISTING	PROPOSED LOT 1 H-7 SINGLE FAMILY HOME	REQUIRED E-10/E-12	PROPOSED LOT 2 E-10/ E-12 LIFE CARE FACILITY
MIN. LOT AREA (NET):	1.0 AC (43,560 SF)	7.316 ACRES (318,769.9 SF)	1.522 ACRES (70,650.77 SF)	5.0 AC (217,800 SF)	5.696 ACRES (248,119.1) SF)
MIN. LOT WIDTH:	200 FT	311.9 FT	222.68 FT	300 FT	311.2 FT
MIN LOT DEPTH:	100'	401.6 FT	401.6 FT	300 FT	474.5 FT
MIN FRONT YARD:	50 FT	320 FT +-	302 FT +	100 FT	104.6 FT
MIN SIDE YARD:	20 FT	74.5 FT +	42.0, 74.5 FT	50 FT	50.3, 100.7 FT
MIN REAR YARD:	30 FT	>30.0 FT	52.0 FT	50 FT	97.2 FT
MAX. BUILDING AREA:	20%	1.10% (3,519) SF	4.98% (3,519) SF	40%	13.2% (32,744) SF
MAX. IMPERVIOUS COVERAGE:	25%	5.51% (17,570) SF	24.88% (17,579) SF	70%	38.8% (96,313) SF
MINIMUM GREEN AREA:	75%	94.49% (301,160) SF	75.12% (53,071) SF	30%	61.18% (151,806) SF
MAX BUILDING HEIGHT:	35 FT	28 FT ±	28 FT	40 FT	37.5 FT
MAX BUILDING LENGTH:	150 FT	108.7' FT	106.7 FT	180 FT	160 FT
MIN OPEN SPACE:	N/A	N/A	N/A	50% OF GROSS SITE AREA	61.18%

6. MINIMUM PARKING REQUIREMENTS:

REQUIRED PARKING:
E-10: LIFE CARE FACILITY: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS, PLUS ONE-AND-ONE-HALF (1.5) PARKING SPACES FOR EVERY INDEPENDENT LIVING UNIT.
E-12: NURSING HOME: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS).

18 EMPLOYEES + (80 ASSISTED LIVING-MEMORY CARE BEDS * 1 SPACE / 5 BEDS) + (48 INDEPENDENT LIVING UNITS * 1.5 SPACES) + (55 BEDS / 5)
= 115.4 or 116 SPACES.

PROPOSED PARKING: 116 SPACES (INCLUDING FOUR (4) ACCESSIBLE PARKING SPACES)

7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

8. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

9. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.

10. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

11. PER §1606.B – CONDITIONAL USES – THE BOARD OF COMMISSIONERS SHALL GRANT A CONDITIONAL USE ONLY IF IT FINDS ADEQUATE EVIDENCE THAT ANY PROPOSED DEVELOPMENT SUBMITTED WILL MEET ALL OF THE FOLLOWING GENERAL REQUIREMENTS AS WELL AS ANY SPECIFIC REQUIREMENTS AND STANDARDS LISTED HEREIN FOR THE PROPOSED USE. THE BOARD SHALL REQUIRE THAT ANY PROPOSED USE, AND ITS LOCATION AMONG OTHER THINGS, SHALL BE:
1. IN ACCORDANCE WITH THE ABINGTON TOWNSHIP COMPREHENSIVE PLAN.
2. CONSISTENT WITH THE SPIRIT, PURPOSES, AND INTENT OF THE APPLICABLE ZONING DISTRICT.
3. AN IMPROVEMENT WHICH IS NOT A DETRIMENT TO THE PROPERTIES IN THE IMMEDIATE VICINITY, AND WHICH SHALL BE IN THE BEST INTERESTS OF THE TOWNSHIP.
4. IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THIS ORDINANCE AND ALL MUNICIPAL, STATE AND FEDERAL CODES APPLICABLE TO THE USE OR PROCESS IN QUESTION

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

12. PER §1810.D – CRITERIA FOR CONDITIONAL USE APPROVAL – APPLICATIONS FOR CONDITIONAL USE APPROVAL SHALL CONTAIN ALL DATA, INFORMATION, AND REPORTS NECESSARY FOR THE BOARD OF COMMISSIONERS TO EVALUATE THE PROPOSAL. IN ADDITION TO THE REQUIREMENTS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC), THE FOLLOWING CRITERIA SHALL BE CONSIDERED BY THE BOARD OF COMMISSIONERS:
1. CONSISTENCY WITH THE GOALS, OBJECTIVES, AND RECOMMENDATIONS OF THE TOWNSHIP AND COUNTY COMPREHENSIVE PLANS, OLD YORK ROAD CORRIDOR IMPROVEMENT PLAN, TOWNSHIP OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCE PROTECTION PLAN, TOWNSHIP REVITALIZATION PLANS, AND OTHER PLANS ADOPTED BY THE TOWNSHIP.
2. SUITABILITY OF THE PROPOSED USE FOR THE PROPERTY IN QUESTION. THIS CRITERION SHALL CONSIDER ISSUES SUCH AS TRAFFIC, VEHICULAR AND PEDESTRIAN CIRCULATION, ADJACENT LAND USE(S), BUFFERING, AND OTHER IMPACTS ON THE SURROUNDING AREA.
3. COMPATIBILITY CHARACTER. THE IMPACT OF THE PROPOSED USE ON THE SURROUNDING COMMUNITY SHALL BE CONSIDERED. IF THE PROPOSAL IS ADJACENT TO A RESIDENTIAL DISTRICT, THE SCALE OF THE USE SHALL RELATE TO AND COMPLEMENT THE SURROUNDING AREA. THE LOCATION AND DESIGN OF PARKING AREAS SHALL BE IN HARMONY WITH PRESERVING THE GENERAL APPEARANCE AND CHARACTER OF THE AREA. ALL NEW BUILDINGS SHALL BE ARCHITECTURALLY COMPATIBLE WITH EXISTING BUILDINGS ON THE SITE.
4. NUISANCE/SAFETY ANALYSIS. THE USE SHALL NOT GENERATE EXCESSIVE NOISE, NOXIOUS ODORS, AIR POLLUTION OR LIGHTING, OR RESULT IN PEDESTRIAN CONFLICT OR OTHER SAFETY HAZARDS TO PEOPLE OR PROPERTY. ARTIFICIAL LIGHT SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY AND BUILDINGS. ARTIFICIAL LIGHTING SHALL BE LOCATED TO AVOID SHINING INTO HABITABLE ROOM WINDOWS OFFSITE. OUTDOOR USES AND ACCESSORY FACILITIES SHALL ONLY BE PERMITTED WHERE THE NOISE GENERATED BY THE USE WILL HAVE A MINIMAL IMPACT ON NEARBY RESIDENTIAL USES AND WHERE HAZARDS ARE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT POSSIBLE.
5. TRAFFIC IMPACT. THE EXISTING ROAD SYSTEM MUST BE ABLE TO ACCOMMODATE THE PEAK TRAFFIC GENERATED BY THE PROPOSED USE IN A SAFE AND EFFICIENT MANNER. EXISTING RESIDENTIAL AREAS SHALL NOT BE IMPACTED BY SIGNIFICANT VOLUMES OF TRAFFIC FROM THE PROPOSED FACILITY. THE BOARD OF COMMISSIONERS MAY REQUEST A TRAFFIC IMPACT STUDY, AS DESCRIBED IN TRAFFIC IMPACT STUDY SECTION OF THE SALDO.
6. PUBLIC UTILITIES. ALL USES SHALL BE CAPABLE OF BEING SERVED BY PUBLIC SEWER. A USE MAY BE PERMITTED TO BE SERVED BY AN ON LOT SANITARY SYSTEM, ONLY IF DEEMED ACCEPTABLE BY THE BOARD OF COMMISSIONERS AND THE ADOPTED 537 PLAN OF THE TOWNSHIP, UPON RECOMMENDATION OF THE TOWNSHIP ENGINEER, AND UPON APPROVAL OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. SUFFICIENT WATER SUPPLY MUST BE AVAILABLE TO ACCOMMODATE ALL THE NEEDS OF THE PROPOSED USE.

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

13. PER §2103.L USE E-10.L – PROPOSED USE AND DEVELOPMENT SHALL COMPLY WITH THE SAFETY STANDARDS AS CONTAINED IN THE MINIMUM PROPERTY STANDARDS ISSUED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

14. PER §2103.F USE E-10.F – DEPENDENT CARE FACILITIES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA.

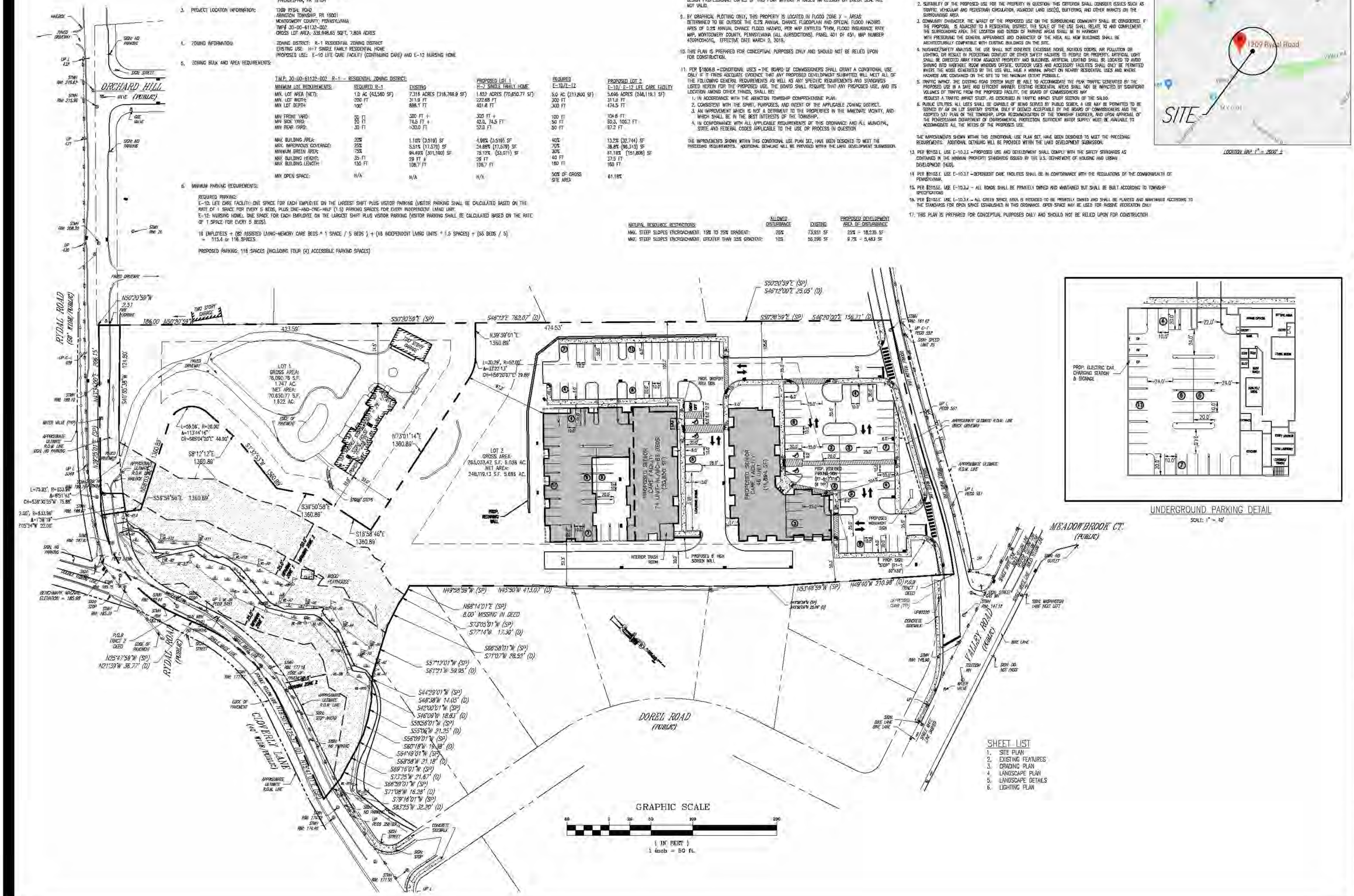
15. PER §2103.E USE E-10.J – ALL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED BUT SHALL BE BUILT ACCORDING TO TOWNSHIP SPECIFICATIONS

16. PER §2103.E USE E-10.K – ALL GREEN SPACE AREA IS INTENDED TO BE PRIVATELY OWNED AND SHALL BE PLANTED AND MAINTAINED ACCORDING TO THE STANDARDS FOR OPEN SPACE ESTABLISHED IN THIS ORDINANCE. OPEN SPACE MAY BE USED FOR PASSIVE RECREATION ONLY

17. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION

NATURAL RESOURCE RESTRICTIONS:	ALLOWED DISTURBANCE	EXISTING	PROPOSED DEVELOPMENT AREA OF DISTURBANCE
MAX. STEEP SLOPES ENCROACHMENT, 15% TO 25% GRADIENT:	25%	73,951 SF	25% = 18,235 SF
MAX. STEEP SLOPES ENCROACHMENT, GREATER THAN 25% GRADIENT:	10%	56,296 SF	9.7% = 5,483 SF

LOCATION MAP 1" = 2000' ±



UNDERGROUND PARKING DETAIL
SCALE: 1" = 40'

SHEET LIST

1. SITE PLAN
2. EXISTING FEATURES
3. GRADING PLAN
4. LANDSCAPE PLAN
5. LANDSCAPE DETAILS
6. LIGHTING PLAN

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15458
PENNSYLVANIA LICENSE No. PE-055536
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 048725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY PARTNERS, LLC
APN #30-00611132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

TITLE

CONDITIONAL USE RESIDENTIAL DEVELOPEMENT PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 1 OF 6

REVISION 1

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- S APPROXIMATE SANITARY LINE
- APPROXIMATE DRAINAGE LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C - T CONDUIT - TRANSFORMER
- E - M - BX LIGHT - METER - BOX
- GUY WIRE
- LSA LANDSCAPE AREA
- LAMP POST
- STORM MANHOLE
- S SANITARY MANHOLE
- C COMMUNICATION MANHOLE
- E ELECTRIC MANHOLE
- W WATER MANHOLE
- U UNKNOWN MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TBX TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- WETLAND FLAG
- WETLANDS
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- BENCHMARK
- (SP) STATE PLANE
- (D) DEED

LOCATION MAP: 1" = 2000' ±

NOTES:

1. PROPERTY KNOWN AS APN #30-00-61132-002 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA AND OWNED BY CHAVERIM REALTY PARTNERS, LLC.

2. AREA OF PARCEL IS 339,918.65 SQUARE FEET OR 7.804 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN SEPTEMBER, 2019.

5. COPYRIGHT © 2019, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.

6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD88.

8. SITE BENCHMARK IS MAG NAIL SET: ELEVATION = 185.98' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.

9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.

10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

11. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.

12. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED 'FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER: 42091C0401G', EFFECTIVE DATE MARCH 2, 2016.

13. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:

1. TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 401 OF 451, MAP NUMBER 42091C0401G, REVISED MARCH 2, 2016.

3. MAP ENTITLED IN PART "FINAL PLAN - ORCHARDS HILL, RECORD PLAN, RYDAL ROAD," PREPARED BY MORGENSTERN ASSOCIATES, DATED SEPTEMBER '48, 1998, LAST REVISED JANUARY 10, 2001 AND RECORDED IN MONTGOMERY COUNTY ON JANUARY 12, 2001 IN PLAN BOOK 459 PAGE 436.

4. MAP ENTITLED IN PART "PLAN OF RYDAL VALLEY, ABINGTON TOWNSHIP, MONTGOMERY CO., PA," PREPARED BY CHARLES E. SCHOEMAKER, REGISTERED PROFESSIONAL ENGINEER, DRAWING #1-1962, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ETC, MONTGOMERY, PENNSYLVANIA ON THE 12TH DAY OF DECEMBER 1958, IN PLAN BOOK A-3 PAGE 167.

5. MAP ENTITLED IN PART "PLAN OF PROPERTY OF JAMES H. CARMINE, RYDAL, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNA.," PREPARED BY HAGERTY, BOUCHER & HALL, ENGINEERS, DATED MAY 21, 1956 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN JULY, 1956 IN PLAN BOOK A-3 PAGE 18.

EXISTING RIPARIAN LEGEND

RIPARIAN ZONES 1 & 2

ONE CALL RESPONSE

UTILITY
RESPONSE
ABINGTON TOWNSHIP (SX)
001 – CLEAR – NO FACILITIES.
ABINGTON TWP WASTEWATER UTILITIES DEPT (AB)
003 – FIELD MARKED.
AQUA PENNSYLVANIA INC (PA)
001 – CLEAR – NO FACILITIES.
COMCAST CABLE (PAN)
001 – CLEAR – NO FACILITIES.
COMCAST CABLE OF MELROSE GROVE INC (XG)
001 – CLEAR – NO FACILITIES.
PECO ENERGY (PE)
003 – FIELD MARKED.
VERIZON PENNSYLVANIA LLC (TG)
999 – DID NOT RESPOND THROUGH PA ONE CALL.

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
Phone: WWW.CORNERSTONENET.COM

Philadelphia Region 215-362-2600
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200

CLIENT DATA

REVISIONS

NO	BY	DATE	DESCRIPTION
1	DB	6/12/2023	REVISED PER REVIEW COMMENTS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
COMMONWEALTH OF PENNSYLVANIA
EDWARD ERENSE No. PE-054834
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093467-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

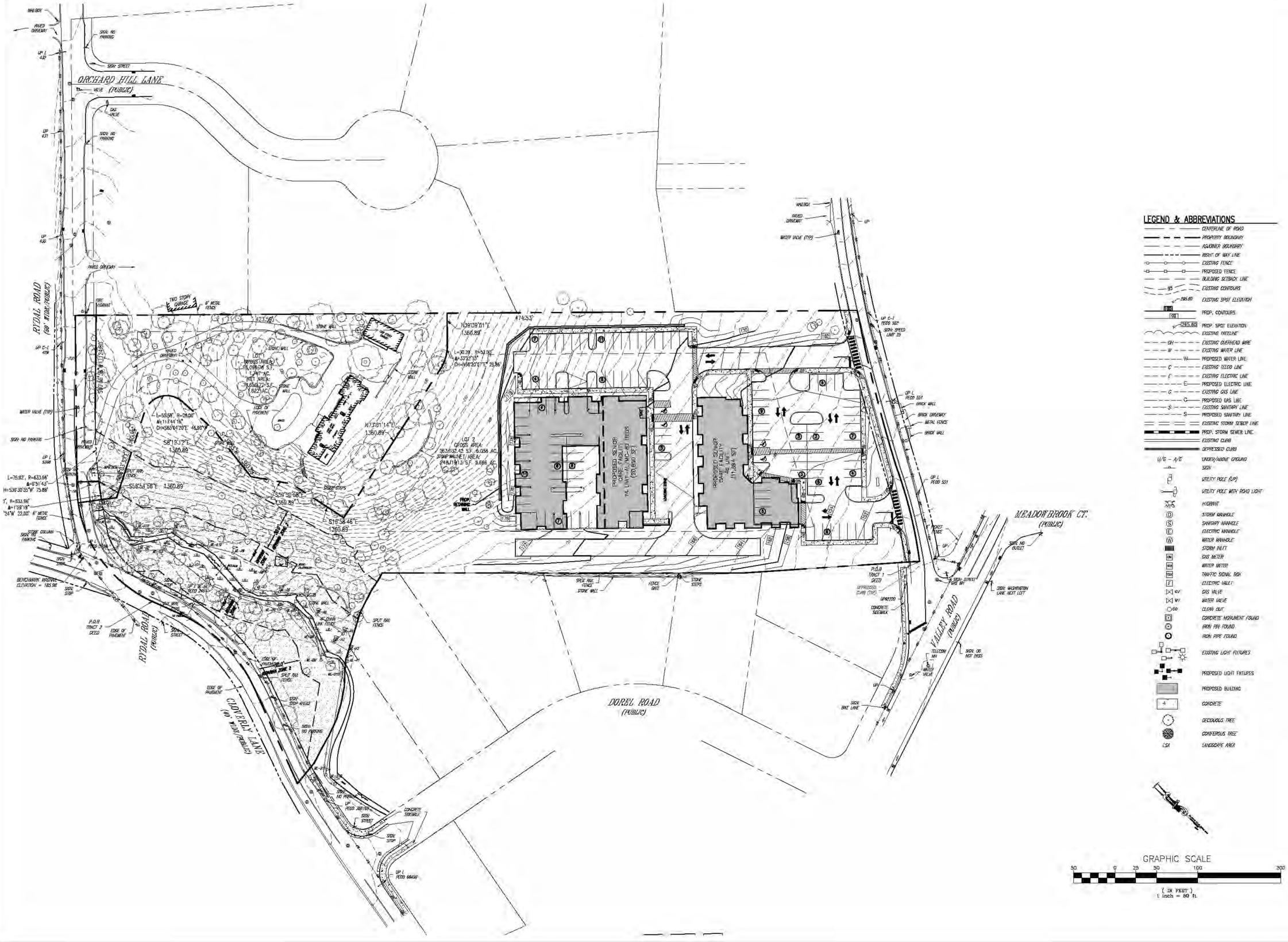
TITLE

EXISTING CONDITIONS PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 2 OF 6

REVISION 1


ORCHARD HILL LANE
(PUBLIC)
RYDAL ROAD
(50' WIDE PUBLIC)
DOREL ROAD
(PUBLIC)
CLOVERLY LANE
(40' WIDE PUBLIC)
VALLEY ROAD
(PUBLIC)
MEADOWBROOK CT.
(PUBLIC)
LOT 1
GROSS AREA:
76,099.04 S.F.
1.747 AC.
NET AREA:
76,041.72 S.F.
1.823 AC.
LOT 2
GROSS AREA:
263,632.42 S.F. 6.058 AC.
STONE MANOR ET AREA:
248,119.13 S.F. 5.696 AC.
PROPOSED SENIOR CARE FACILITY
74 UNIT-AL/MC-REF BEDS
(20,690 SF)
PROPOSED SENIOR CARE FACILITY
(11,384 SF)
TWO STORY GARAGE
6' METAL FENCE
STONE WALL
SPLIT RAIL FENCE
CHAIN LINK FENCE
STONE STEPS
FENCE GATE
CONCRETE SIDEWALK
CONCRETE CURB
BENCHMARK ORIGINAL ELEVATION = 185.98
P.O.B. TRACT 3 DEED
P.O.B. TRACT 1 DEED
EDGE OF PAVEMENT
STOP STREET
SIGN NO PARKING
SIGN NO OUTLET
SIGN WASHINGTON LANE NEXT LEFT
SIGN DO NOT PASS
SIGN BIKE LANE
DEPRESSED CURB (TYP.)
TELECOM MH
WATER VALVE
FENCE POST
BRICK WALL
METAL FENCE
BRICK DRIVEWAY
WATER VALVE (TYP.)
PAVED DRIVEWAY
FIRE HYDRANT
MAILBOX
GAS VALVE
UP
UP L 5368
UP L 4331
UP 4301
UP C-1 4139
UP L 5331
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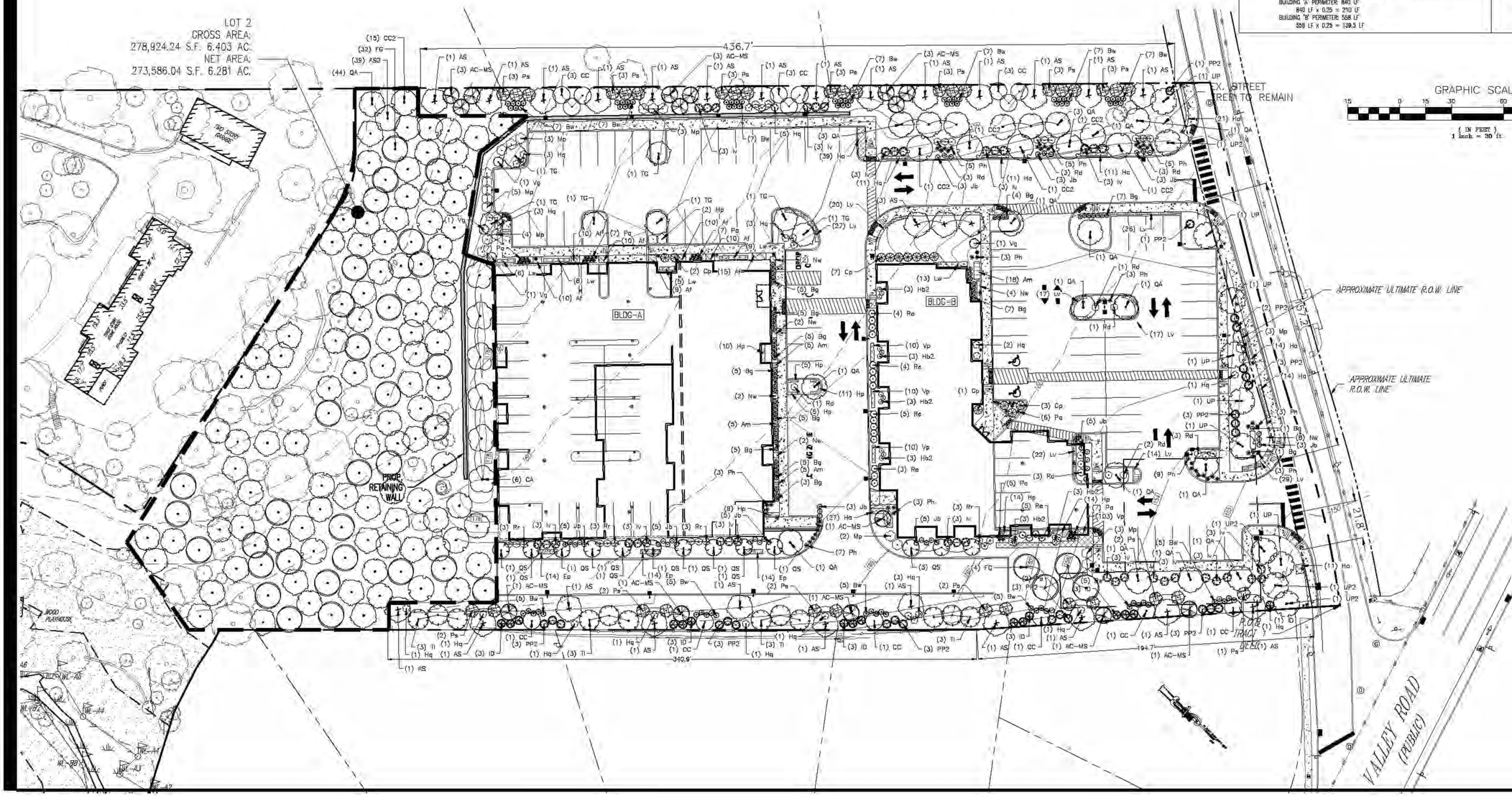
S16°58'46"E 1360.89
S39°39'01"E 1360.89
S17°01'14"E 1360.89
S58°18'12"E 1360.89
S55°54'58"E 1360.89
S39°50'08"E 1360.89
L=55.58', R=28.00'
Δ=113°44'16"
CH=S65°04'20"E 46.80'
L=76.92', R=633.96'
Δ=6°51'43"
CH=S36°30'55"W 75.88'
L=30.39', R=32.00'
Δ=32°37'13"
CH=S68°20'07"E 29.86'
L=31.42', R=20.00'
Δ=90°00'00"
CH=S61°01'14"E 28.28'
L=31.42', R=20.00'
Δ=90°00'00"
CH=S28°58'46"E 28.28

ABINGTON TOWNSHIP – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: R-1, LOW-DENSITY RESIDENTIAL		
SEC. 2401.A.2.d.(1) TREE REPLACEMENT FOR EACH TREE WITH A MINIMUM CALIPER OF SIX INCHES (6") IS REMOVED, IT SHALL BE REPLACED WITH TWO (2) 3 TO 3 ½" CAL. TREES TREES TO BE REMOVED: 82 82 x 2 = 164	164 TREES	164 TREES
SEC. 2402.A.3. PARKING LOT BUFFER A 10 FT WIDE, MEDIUM-INTENSITY BUFFER, IS REQUIRED FOR PARKING LOTS WITHIN 150 FT OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT: WESTERN BOUNDARY EASTERN BOUNDARY SOUTHERN BOUNDARY (WOODLAND RD): 179 LF 179 LF / 100 x 2 CANOPY TREES = 3.58 179 LF / 100 x 5 EVG. TREES (8' HGT.) = 8.95 179 LF / 100 x 5 SHRUBS (24" HGT.) = 8.95	MED-INTENSITY BUFFER MED-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS	HIGH-INTENSITY BUFFER HIGH-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS
SEC. 2402.A.8. GREEN AREA PARKING AREA: 47,599 SF 47,599 x 0.10 = 4,760 SF	10% LSA (4,760 SF)	10.3% LSA (4,908 SF) LSA)
SEC. 2402.B.2. STREET TREES ONE CANOPY TREE PER 40 LF OF FRONTAGE. WOODLAND RD: 312.31 / 40 = 7.8	8 STREET TREES	1 EXISTING 7 STREET TREES
SEC. 2403.B. BUFFER PROPOSED LAND USE: II = APARTMENTS/CONDOMINIUMS ADJOINING LAND USE: I = RESIDENTIAL REQUIRED BUFFER TYPE: MEDIUM INTENSITY WESTERN BOUNDARY: 535.6 LF HIGH INTENSITY BUFFER, OPTION A: 535.6 LF / 100 = 8 EVG. TREES (8' HGT.) = 42.8 535.6 LF / 100 x 2 CANOPY TREES (2-2.5" CAL) = 10.7 535.6 LF / 100 x 2 UNDERSTORY TREES (1 ½" CAL) = 10.7 535.6 LF / 100 x 10 SHRUBS (24" HGT.) = 53.6	MED-INTENSITY BUFFER	HIGH-INTENSITY BUFFER 43 EVG. TREES 11 CANOPY TREES 11 UNDERSTORY TREES 54 SHRUBS
EASTERN BOUNDARY: 436.7 LF HIGH-INTENSITY BUFFER, OPTION C: 436.7 LF / 100 x 15 EVG. SHRUBS (4 FT HIGH) = 65.51 436.7 LF / 100 x 3 CANOPY TREES (2-2.5" CAL) = 13.10 436.7 LF / 100 x 4 ORNAMENTAL TREES (1.5" CAL) = 17.47	MED-INTENSITY BUFFER	HIGH-INTENSITY BUFFER 70 EVG. SHRUBS 14 DECID. SHRUBS 14 CANOPY TREES 18 ORNAMENTAL TREES
TREE SPECIES REQUIREMENTS NUMBER OF TREES: 51+ MIN. NUMBER OF SPECIES: 6 MAX. PERCENT OF ANY ONE SPECIES: 20%	6 SPECIES 20%	>6 SPECIES <20%
SEC. 2403.D.2. BUILDING FOUNDATION LANDSCAPING MIN. OF 50% OF THE BUILDING FOUNDATION LINEAR AREA SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS: BUILDING 'A' PERIMETER: 840 LF 840 LF x 0.25 = 210 LF BUILDING 'B' PERIMETER: 558 LF 558 LF x 0.25 = 139.5 LF	25% (210 LF) 25% (140 LF)	98% (827 LF) 68% (379 LF)



Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-2400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

CLIENT DATA

NO.	BY	DESCRIPTION	DATE
1	PHB	REVISED PER REVIEW COMMENTS	4-12-2023

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
LANDSCAPE ARCHITECTURE
DELAWARE LICENSE No. PE 15418
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29113
NEW JERSEY LICENSE No. 24GI00320400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
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APN #30-00611132-002
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COMMONWEALTH OF
PENNSYLVANIA

TITLE

LANDSCAPE PLAN

ROJ. #	19-0551	DATE	11/01/2022
AD ID.	19-0551	DRN BY	DB/EMR
CALE	AS NOTED	CHK BY	SJR

SHEET 4 OF 6
REVISION 1

PLANT SCHEDULE WESTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	ID	Ilex x aquipernyi `Meschick` / Dragon Lady® Holly	8` Ht.	B&B		16
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		15
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B		12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		5
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		30
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		13

PLANT SCHEDULE EASTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		9
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		9
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		5
	Iv	Ilex verticillata / Winterberry	#2	Pot		6
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		49
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		21

PLANT SCHEDULE SOUTHERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP2	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B		4
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		9
STREET TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP	Ulmus parvifolia / Lacebark Elm	2" Cal.	B&B		7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		1
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		2
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		3
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		6
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	39
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	29
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint	Quart	Pot	30" o.c.	8

PLANT SCHEDULE PARKING AREA

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		3
	QS	Quercus robur 'Fastigiata' / Skyrocket® English Oak	2.5" Cal.	B&B		13
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B		7
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		1
TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B		5
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B		4
	QA	Quercus alba / White Oak	3" Cal.	B&B		19
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hb2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	#2	Pot		18
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		11
	Iv	Ilex verticillata / Winterberry	#2	Pot		33
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		19
	Rr	Rosa rugosa / Rugosa Rose	#2	Pot		12
	Rd	Rosa x 'Radtkopink' / Pink Double Knock Out® Rose	#2	Pot		20
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		56
	Cp	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2	Pot		13
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		37
	Re	Rhododendron x `P.J.M.` / PJM Rhododendron	#2	Pot		21
	Vg	Viburnum rhytidophyllum 'Green Trump' / Leatherleaf Viburnum	3` Ht.	B&B		4
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		43
	Pa	Polystichum acrostichoides / Christmas Fern	#1	Pot		39
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Am	Achillea x `Moonshine` / Moonshine Yarrow	Quart	Pot	18" o.c.	33
	Af	Astilbe x arendsii 'Fanal' / Fanal Astilbe	Quart	Pot	18" o.c.	74
	Ep	Echinacea purpurea / Coneflower	Quart	Pot	18" o.c.	42
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	99
	Hp	Hosta plantaginea / Fragrant Hosta	Quart	Pot	18" o.c.	68
	Lw	Lamium maculatum 'White Nancy' / White Nancy Dead Nettle	Quart	Pot	24" o.c.	41
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	143
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint	Quart	Pot	30" o.c.	12
	Vp	Vinca minor 'Variegata' / Variegated Periwinkle	#SP3	Pot	18" o.c.	133

LANDSCAPE NOTES:

1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
2. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
3. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
5. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3' DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
10. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL) PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, AND MULCHED OR SEEDED.

LAWN SPECIFICATIONS:

1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND". DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.
2. TEMPORARY SEEDING REQUIREMENTS:
   ANNUAL RYE GRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SY.
3. PERMANENT SEEDING REQUIREMENTS:

ERNMX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:

%	COMMON NAME	SCIENTIFIC NAME
25.0%	FESTUCA RUBRA	CREEPING RED FESCUE
25.0%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'BLACKCAT II'(TURF TYPE)
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'FASTBALL ROLI'(TURF TYPE)

Total: 100%

4. RECOMMENDED COVERAGE IS 15LBS. PER ACRE.
5. SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE, PA(1.800.873-3321
6. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED.
7. HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.
8. IMMEDIATELY PRIOR TO SEEDING, THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLODS, EVENLY SMOOTH, AND FLAT. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.
9. PLANTING AREAS SHALL BE SOAKED TO MAINTAIN A CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.
10. AFTER HAND SEEDING, EACH AREA SHALL BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. DO NOT ROLL THE SITE WHEN THE SOIL IS WET. WAIT UNTIL THE SOIL IS DRIER TO AVOID COMPACTION. ALTERNATIVELY, A CULTIPACKER MAY BE USED TO ENSURE SOIL TO SEED CONTACT. IF SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMBEROUS FREEZE/THAW CYCLES WILL PROVIDE THE NECESSARY SOIL TO SEED CONTACT.
11. THE SEEDING IS TO BE MULCHED WITH NORTH AMERICAN GREEN S-150 BN (BIO-DEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIO-DEGRADABLE ANCHORS).
12. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED, THEN RE-SEEDED.

PLANT SCHEDULE NORTHERN BOUNDARY AREA

TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AS2	Acer saccharum / Sugar Maple	3" Cal.	B&B	39
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B	15
	CA	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	3" Cal.	B&B	6
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B	32
	QA	Quercus alba / White Oak	3" Cal.	B&B	44

ADDITIONAL VARIETY OF NATIVE SPECIES WILL BE PROVIDED AS PART OF THE LAND DEVELOPMENT REVIEW.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-2400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO.	BY	DESCRIPTION	DATE
1	DB	REVISED FOR REVIEW COMMENTS	4-12-2023

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
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J.B. ANDERSON
LICENSED PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29113
NEW JERSEY LICENSE No. 24GE05026600
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

LANDSCAPE DETAILS

ROJ. # 19-0351 DATE 11/01/2022
AD ID. 19-0351 DRN BY DB/EMR
CALE: AS NOTED CHK BY SJR

SHEET 5 OF 6
REVISION 1

PROPOSED AREA LIGHT
DSX0 LED

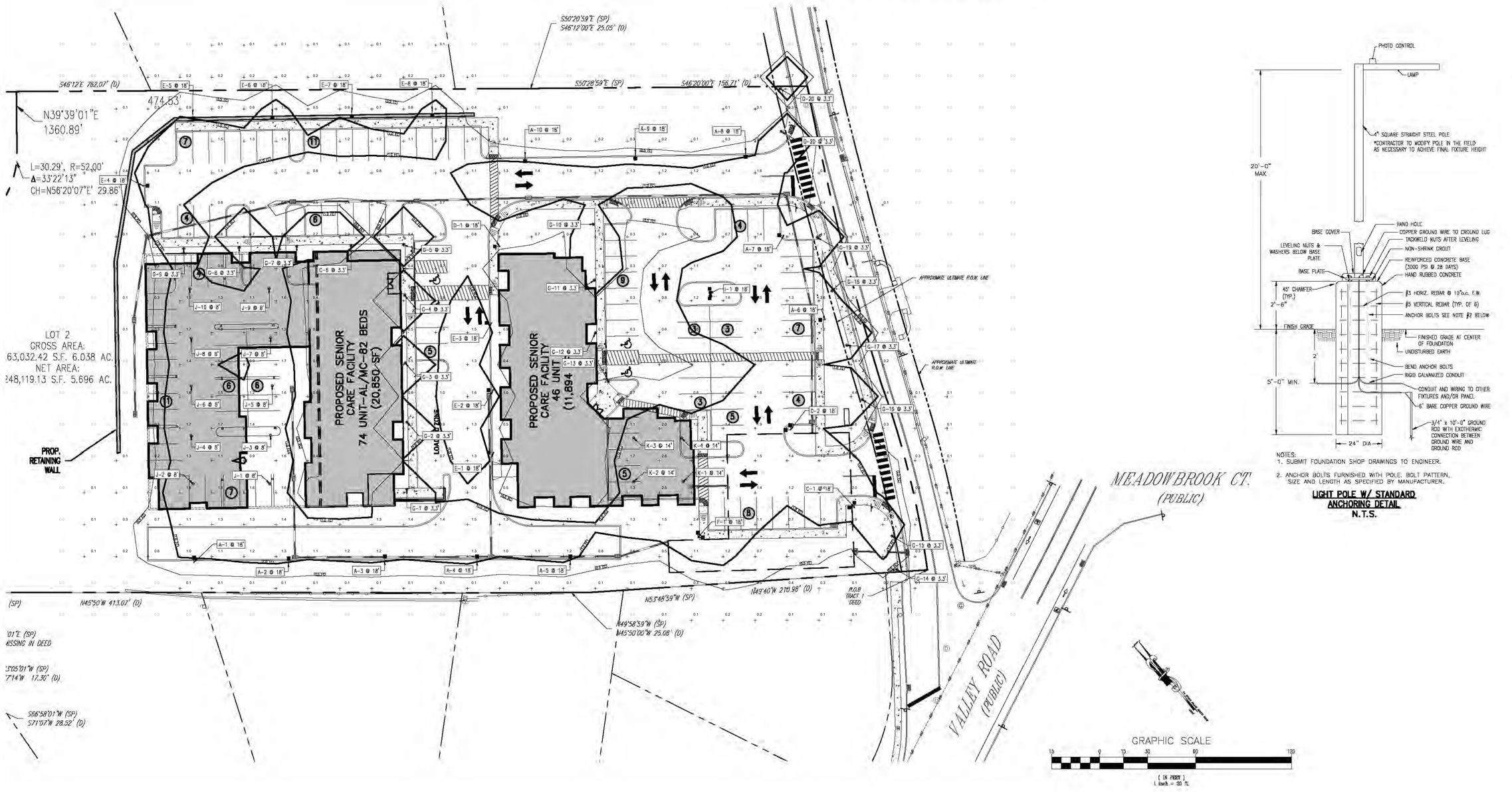
PROPOSED LIGHTED BOLLARD
DSXB LED

PROPOSED CANOPY LIGHT
SLD

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODE AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
3. THE STRUCTURAL DRAWINGS ARE FOR THE LOCATION AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
5. THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
6. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
7. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
8. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH THEIR PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL PROVIDE FOR DEWATERING AS REQUIRED DURING EXCAVATION AND CONSTRUCTION.
10. PERFORM WORK UNDER ENVIRONMENTAL CONDITIONS RECOMMENDED BY REFERENCED CODES AND SPECIFICATIONS, BY MATERIAL SUPPLIERS, AND WHICH ARE ACCEPTABLE UNDER STANDARD INDUSTRY PRACTICE. PROVIDE PERIODIC AND FINAL CLEAN UP. COORDINATE WORK WITH OWNER TO ESTABLISH ACCESS TO THE WORKPLACE AND FOR STAGING AND STORAGE AREAS.
11. ALL PROPOSED BUILDING EXTERIOR AND SITE LIGHTING SHALL BE INSTALLED BY CONTRACTOR AND MAINTAINED BY PROPERTY OWNER.
12. SITE LIGHTING FIXTURES ARE TO BE CONTROLLED WITH TIMING DEVICES TO AUTOMATICALLY SWITCH OFF LIGHTING AFTER HOURS OF OPERATION, WITH THE EXCEPTION OF SAFETY AND SECURITY LIGHTING.
13. PROVIDE AND INSTALL SITE LIGHTING CONSISTING OF POLES, LUMINAIRES, CONCRETE CAST IN PLACE POLE BASES, CONDUITS, WIRING, PULL BOXES, JUNCTION BOXES, AND ALL APPURTENANCES TO PROVIDE A COMPLETE SITE LIGHTING SYSTEM IN ACCORDANCE WITH APPLICABLE BUILDING AND ELECTRIC CODES.
14. ADJUST FINAL POLE AND LUMINAIRE LOCATIONS AS NECESSARY TO ENSURE THAT ALL PHOTOMETRIC DESIGN REQUIREMENTS WILL BE MET.
15. COORDINATE ALL LIGHTING EQUIPMENT WITH FIELD CONDITIONS. FIXTURE LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE MINOR ADJUSTMENTS TO SATISFY THE DESIGN INTENT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LAMPS IN ALL LIGHTING FIXTURES.
17. ALL SITE LIGHTING FIXTURES SHALL BEAR UL WET LOCATION LABEL AND ALL HARDWARE SHALL BE CORROSION-RESISTANT.
18. GROUND ALL SITE LIGHTING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE REQUIREMENTS.
19. USE #8 WIRING AT EACH POLE LOCATION WITH FUSED CONNECTIONS. USE #8 GROUND WIRE THROUGHOUT UNDERGROUND DUCT SYSTEM.
20. PROVIDE NEMA 3R, 30 AMP, SINGLE POLE NON-FUSED DISCONNECT SWITCH FOR EMERGENCY CUT OFF.
21. THIS PLAN IS PREPARED TO INDICATE THE ILLUMINATION LEVELS OF THE PROPOSED LIGHTING CONDITION AT PAVEMENT LEVEL.
22. THE ILLUMINATION LEVELS PROVIDED ARE APPROXIMATE AND ARE BASED ON FIELD OBSERVATIONS AND SURVEYS. THE CALCULATIONS ARE CONDUCTED WITH THE AID OF COMPUTER SIMULATION SOFTWARE AND FILES PROVIDED BY LIGHTING MANUFACTURERS.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	1	3771	0.86	33.21
	C	2	Lithonia Lighting	DSX0 LED P1 40K 80CRI T4M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 4 Medium; Houseside Shield	1	3836	0.86	86.42
	D	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T5M	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 5 Medium	1	4580	0.86	33.21
	E	5	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4483	0.86	33.21
	F	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4483	0.86	86.42
*	G	21	Lithonia Lighting	DSXB LED 16C 530 40K SYM	Proposed D-Series Bollard, 2,400lm; 4000K CCT; 530mA; symmetric distribution	1	2397	0.86	28
	I	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	1	3771	0.86	86.42
*	J	10	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	TT-D1-830-U-RW	Proposed Topliter LED parking garage luminaire 3000K, 80 CRI LEDS and rectangular diet.	4	890	0.85	25
*	K	4	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	TT-D2-830-U-RW	Proposed Topliter LED parking garage luminaire3000K, 80 CRI LEDS and rectangular diet.	4	939	0.86	39.2



NOTES:
1. SUBMIT FOUNDATION SHOP DRAWINGS TO ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE. BOLT PATTERN, SIZE AND LENGTH AS SPECIFIED BY MANUFACTURER.

LIGHT POLE W/ STANDARD ANCHORING DETAIL
N.T.S.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO.	BY	DESCRIPTION	DATE
1	DJE	REVISED PER REVIEW COMMENTS	4-12-2023

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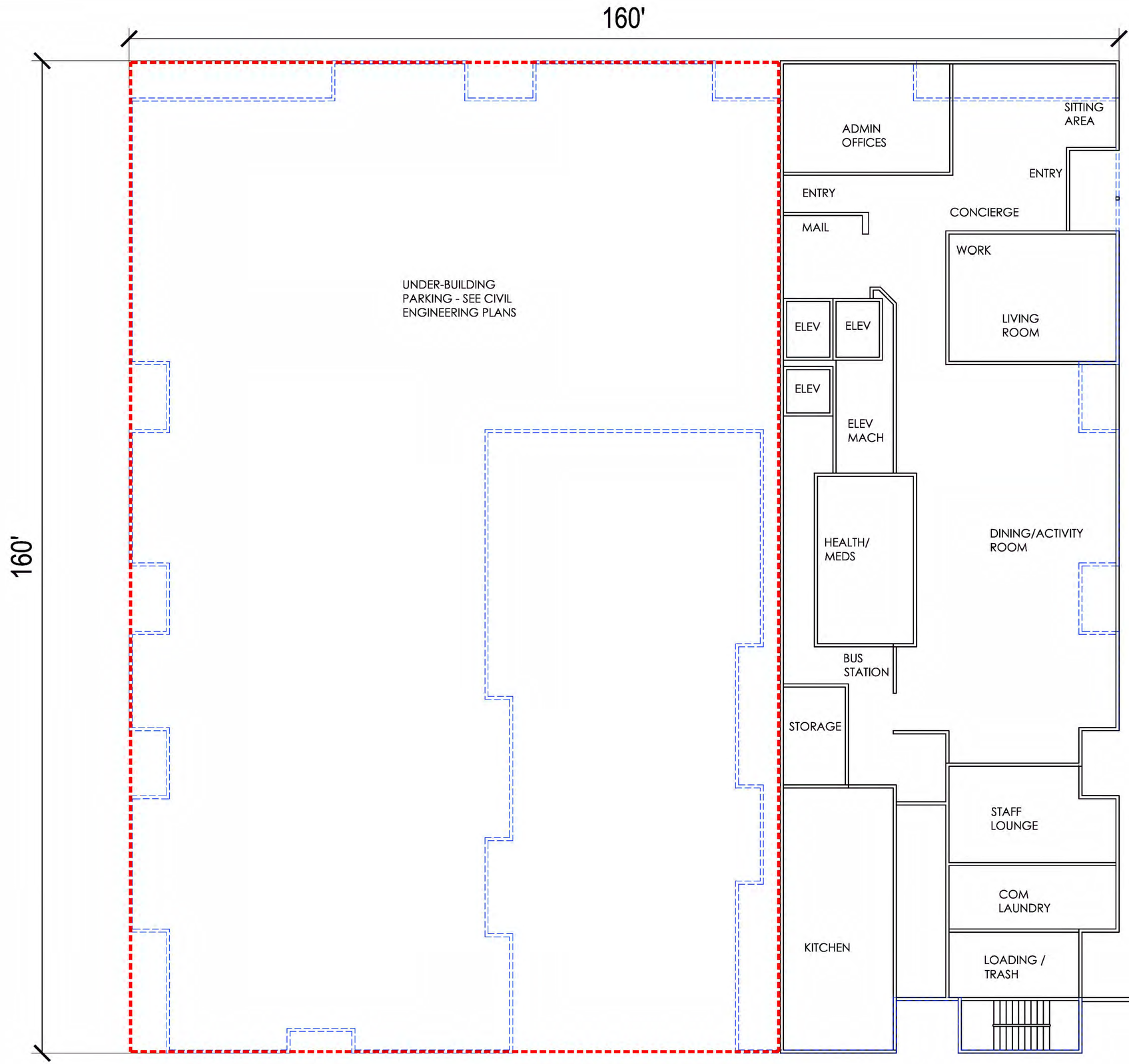
PENNSYLVANIA

TITLE

LIGHTING PLAN

ROJ. #	19-0351	DATE	11/01/2022
AD ID	19-0351	DRN BY	BEMR
CALE	AS NOTED	CHK BY	JBA

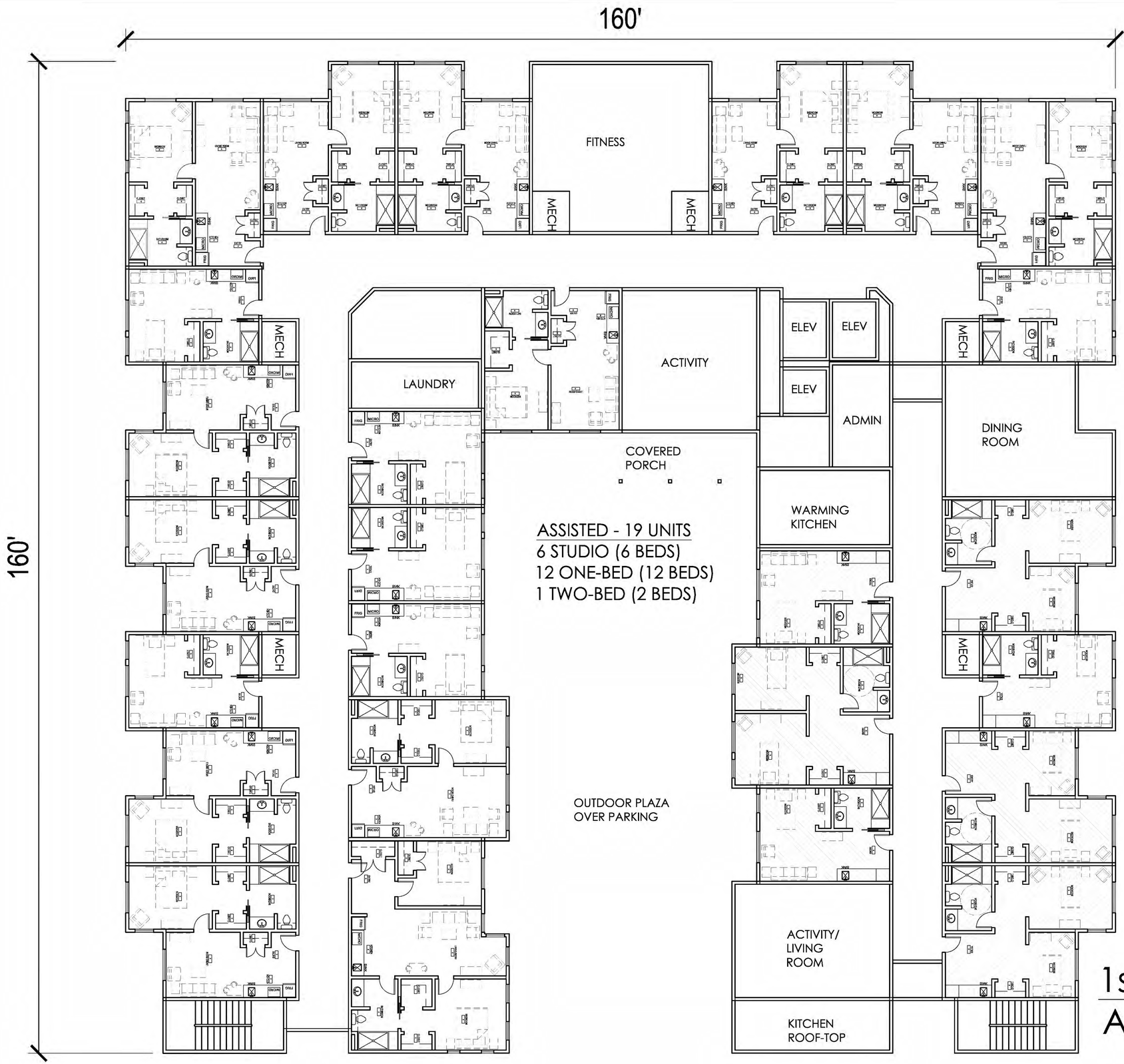
SHEET 6 OF 6
REVISION 1



COMMON AREAS
~8700 SF (+ PARKING)

BASEMENT PLAN
COMMON

REVISED 6/22/23



1st FLOOR PLAN
AL / MC / COMMON

REVISED 6/22/23

160'

160'

MECH

MECH

MECH

LAUNDRY

ELEV

ELEV

MECH

MECH

MECH

ASSISTED - 30 UNITS
9 STUDIO (9 BEDS)
19 ONE-BED (19 BEDS)
2 TWO-BED (4 BEDS)

2nd FLOOR PLAN
AL / COMMON

REVISED 6/22/23

160'

160'

MECH

MECH

MECH

LAUNDRY

ELEV

ELEV

MECH

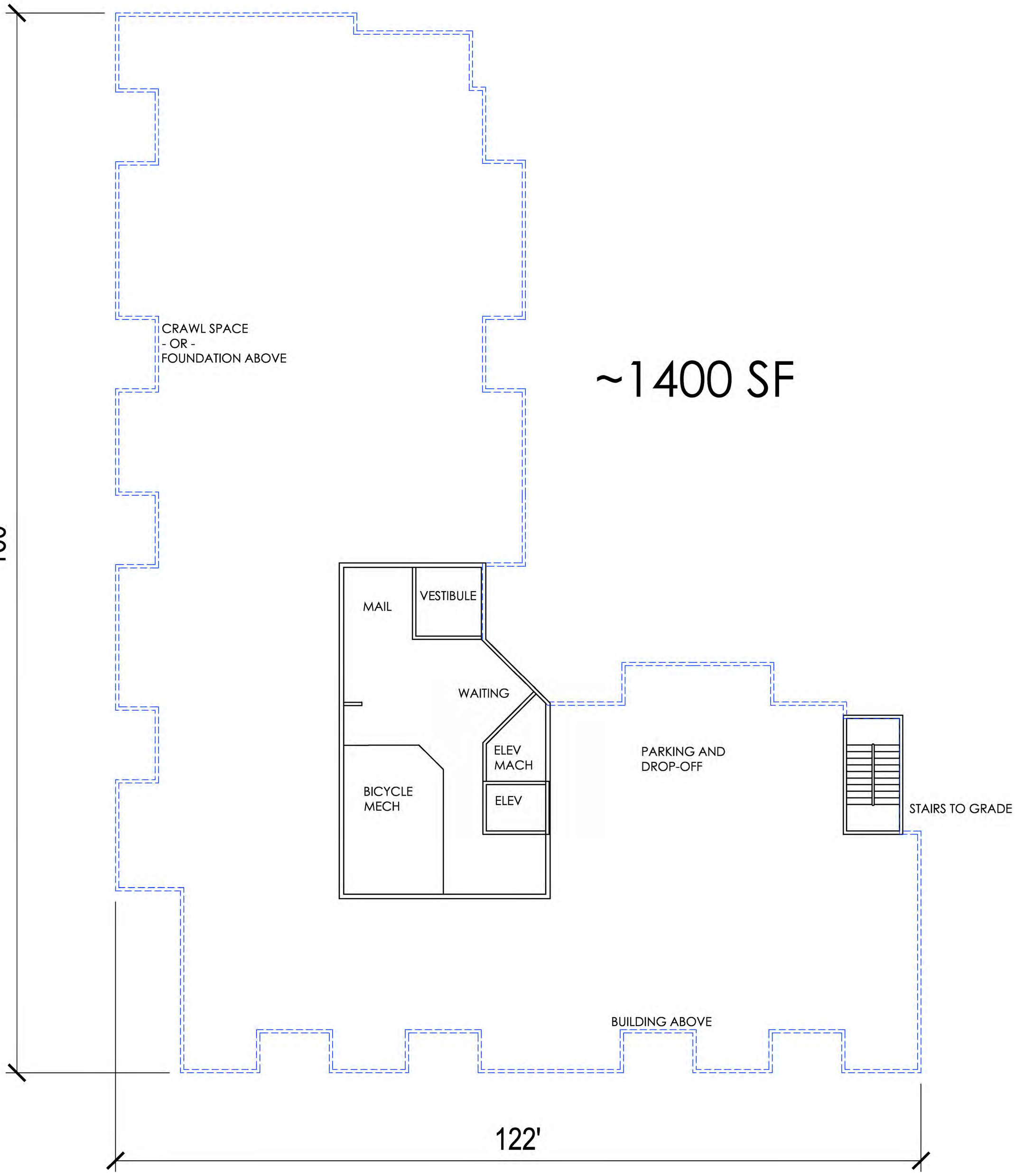
ROOF-TOP
GARDEN / MECHANICAL

ASSISTED - 18 UNITS
5 STUDIO (5 BEDS)
12 ONE-BED (18 BEDS)
1 TWO-BED (2 BEDS)

CONFIRM STAIR TO ROOF

3rd FLOOR PLAN
AL / COMMON

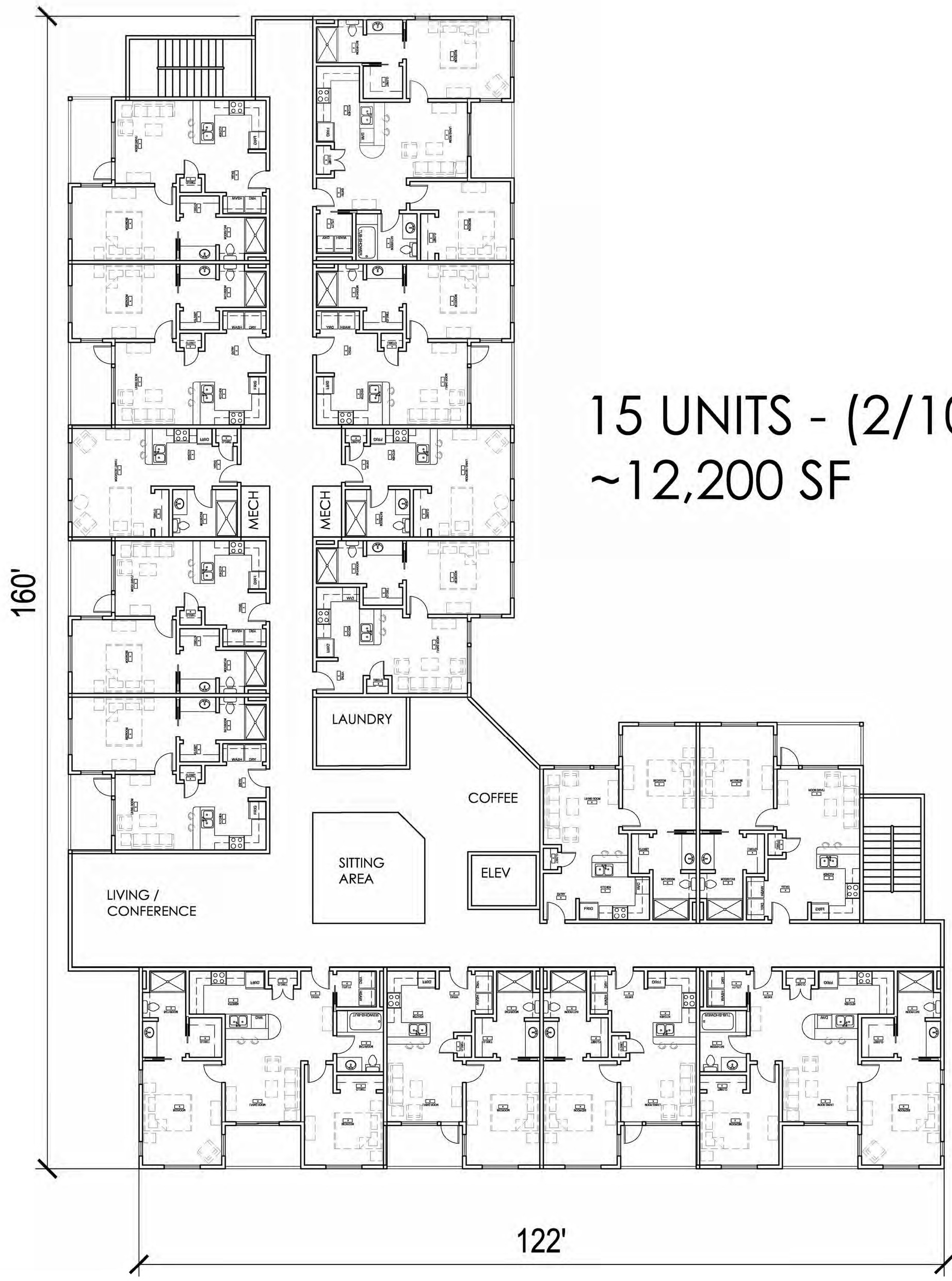
REVISED 6/22/23



~1400 SF

BASEMENT PLAN
COMMON

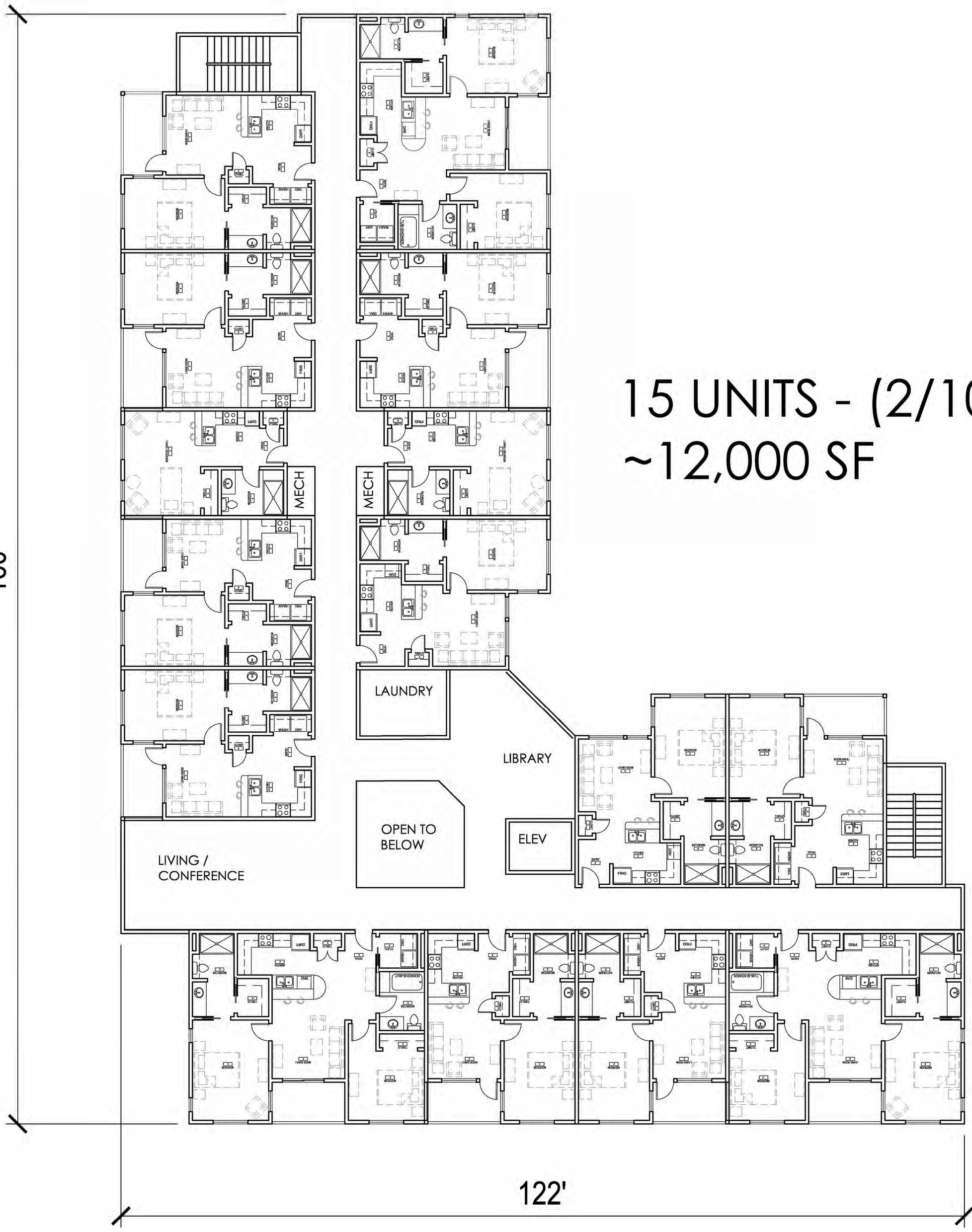
REVISED 6/22/23



15 UNITS - (2/10/3)
~12,200 SF

1st FLOOR PLAN
APTS / COMMON

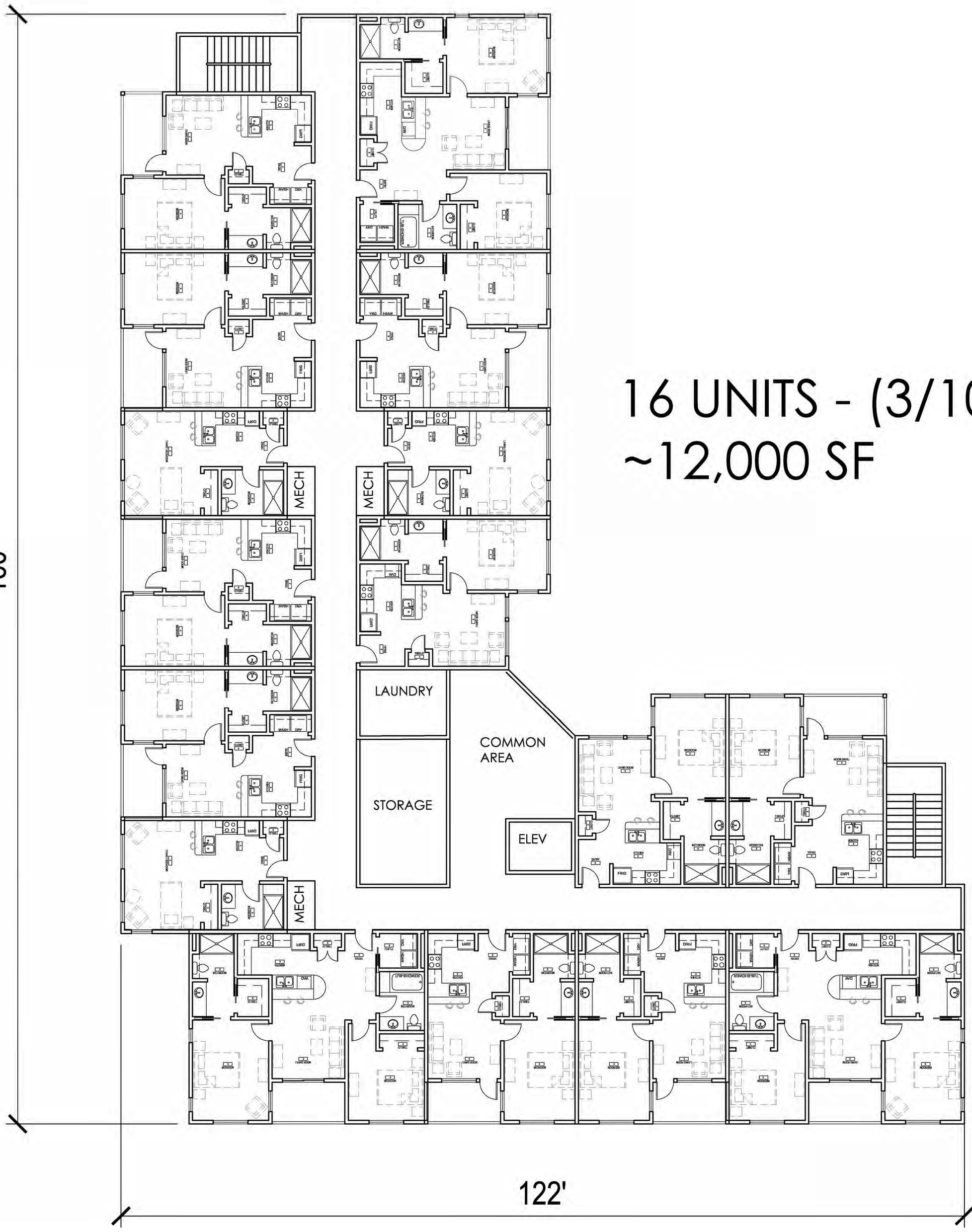
REVISED 6/22/23



15 UNITS - (2/10/3)
~12,000 SF

2nd FLOOR PLAN
APTS / COMMON

REVISED 6/22/23



16 UNITS - (3/10/3)
~12,000 SF

3rd FLOOR PLAN
APTS / COMMON

REVISED 6/22/23

CLIENT DATA

CHAVERIM
REALTY
PARTNERS, LLC

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region
215-362-2600
Lehigh Valley Region
610-820-8200
Pocono Region
570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	CJD	REVISED PER TOWNSHIP COMMENT	6/23/23

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076

811

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

ABINGTON SENIOR
LIVING CONCEPT

APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

EXTERIOR PERSPECTIVE

PROJ. #	19-0351	DATE	11/01/22
CAD ID.	19-0351EP1.d	DRN BY	CJD
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 1

June 22, 2023

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

RE: 1209 Rydal Road
Trip Generation and Parking Evaluation
Proposed Life-Care Facility and Nursing Home

Dear Leor:

As requested by Chaverim Realty Partners, LLC, McMahon a Bowman Company, has conducted a trip generation assessment and parking evaluation for the proposed development of Lot 2 of the 1209 Rydal Road parcel. The existing 7.316-acre property will be subdivided into two separate lots with Lot 1 containing the existing single-family home, which will remain, and Lot 2 developed to provide two buildings for senior care facilities. Building 1 will contain 74 units with 82 beds for an assisted living/memory care/nursing home facility, while Building 2 will consist of 46 units with 55 beds for an independent living facility. Both uses for Lot 2 are permitted by Conditional Use within the R1-Low Density Residential Zoning District.

Access to the existing single-family home on Lot 1, which is in the northeast quadrant of the intersection of Rydal Road and Cloverly Lane, will remain in its current location along Rydal Road approximately 140 feet north of Cloverly Lane. Access to Lot 2, which is located to the west of Woodland Road, will be provided via two new full-movement driveways along Woodland Road located approximately 190 and 375 feet north of Valley Road.

This letter report provides a comparison of the trip generation characteristics associated with the previously proposed townhomes for Lot 2 to the currently proposed life care facility for Lot 2. A sight distance evaluation for the two proposed driveways along Woodland Road is also provided. A review of the required parking for the life care facility based upon the Township's zoning is provided along with an evaluation of the parking demand based upon available data within the Institute of Transportation Engineers' publication entitled *Parking Generation Manual, 5th Edition*.

TRIP GENERATION CHARACTERISTICS

Traffic volumes generated by the development of Lot 2 were prepared based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers' publication entitled, *Trip Generation Manual, 11th Edition*. A comparison of the former development plan for Lot 2 to provide up to 34 townhomes to the current proposed development for the life care facility is provided. Specifically, the equations for Land Use Code 220: Multifamily Housing Low-Rise were utilized for proposed townhomes, while the Assisted Living/Memory Care/Nursing Home building is based on the rates for Land Use Code 254: Assisted Living and the Independent Living Units is based on the equations for Land Use Code 252: Senior Adult Housing - Multifamily. The descriptions for these codes are provided in **Attachment A.**

Table 1 provides a summary of the vehicular trip generation characteristics for the adjacent street peak hours, which is one hour between 7:00 AM to 9:00 AM in the morning and one hour between 4:00 PM to 6:00 PM, whereas the peak hour of generator can occur during other times of the day. As can be seen from the table, the current life care facility is anticipated to generate more traffic on a daily basis than the prior proposed townhomes but will generate less traffic during the peak hours.

Table 1 –Vehicular Trip Generation Characteristics [1]

Land Use	Size	Daily	Weekday Morning			Weekday Afternoon		
			In	Out	Total	In	Out	Total
Prior Proposed Townhomes [2]								
Adjacent Street Peak Hour	34 dwelling units	293	8	25	33	22	13	35
Peak Hour of Generator			**10**	**30**	**40**	**30**	**19**	**49**
Current Proposed Life Care Facility								
Adjacent Street Peak Hour								
Assisted Living/Memory Care/ Nursing Home [3]	82 beds	213	9	6	15	8	12	20
Independent Living Facility [4]	46 units	158	3	7	10	6	6	12
Total		371	12	13	25	14	28	32
Peak Hour of Generator								
Assisted Living/Memory Care/ Nursing Home [3]	82 beds	213	12	6	18	13	15	28
Independent Living Facility [4]	46 units	158	8	9	17	8	6	14
Total		**371**	**20**	**15**	**35**	**21**	**21**	**42**

(1) Based on data from the Trip Generation Manual, 11th Edition.
(2) Based on the equations for Land Use Code 220: Multifamily Housing (Low-Rise).
(3) Based on the rates for Land Use Code 254: Assisted Living.
(4) Based on equations for Land Use Code 252: Senior Adult Housing – Multifamily.

WOODLAND ROAD ACCESSES

Woodland Road is a local road that provides a single lane of travel in each direction with a posted speed limit of 25 miles per hour. There currently are no sidewalks provided along the Woodland Road site frontage; however, there is sidewalk provided along the adjacent parcel to the south that terminates at its driveway. With the development of Lot 2, the plan illustrates a sidewalk system along the site frontage that terminates at the ramp provided for crossing the southern driveway.

The two proposed accesses for Lot 2 will be full movement driveways along Woodland Road. The two accesses will be located approximately 190 and 375 feet to the north of Valley Road. Both accesses will be 24 feet wide with a single ingress and a single egress lane. Stop-control will be provided along the access approach to Woodland Road.

Generally, the prevailing travel speed, roadway grades and profiles, and number of travel lanes play a role in determining if safe sight distances are available. The existing sight distances were compared to PennDOT's sight distance requirements contained in *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads*. The field measured sight distance and comparison to the desirable and minimum criteria are summarized in **Tables 2 and 3**.

Table 2
Sight Distance Evaluation for the Northern Woodland Road Access

Movement	Direction	Posted Speed Limit (mph)	Approach Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable (1)	Minimum (2)	
Exiting	Looking Left	25	-5%	250	155	255 (3)
	Looking Right	25	+4%	195	142	165 (3,4)
Left-Turn Entering	Looking Ahead	25	-5%	190	155	339
	From the Rear	25	+4%	190	142	145 (4)

(1) Based on the desirable sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit for two-lane roads.
(2) Based on the safe stopping sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
(3) Distance estimated based upon removal of vegetation along Woodland Road.
(4) Distance is limited due to adjacent intersection with Valley Road.

Table 3
Sight Distance Evaluation for the Southern Woodland Road Access

Movement	Direction	Posted Speed Limit (mph)	Approach Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable (1)	Minimum (2)	
Exiting	Looking Left	25	-6%	250	157	239 (3)
	Looking Right	25	+5%	195	140	228 (3,4)
Left-Turn Entering	Looking Ahead	25	-6%	190	157	260
	From the Rear	25	+5%	190	140	208 (4)

(1) Based on the desirable sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit for two-lane roads.
(2) Based on the safe stopping sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
(3) Distance estimated based upon removal of vegetation along Woodland Road.

For both accesses, the existing vegetation and trees along the Woodland Road site frontage would need to be removed. With the installation of the sidewalk along the site frontage, the trees and vegetation will no

longer impede the sight distance for either proposed driveway. *Section 146-25.F of the Subdivision and Land Development Ordinance* states for all intersections, there shall be measured along the centerline a minimum clear sight triangle of 65 feet from the point of intersection, in which no trees, hedges, shrubbery or other obstructions to sight distance are permitted. The sight distance should be confirmed during the land development process.

REQUIRED PARKING PER ZONING

Based upon a review of *Section 2304 of the Zoning Ordinance,* the following is a summary of the required parking for each building use:

- Use E10: Life Care Facility – One space for each employee on the largest shift plus visitor parking provided at a rate of 1 space for every 5 beds, plus 1.5 parking spaces for every independent living unit.
- Use E-12: Nursing Home: One space for each employee on the largest shift plus visitor parking at a rate of 1 space for every 5 beds.

According to the applicant, the combined total employees on the largest shift for both buildings will be nineteen (19), as the independent living building will share maintenance staff with the life care facility. This would then result in nineteen (19) required parking spaces for the employees. The independent living facility, which falls under the life care facility use, would then be required to provide eleven (11) parking spaces for the 55 beds to accommodate visitors plus 69 spaces for the independent living units. The assisted living/ memory care/nursing home would then need to provide seventeen (17) spaces for visitors. The total required parking for the site based upon the Township's *Zoning Ordinance* is 116 parking spaces (19 employee spaces plus 28 visitor spaces plus 69 independent unit spaces). As the site provides 118 parking spaces, the parking would then be compliant.

PROJECTED PARKING DEMAND

A supplemental parking evaluation based upon the projected parking demand from upon available data within the Institute of Transportation Engineers' publication entitled *Parking Generation Manual, 5th Edition* has been provided as well. The 85th percentile rate for the parking demand from the manual, which are provided in **Attachment B** for reference, is as follows for each use:

- Land Use Code 252: Senior Adult Housing – Attached
  0.67 spaces per unit or occupied unit: 31 spaces for 46 units

- Land Use Code 254: Assisted Living
  0.58 spaces per bed or occupied bed: 48 spaces for 82 beds
  0.53 spaces per unit: 40 spaces for 74 units
  0.55 spaces per occupied unit: 41 spaces for 74 units
  1.08 spaces per employee: 21 spaces for 19 employees

Based upon the *Parking Generation Manual,* the parking demand for the independent units would be for up to 31 spaces, while the parking demand for the assisted living would be for up to 48 spaces. This would result in a total parking demand of 79 parking spaces, which is well below the 118 provided parking spaces.

SUMMARY

Based upon the evaluation conducted for the proposed senior care facility, the site is anticipated to generate approximately 371 total trips (entering and exiting) on a typical weekday, of which 35 and 42 total trips (entering and exiting) are anticipated to be generated during the weekday morning and afternoon periods, respectively. While the weekday trips are higher than the former proposed townhomes for the site, the weekday morning and afternoon peak trips are lower with the current proposed senior care facility.

A review of the site access driveways indicates that the minimum safe sight distance can be achieved, since the existing vegetation and trees located along the site frontage will be removed. A sidewalk system is proposed to be provided along the Woodland Road site frontage from the northern boundary to the southern access. ADA compliant ramps will then be provided for the crosswalks across the two proposed accesses.

A review of the required parking (116 spaces) for the site compared to the proposed parking supply (118 spaces) indicates that the number of parking spaces will comply with the Township's requirements in *Section 2304 of the Zoning Ordinance*. A review of the parking demand as projected from the *Parking Generation Manual* indicates the peak parking demand for the site would be for up to 79 parking spaces, which is below the proposed parking supply of 118 spaces.

If you have any questions regarding this traffic evaluation, please feel free to contact me at skoza@bowman.com or 215-283-9444 ext. 1250.

Sincerely,

Sandy A. Koza, P.E., PTOE
Senior Project Manager

Attachments

CC: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO
Allison A. Lee, Pennoni, Assistant Zoning Officer
Leor Barazani, Chaverim Realty Partners, LLC
Moshe Barazani, Chaverim Realty Partners, LLC

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ATTACHMENT A

TRIP GENERATION MANUAL
LAND USE CODE DETAILS

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444
mcmahonassociates.com | bowman.com

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

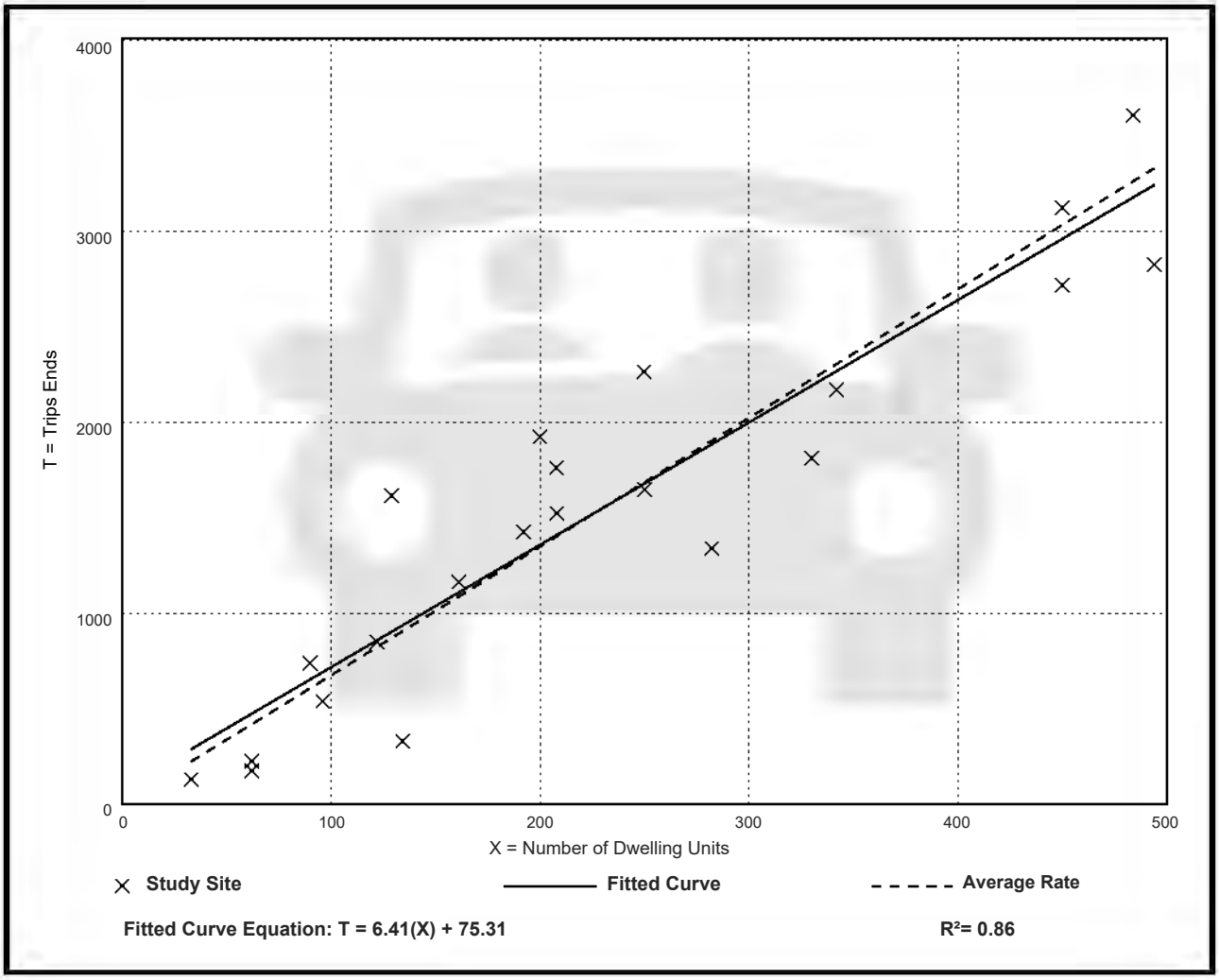
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



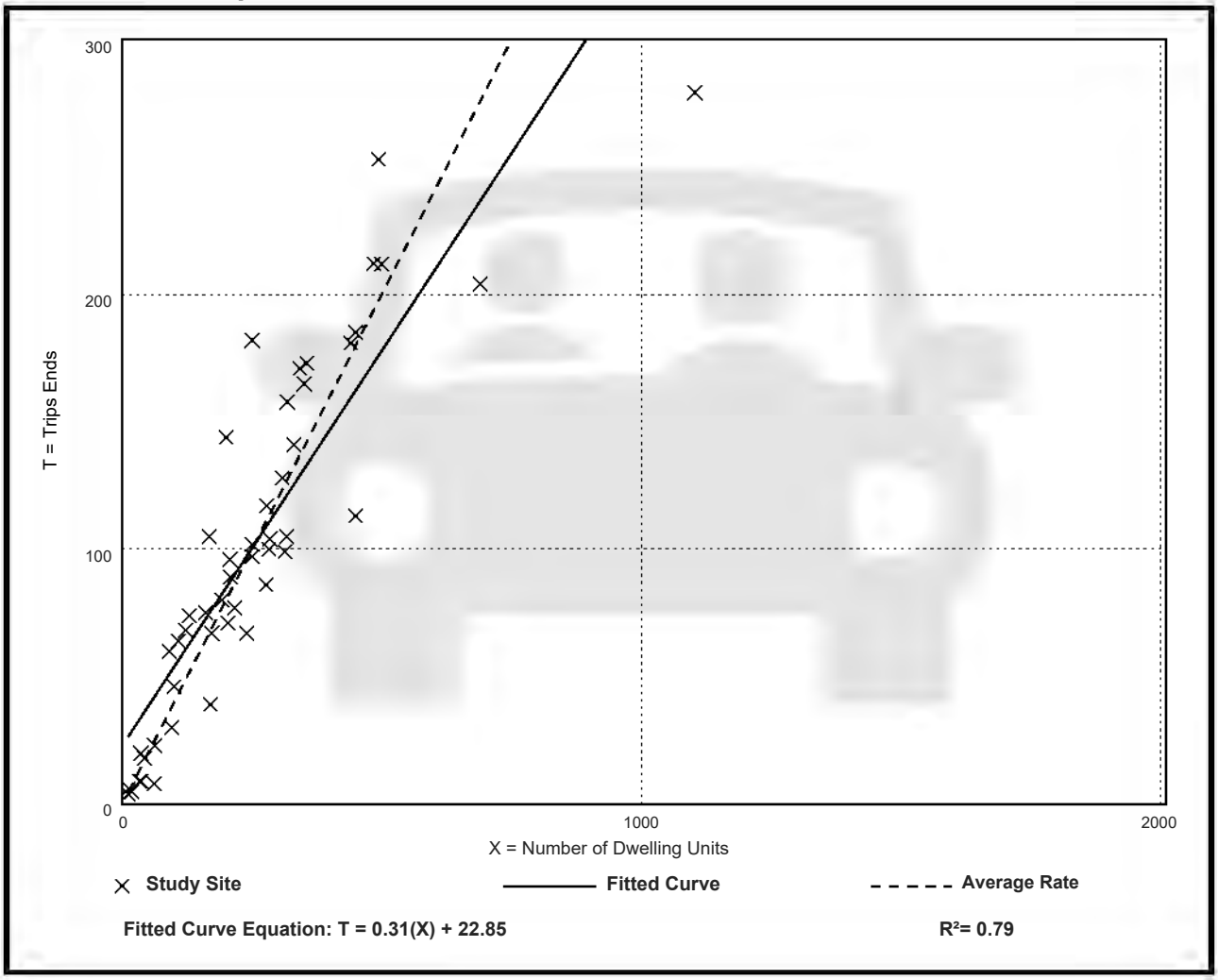
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



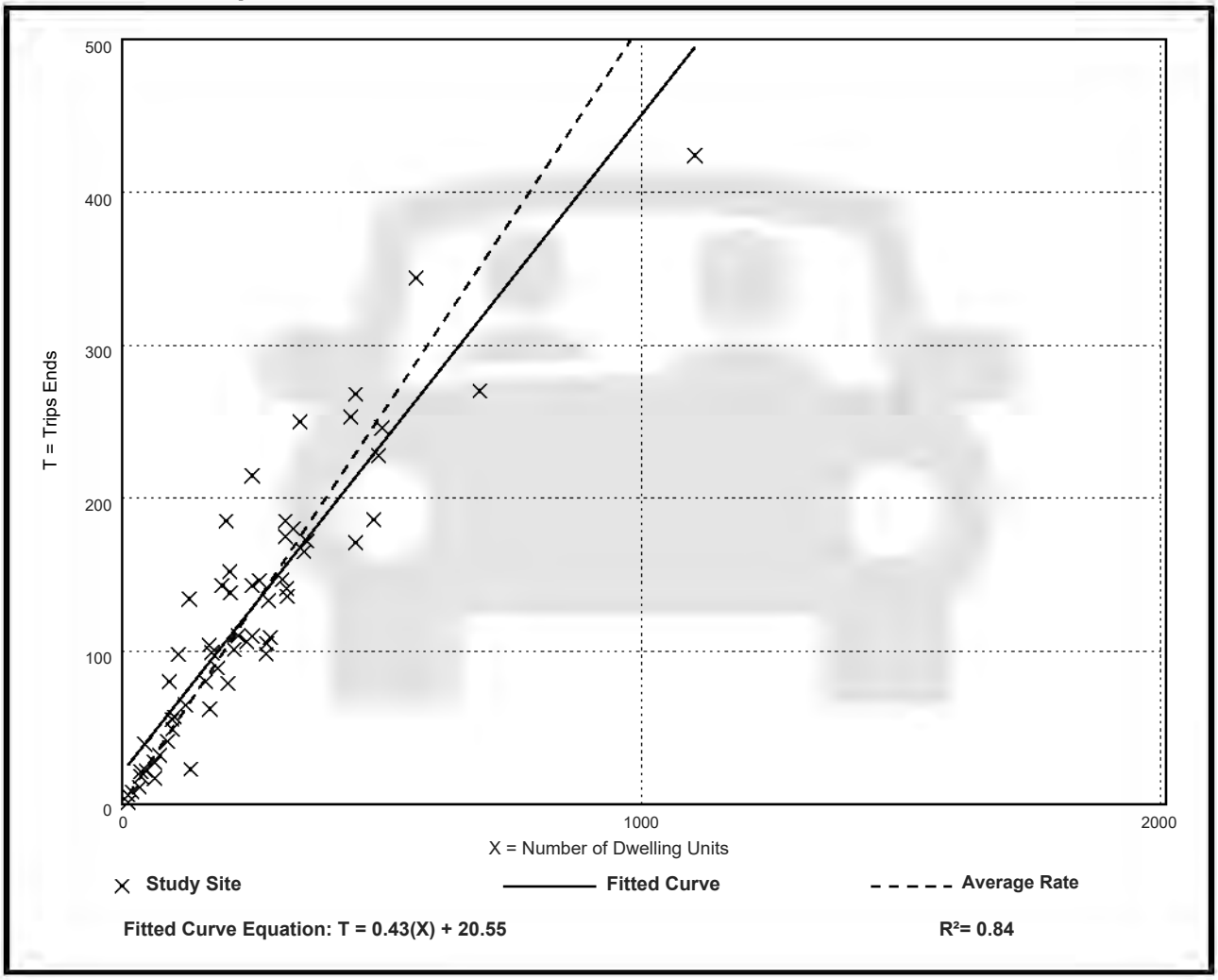
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

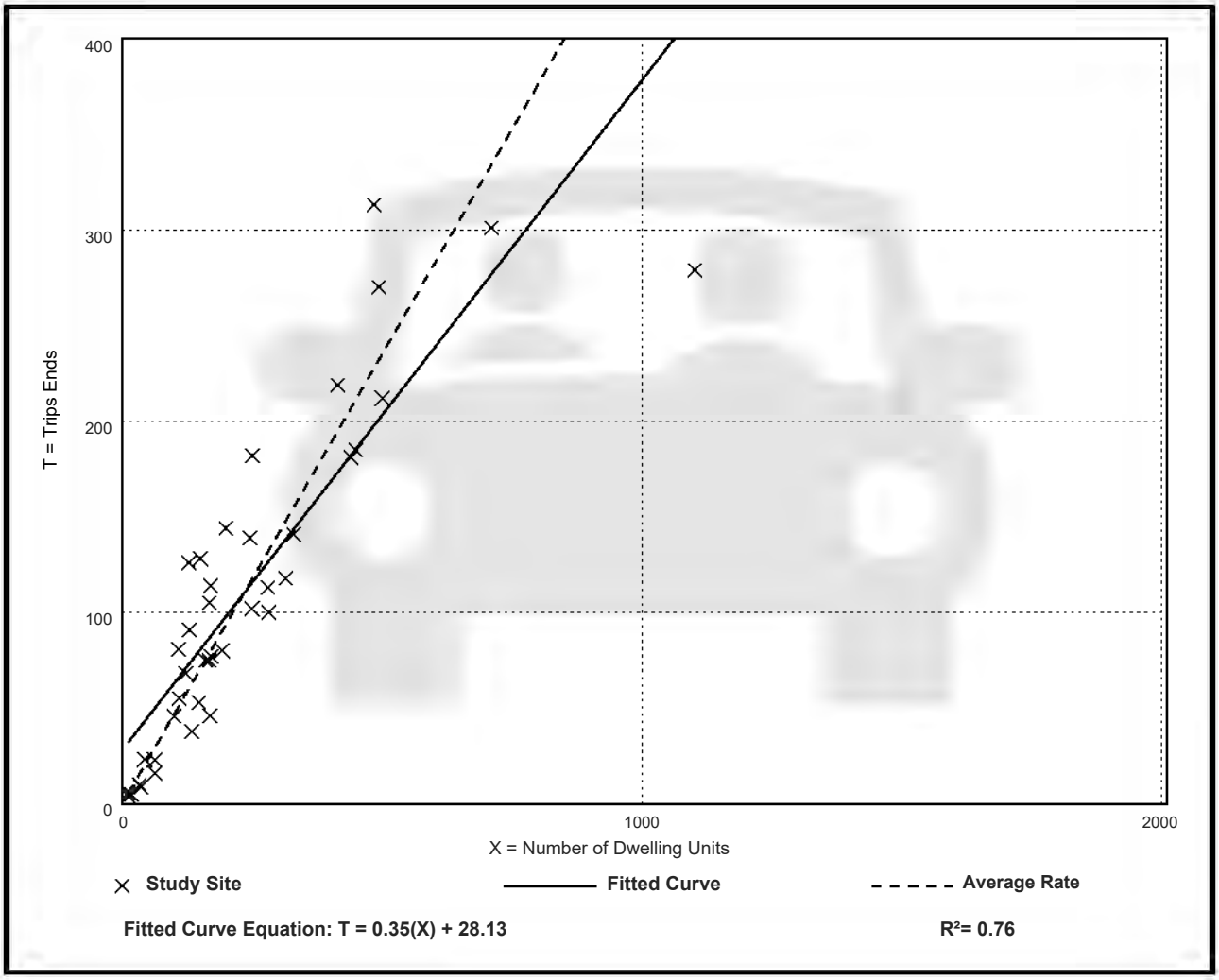
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

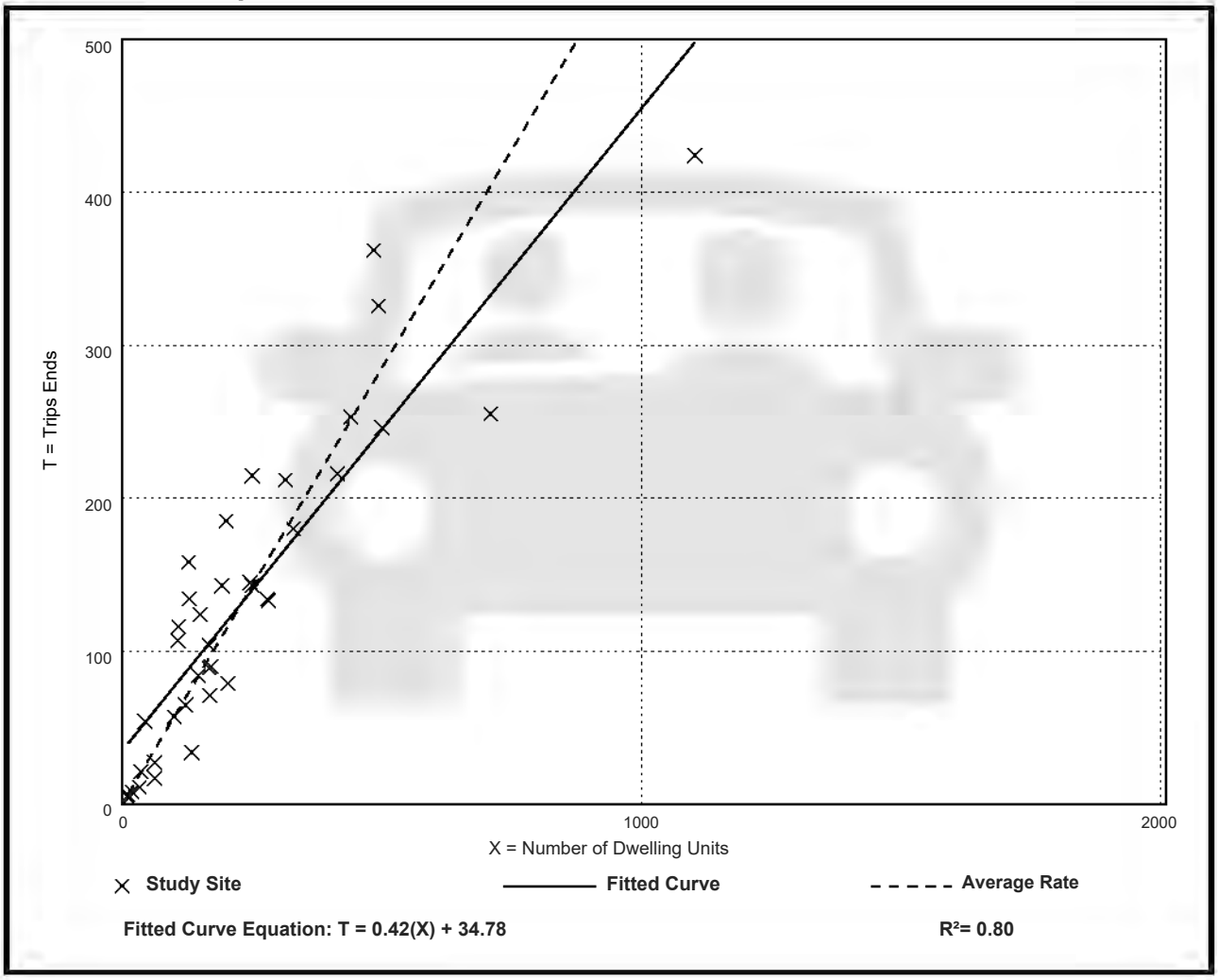
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Land Use: 252
Senior Adult Housing—Multifamily

Description

Senior adult housing–multifamily sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units share both floors and walls with other units in the residential building. Senior adult housing—single-family (Land Use 251), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Alberta (CAN), California, Maryland, New Hampshire, New Jersey, Ontario (CAN), and Pennsylvania.

Source Numbers

237, 272, 576, 703, 734, 970, 1060

Senior Adult Housing - Multifamily
(252)

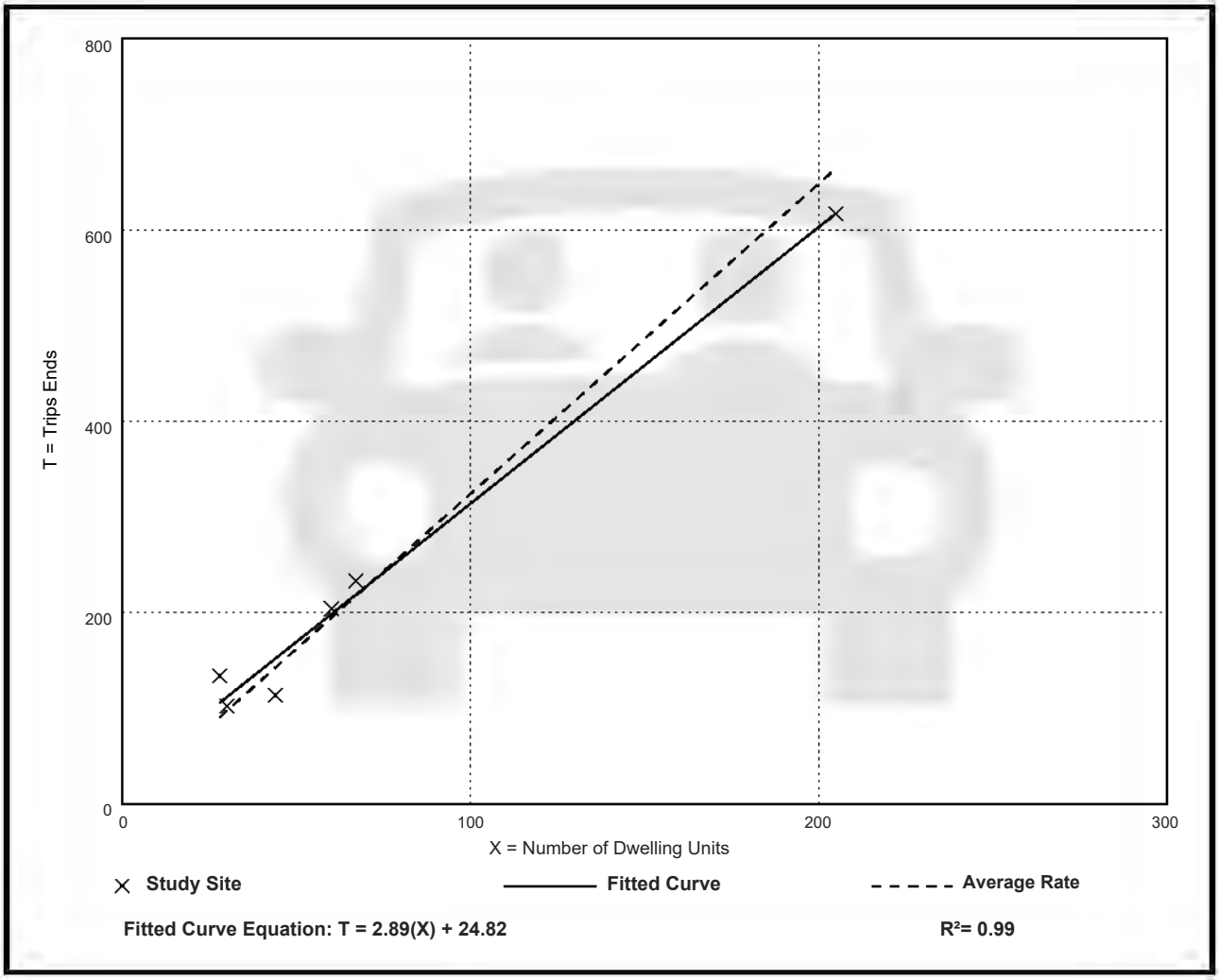
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



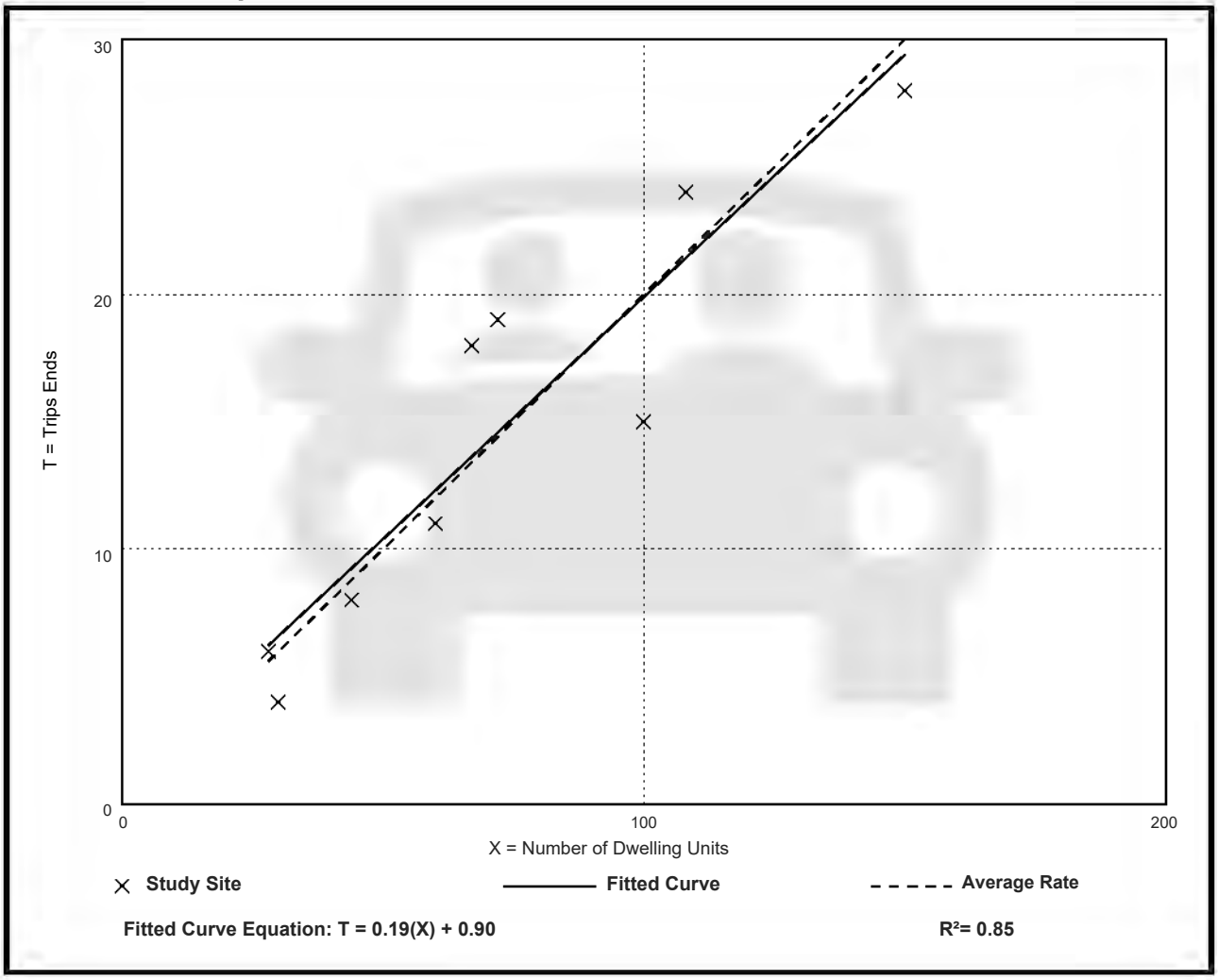
Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



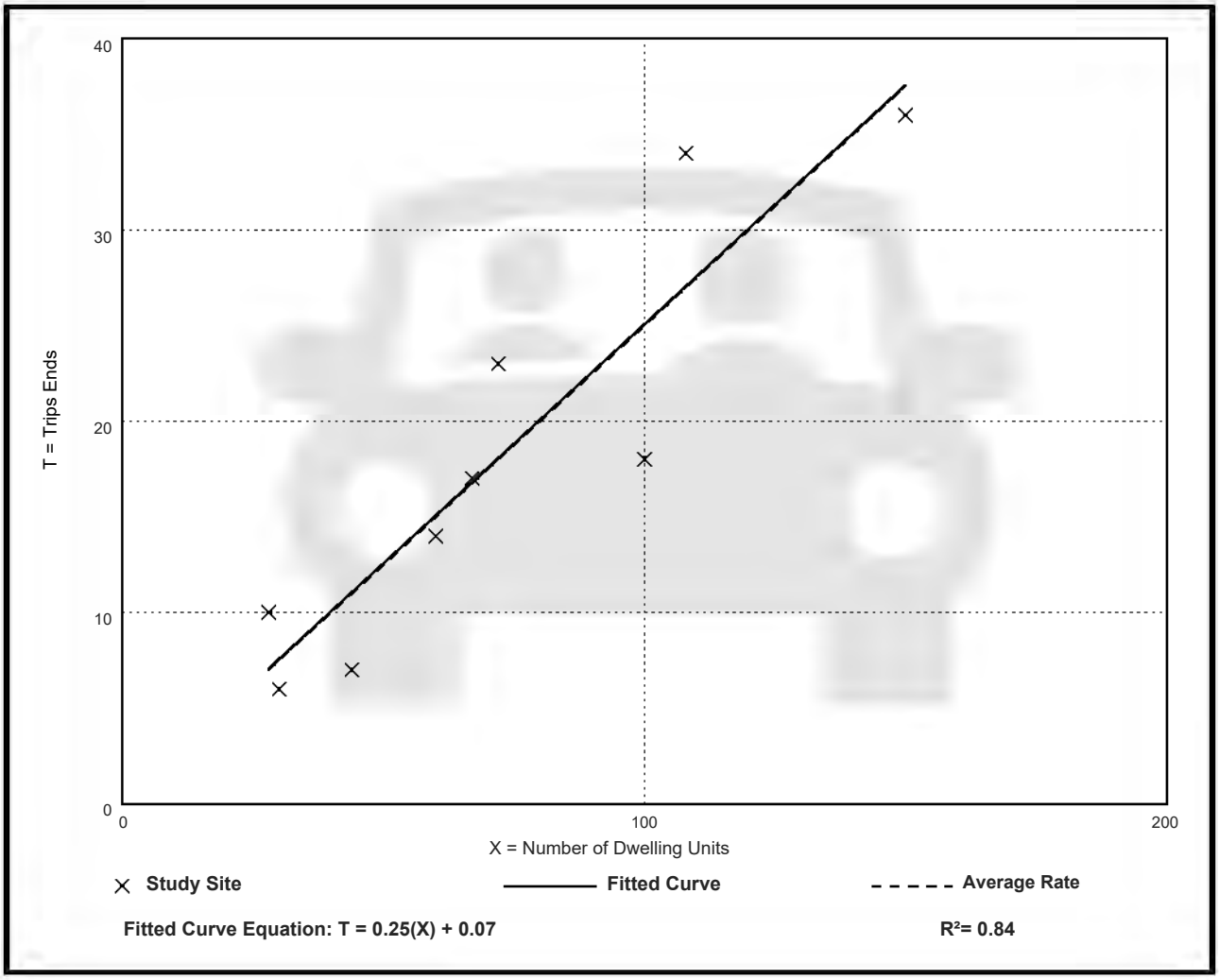
Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



Senior Adult Housing - Multifamily
(252)

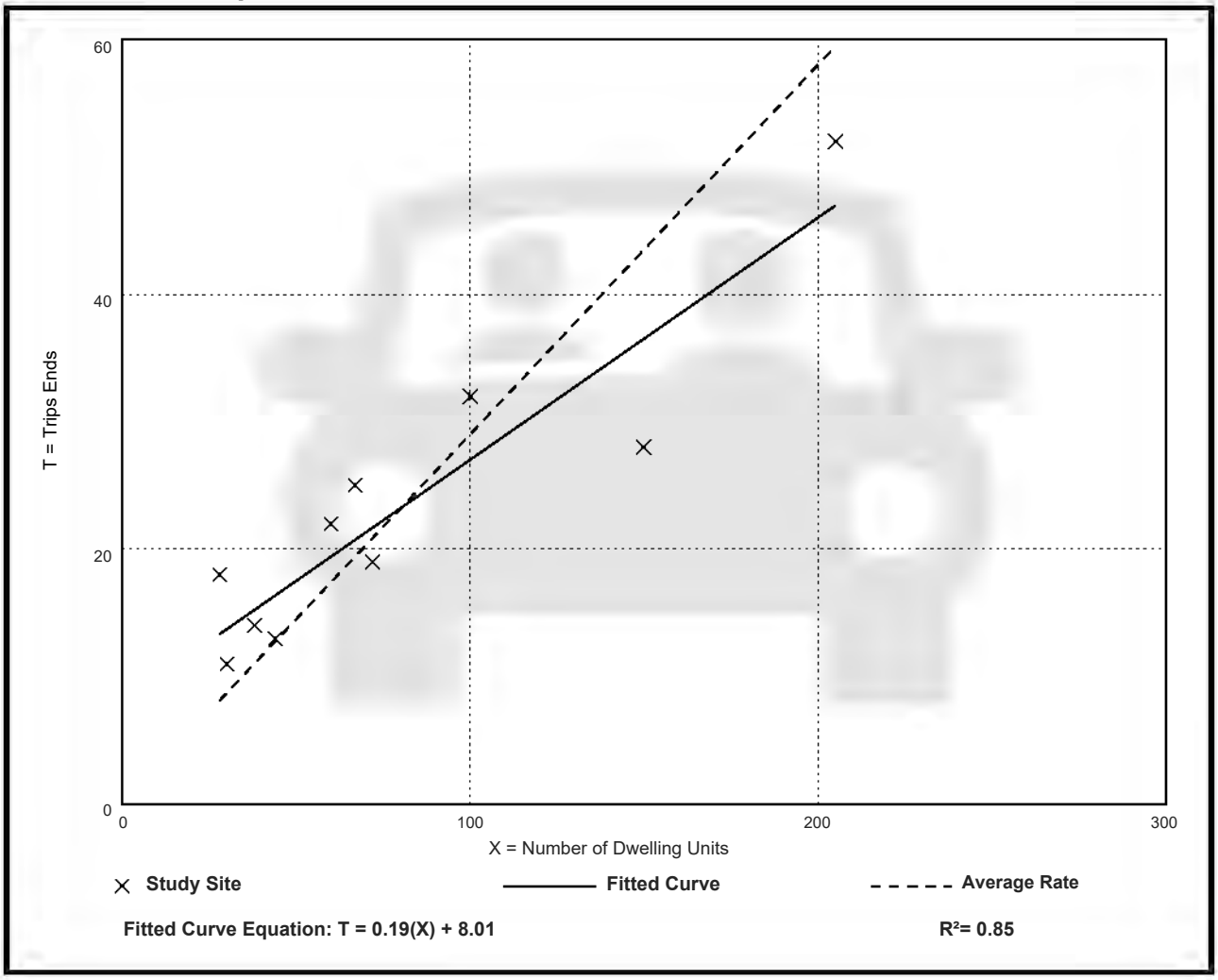
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 79
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.29	0.19 - 0.64	0.10

Data Plot and Equation



Senior Adult Housing - Multifamily
(252)

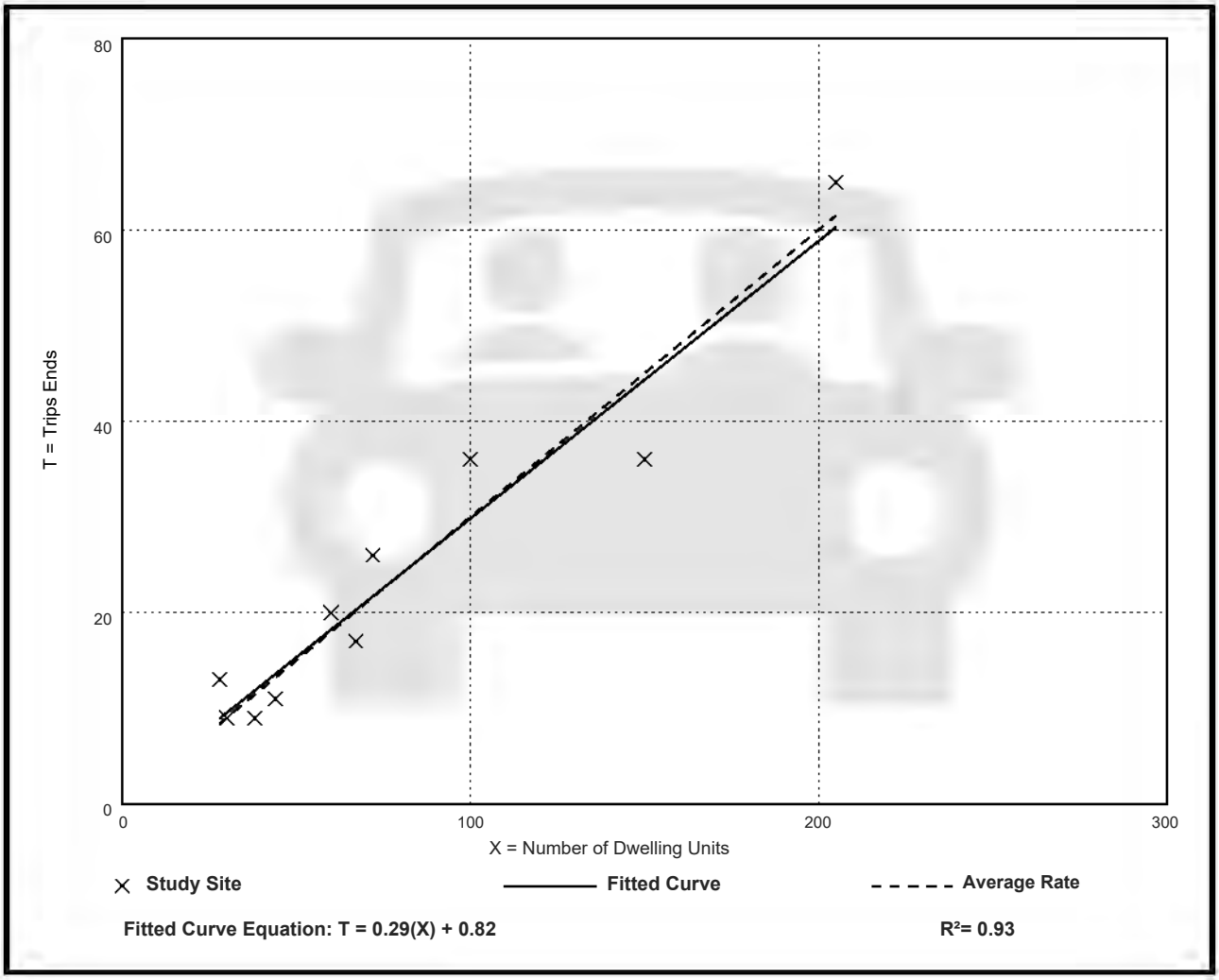
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 79
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.24 - 0.46	0.06

Data Plot and Equation



Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

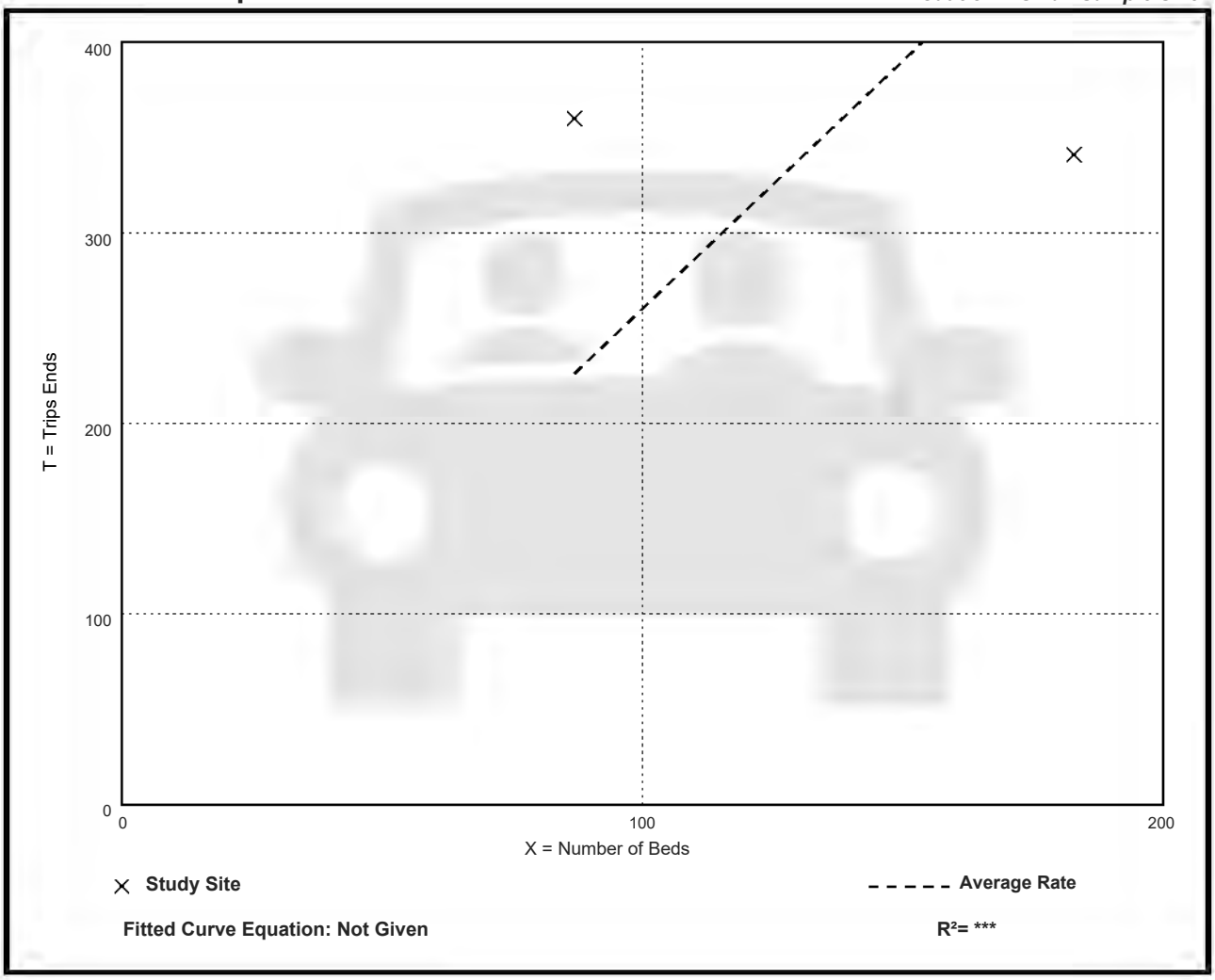
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



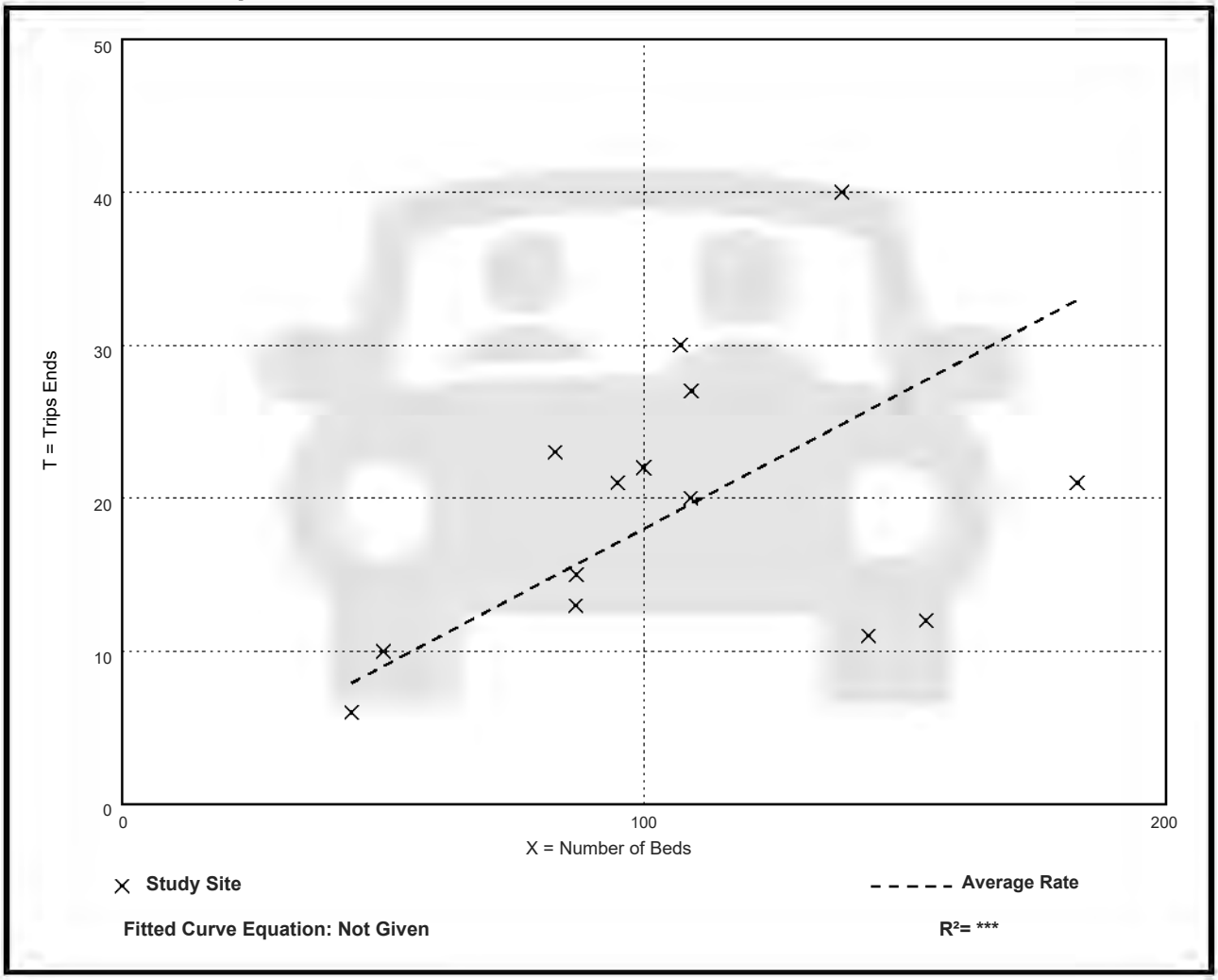
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



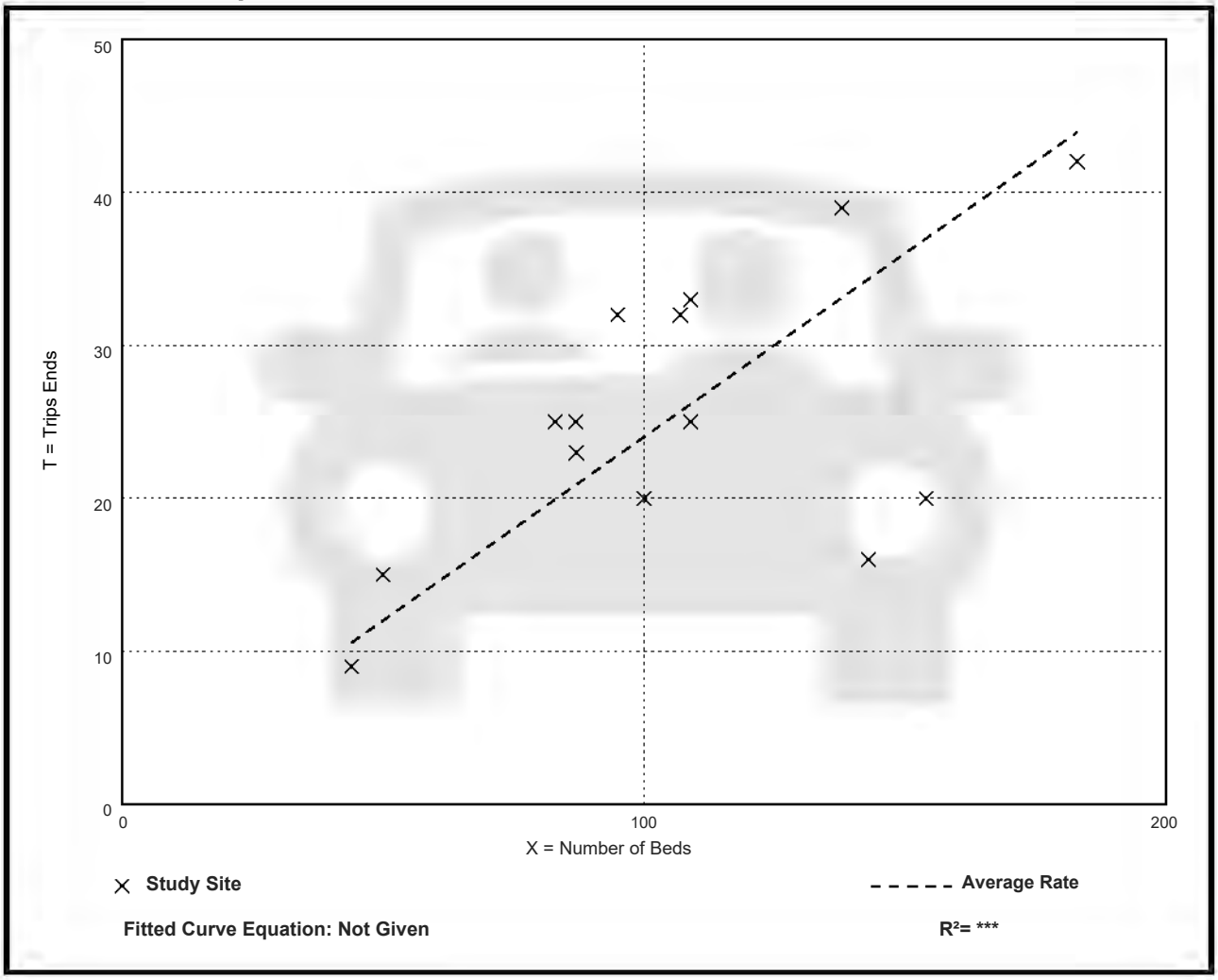
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



Assisted Living
(254)

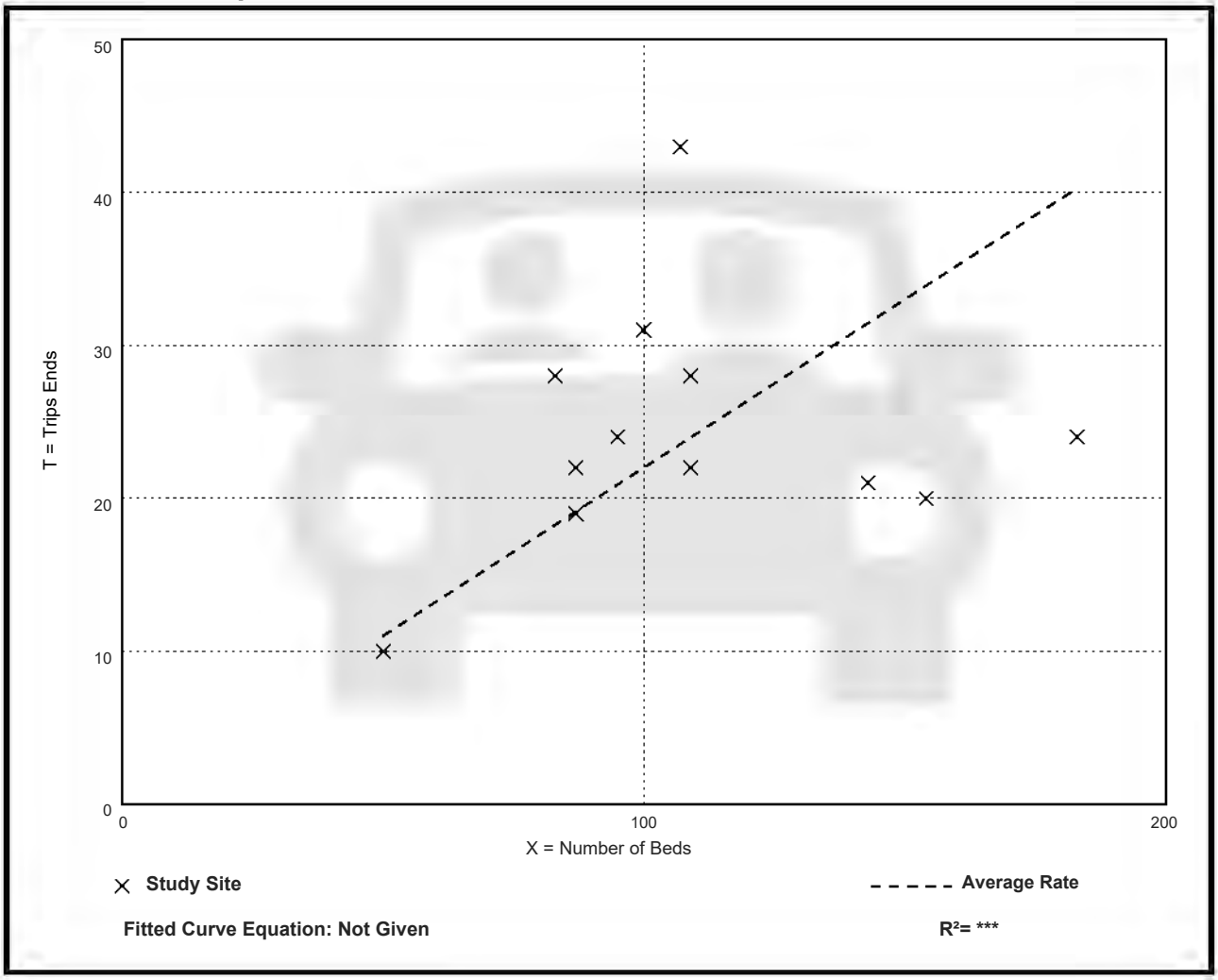
Vehicle Trip Ends vs: Beds
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Beds: 109
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.13 - 0.40	0.09

Data Plot and Equation



Assisted Living
(254)

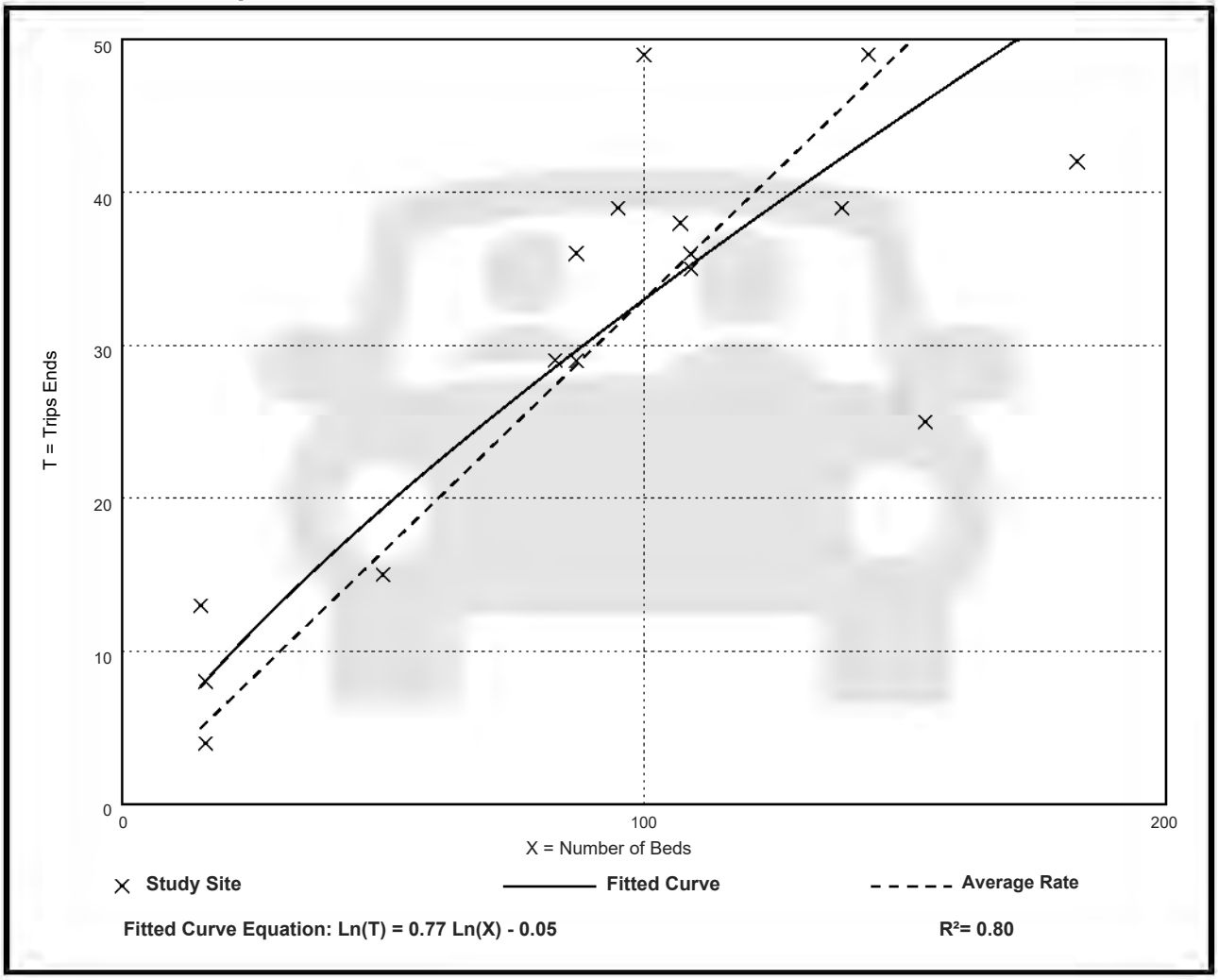
Vehicle Trip Ends vs: Beds
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. Num. of Beds: 93
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.33	0.16 - 0.87	0.10

Data Plot and Equation



Assisted Living
(254)

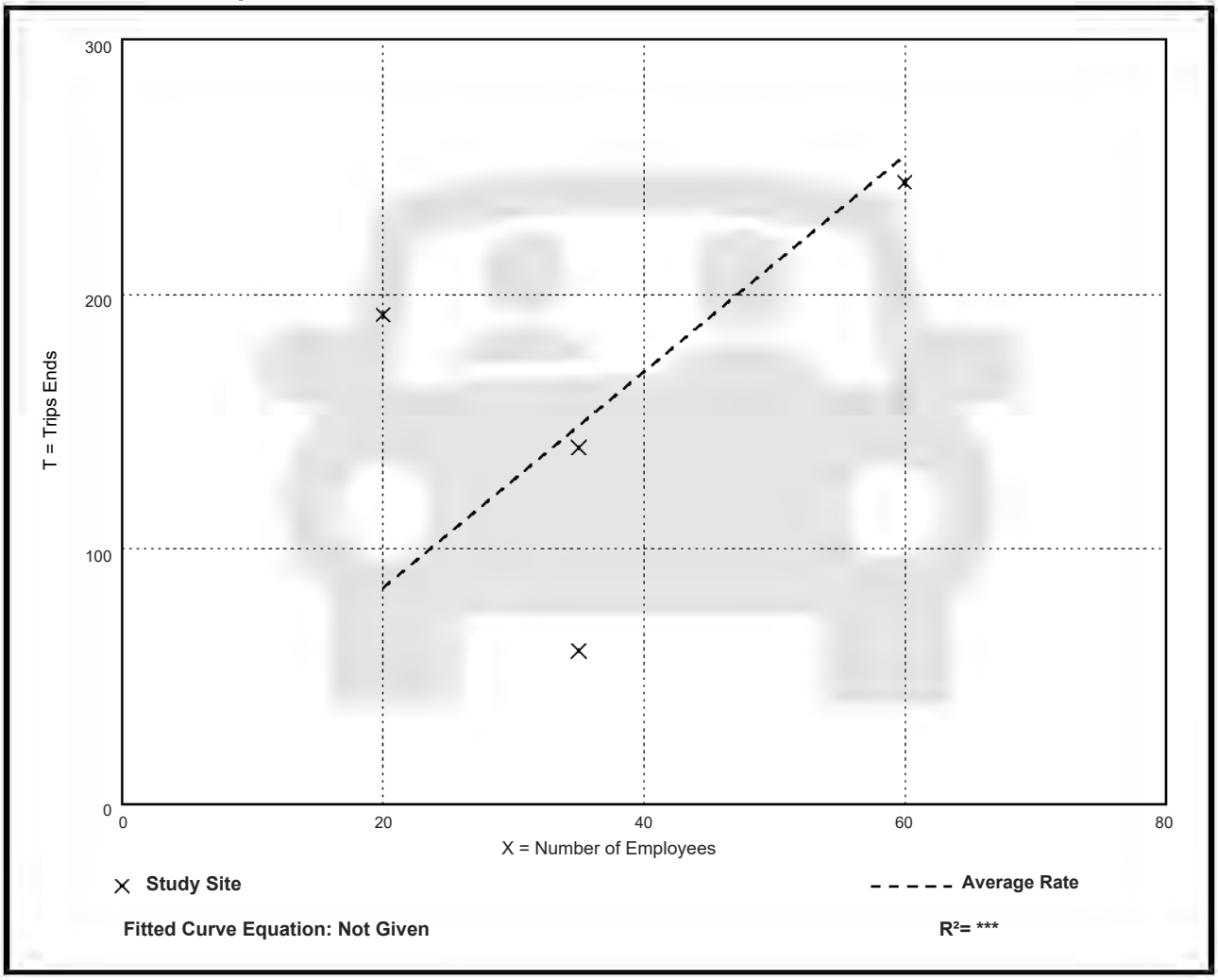
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 38
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.24	1.71 - 9.60	2.67

Data Plot and Equation



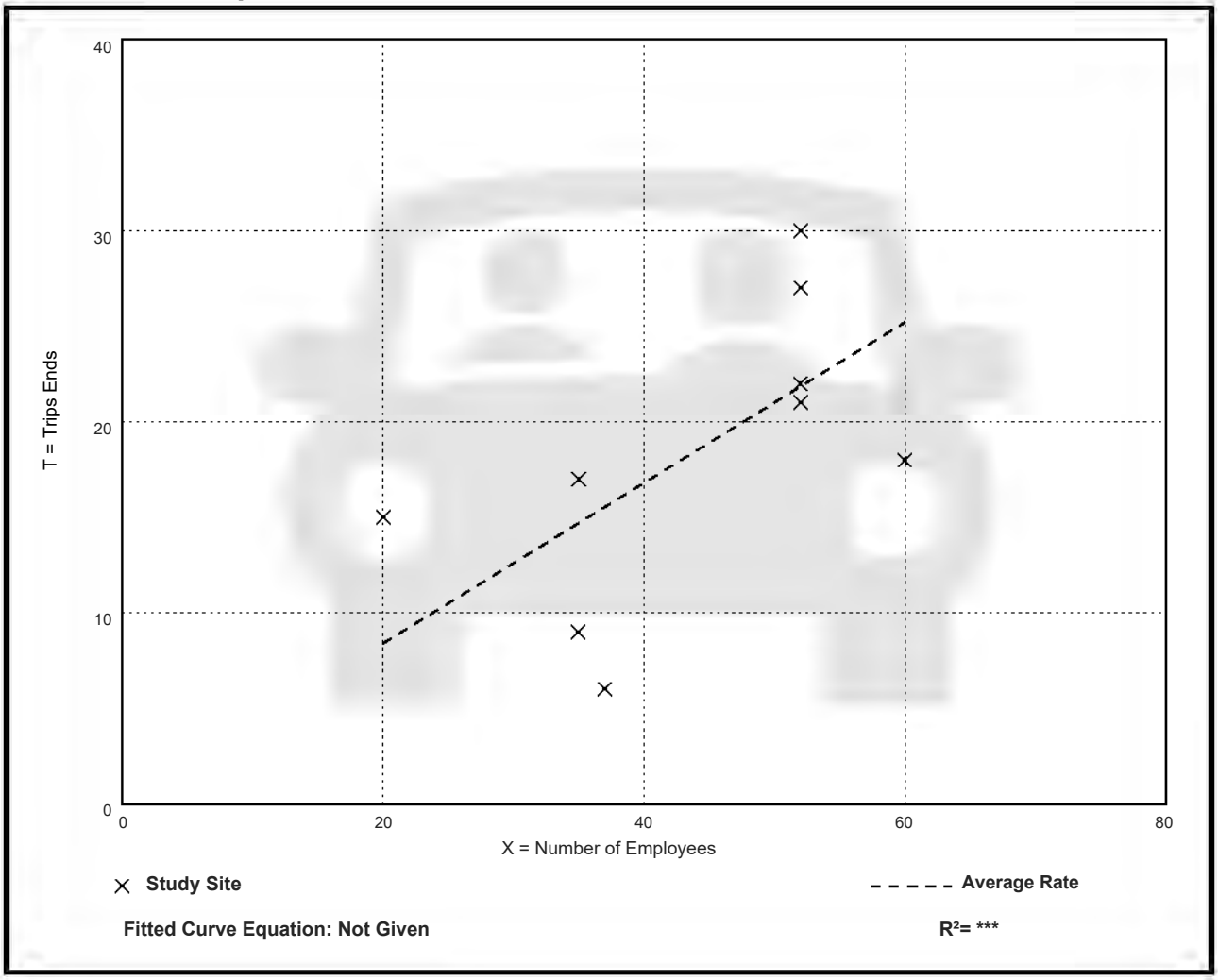
Assisted Living
(254)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 44
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.42	0.16 - 0.75	0.15

Data Plot and Equation



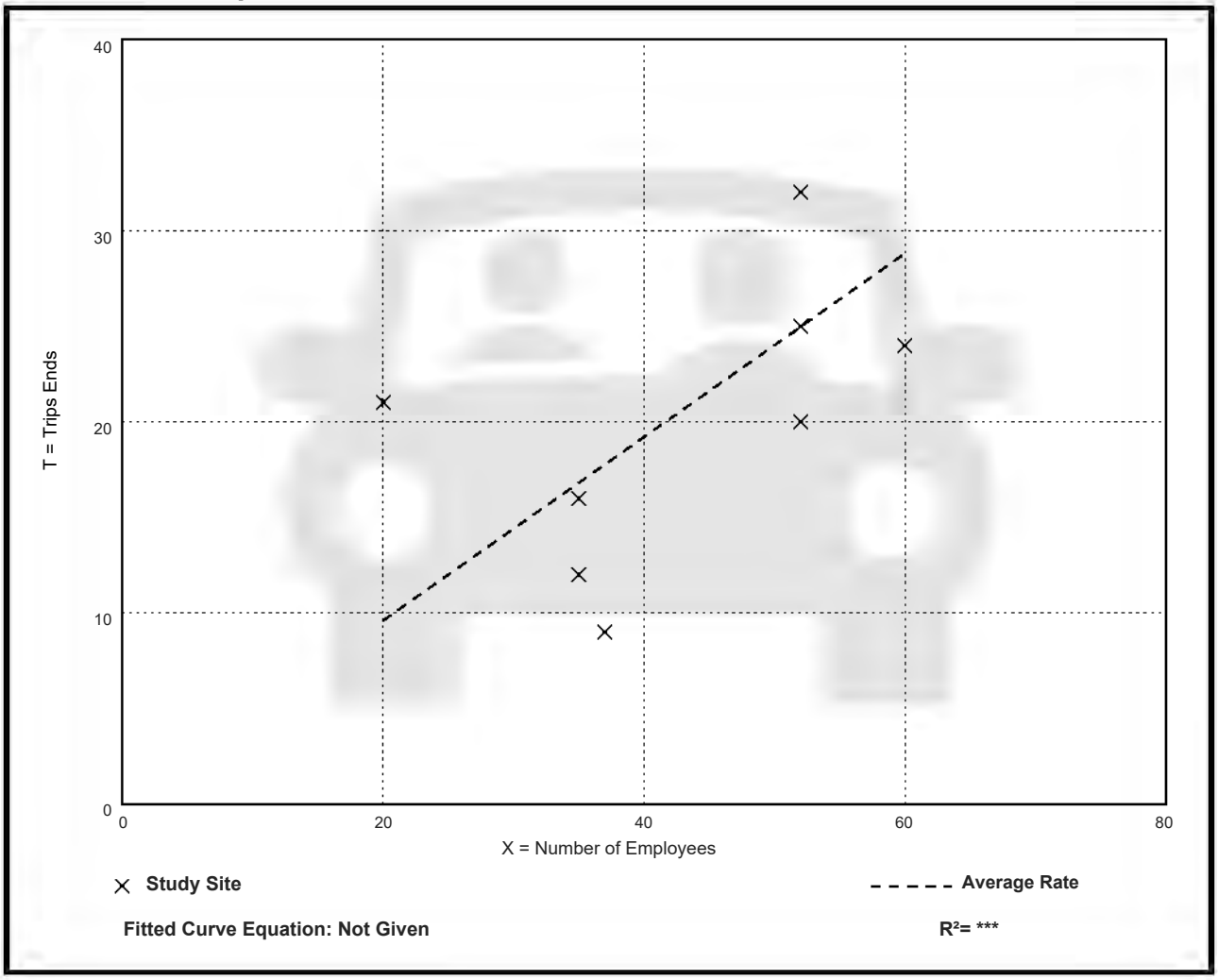
Assisted Living
(254)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 44
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.48	0.24 - 1.05	0.18

Data Plot and Equation



Assisted Living
(254)

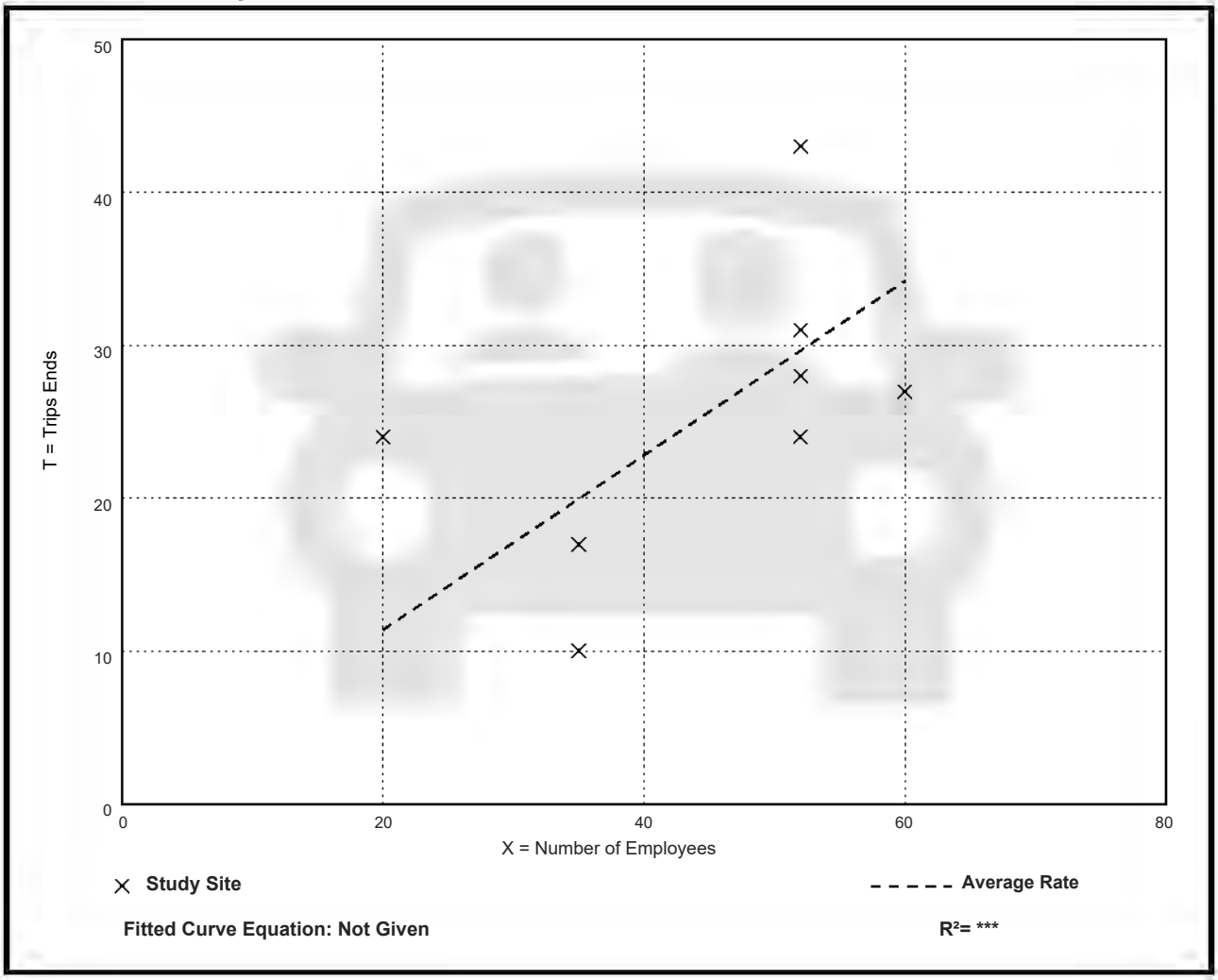
Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Employees: 45
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.57	0.29 - 1.20	0.23

Data Plot and Equation



Assisted Living
(254)

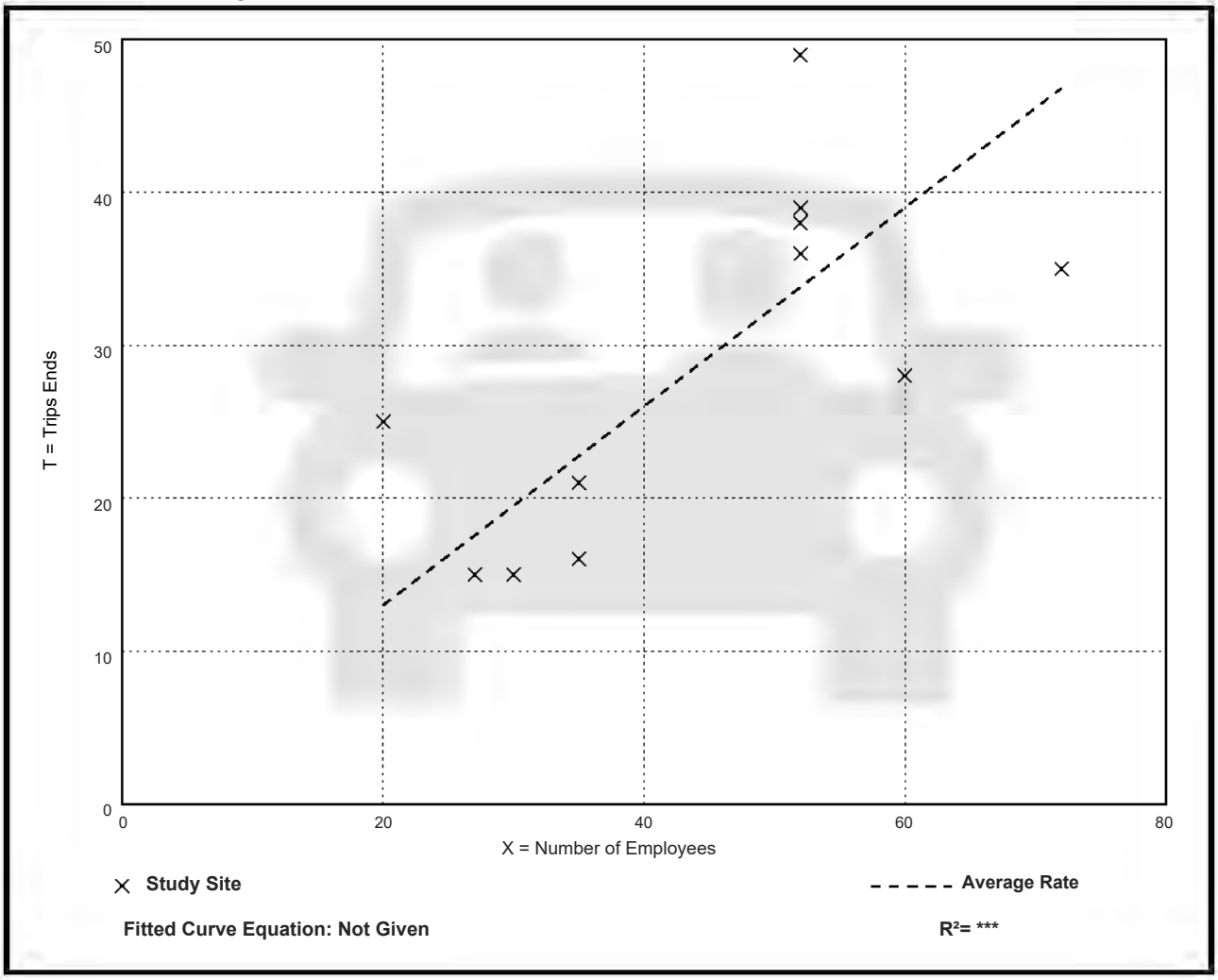
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Employees: 44
Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.65	0.46 - 1.25	0.21

Data Plot and Equation



ATTACHMENT B

PARKING GENERATION MANUAL
LAND USE CODE DETAILS

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
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Land Use: 252 Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data.

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Number

431

Senior Adult Housing - Attached
(252)

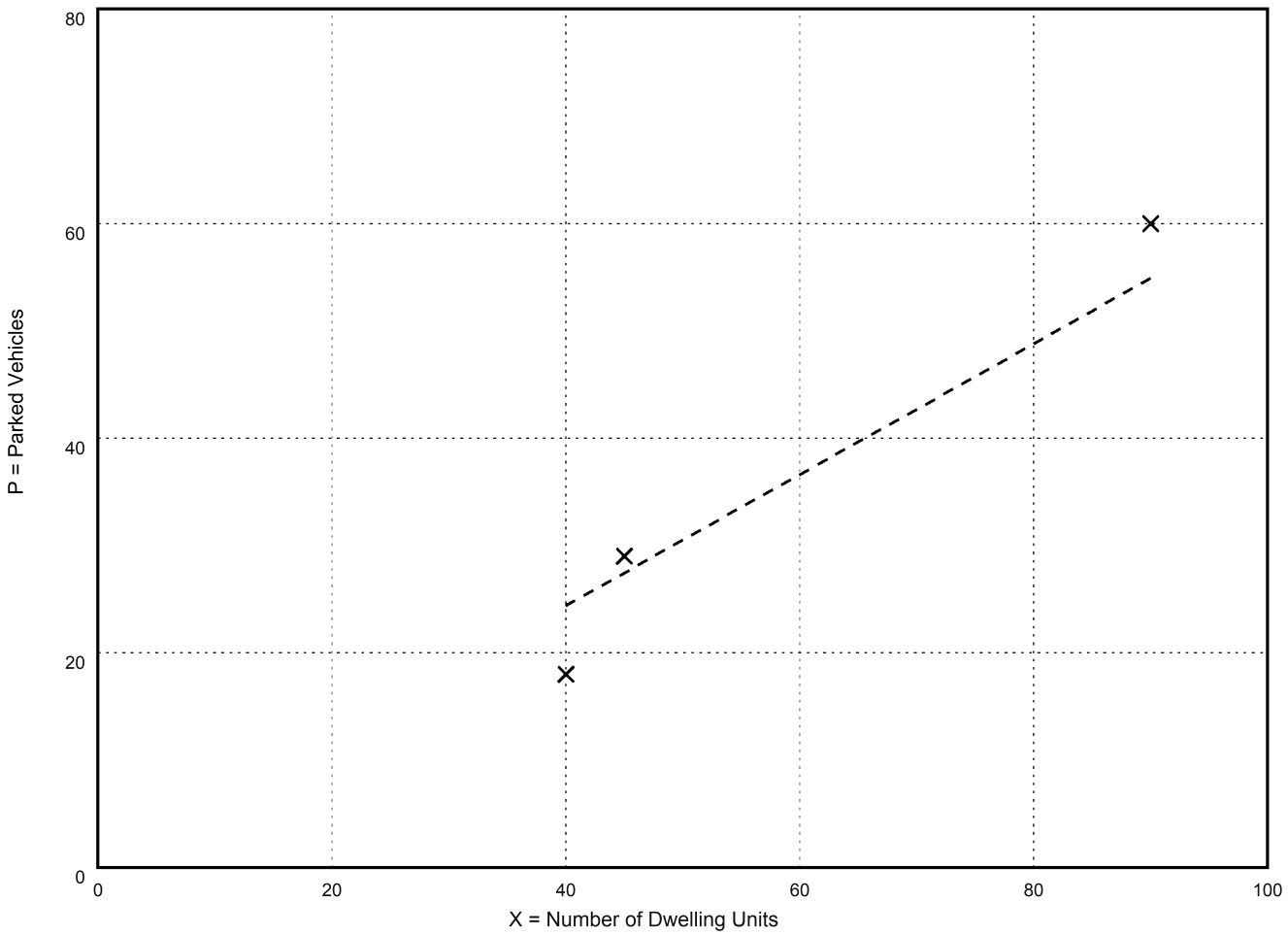
Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.
Number of Studies: 3
Avg. Num. of Dwelling Units: 58

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Senior Adult Housing - Attached
(252)

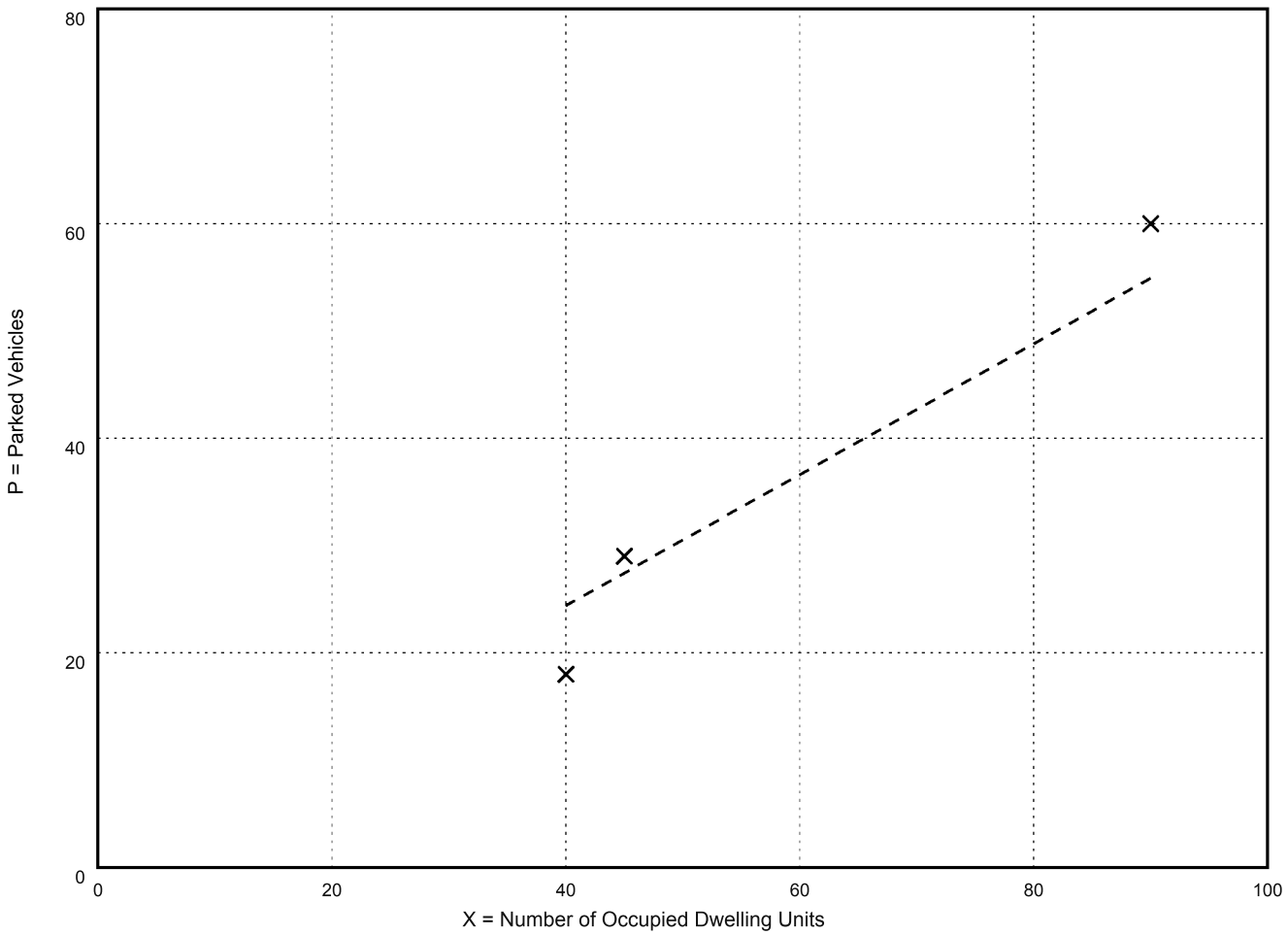
Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.
Number of Studies: 3
Avg. Num. of Occupied Dwelling Units: 58

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: *

R^2= *

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/ suburban setting.

	Percent of Peak Parking Demand		
Hour Beginning	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	52	–	–
8:00 a.m.	62	–	–
9:00 a.m.	78	–	–
10:00 a.m.	82	–	–
11:00 a.m.	93	97	89
12:00 p.m.	96	100	90
1:00 p.m.	100	95	100
2:00 p.m.	95	78	96
3:00 p.m.	85	68	86
4:00 p.m.	75	70	90
5:00 p.m.	68	63	80
6:00 p.m.	61	56	65
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 30 study sites in a general urban/suburban setting and not located within ½ mile of rail transit is 0.5 spaces per dwelling unit. For two study sites in a general urban/suburban setting and located within ½ mile of rail transit, the average parking supply ratio is 0.4 spaces per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Illinois, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, Virginia, and Washington.

Future parking demand studies should record the building size and the numbers of dwelling units, occupied dwelling units, beds, and employees.

Source Numbers

42, 59, 121, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539

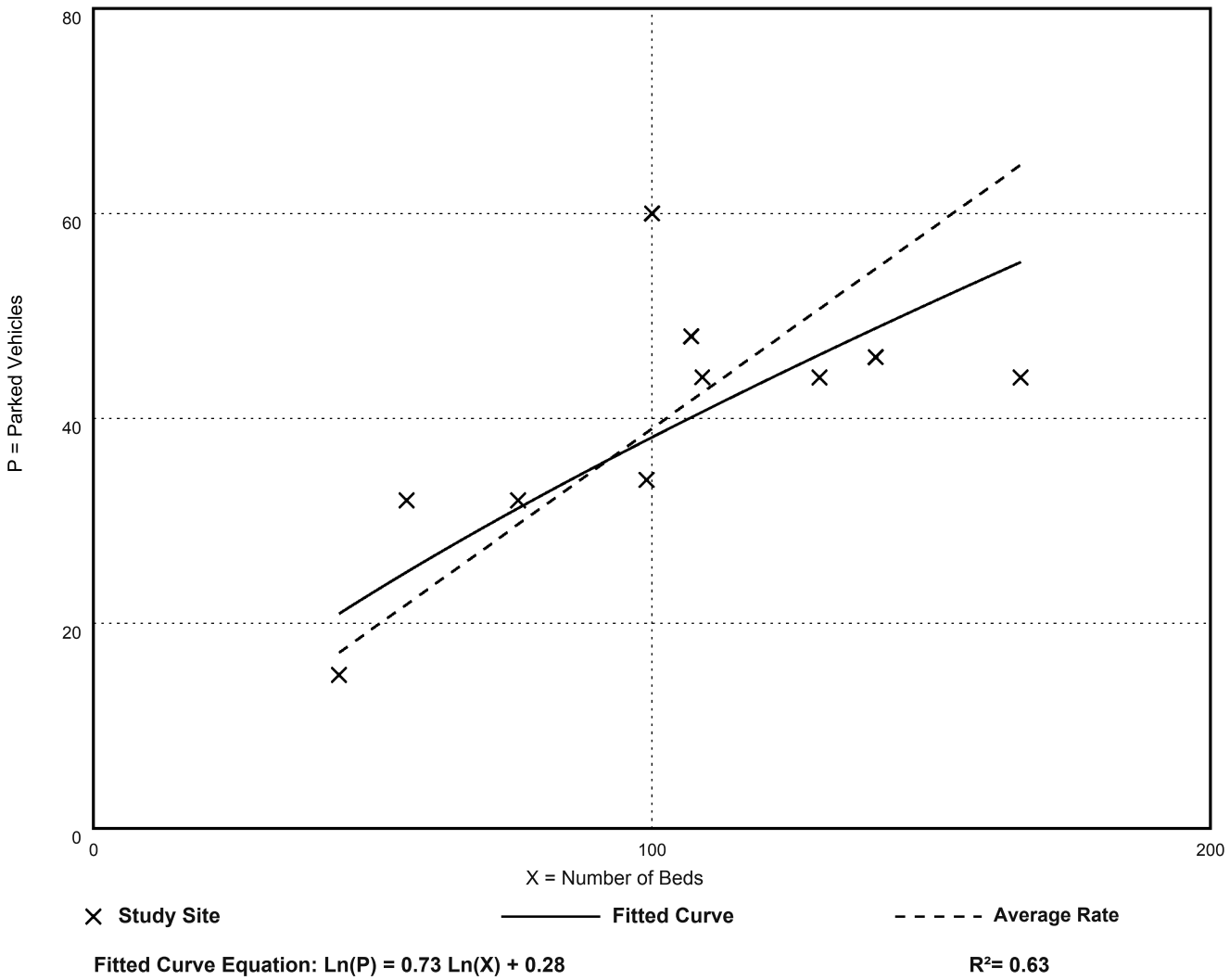
Assisted Living
(254)

Peak Period Parking Demand vs: Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.73 Ln(X) + 0.28

R^2= 0.63

Assisted Living
(254)

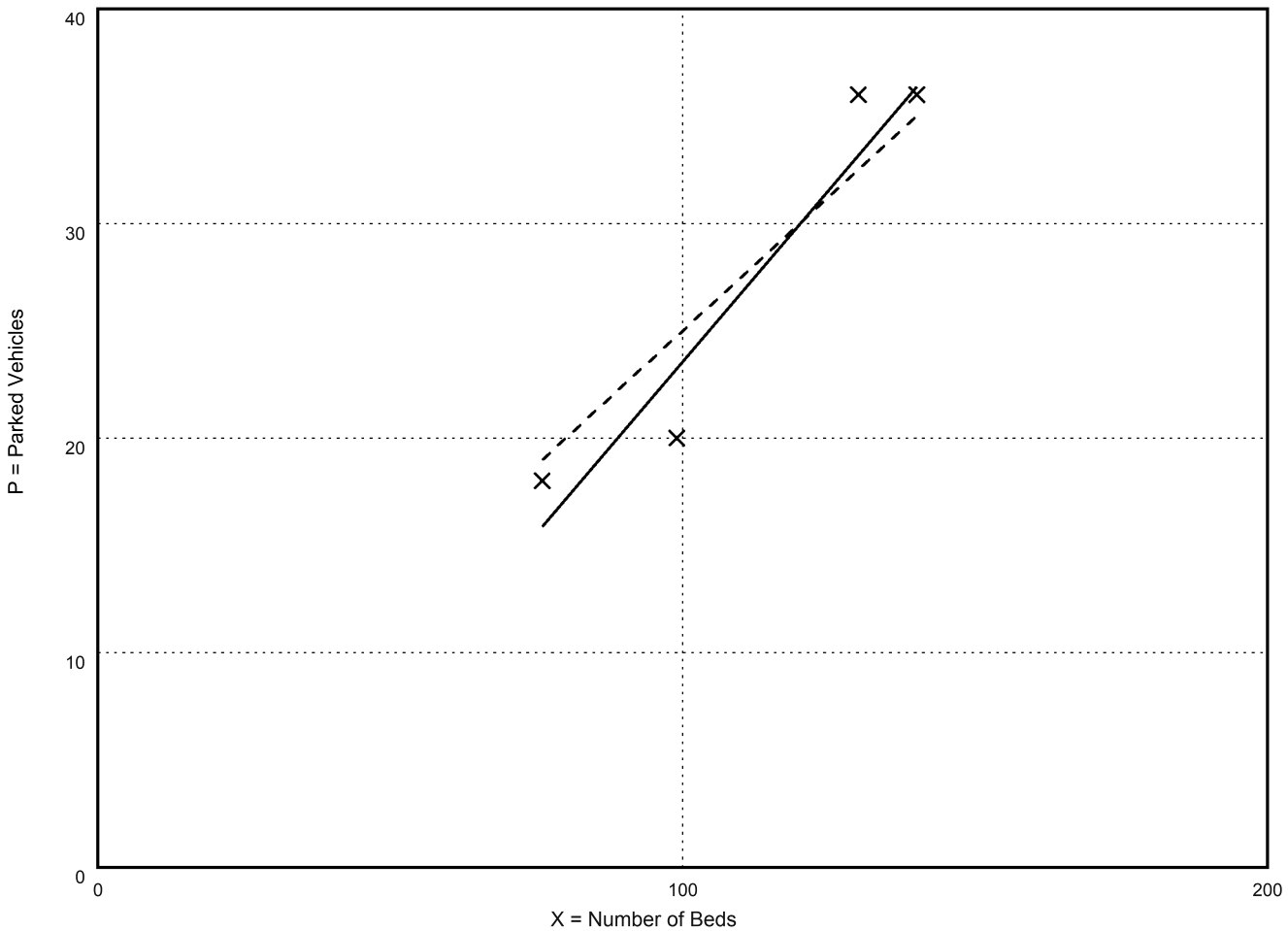
Peak Period Parking Demand vs: Beds
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 4
Avg. Num. of Beds: 111

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.20 - 0.28	0.22 / 0.28	***	0.03 (12%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.32(X) - 8.44

R^2= 0.92

Assisted Living
(254)

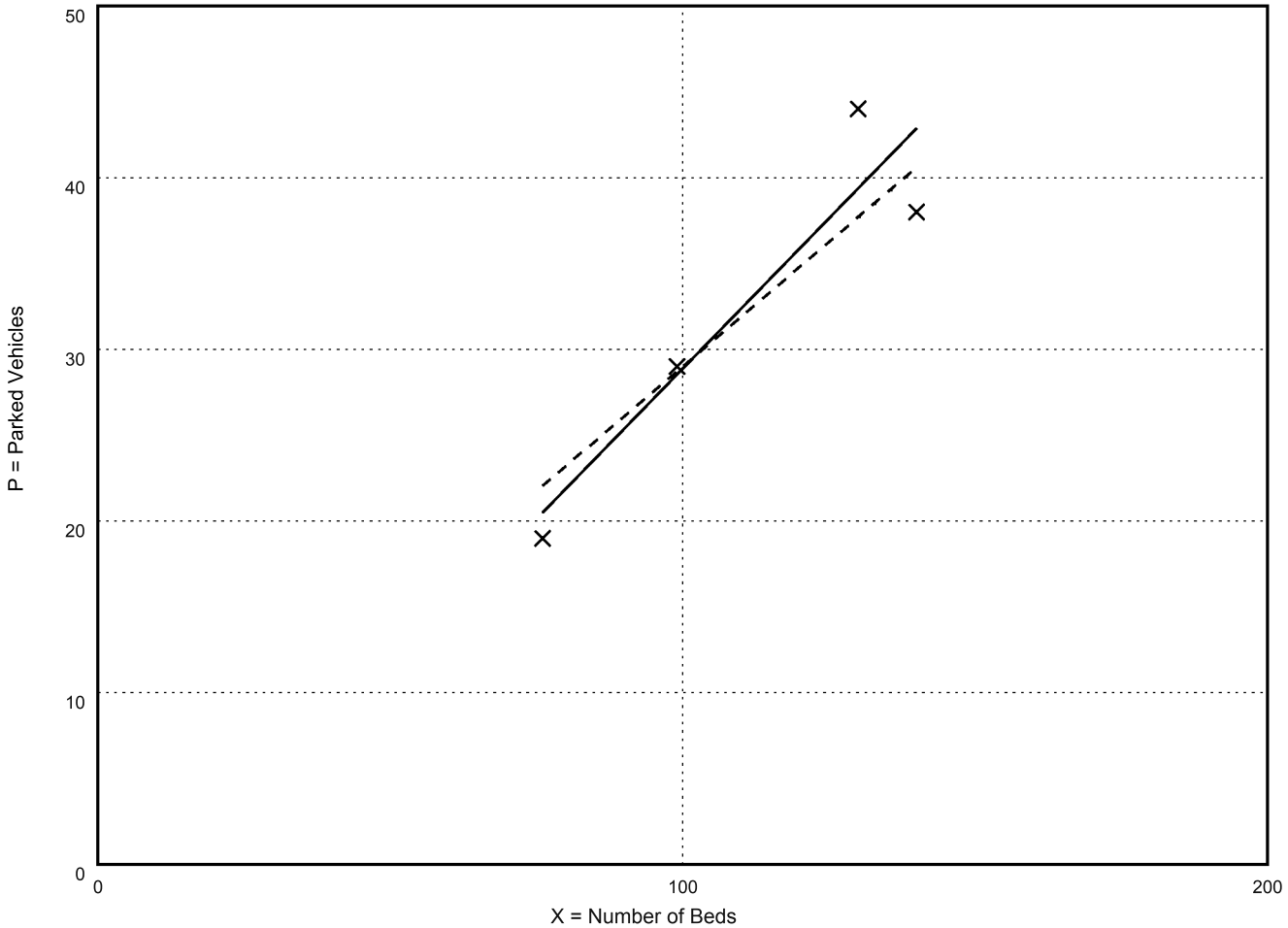
Peak Period Parking Demand vs: Beds
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 4
Avg. Num. of Beds: 111

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.29	0.25 - 0.34	0.26 / 0.34	***	0.04 (14%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.35(X) - 6.12

R^2= 0.87

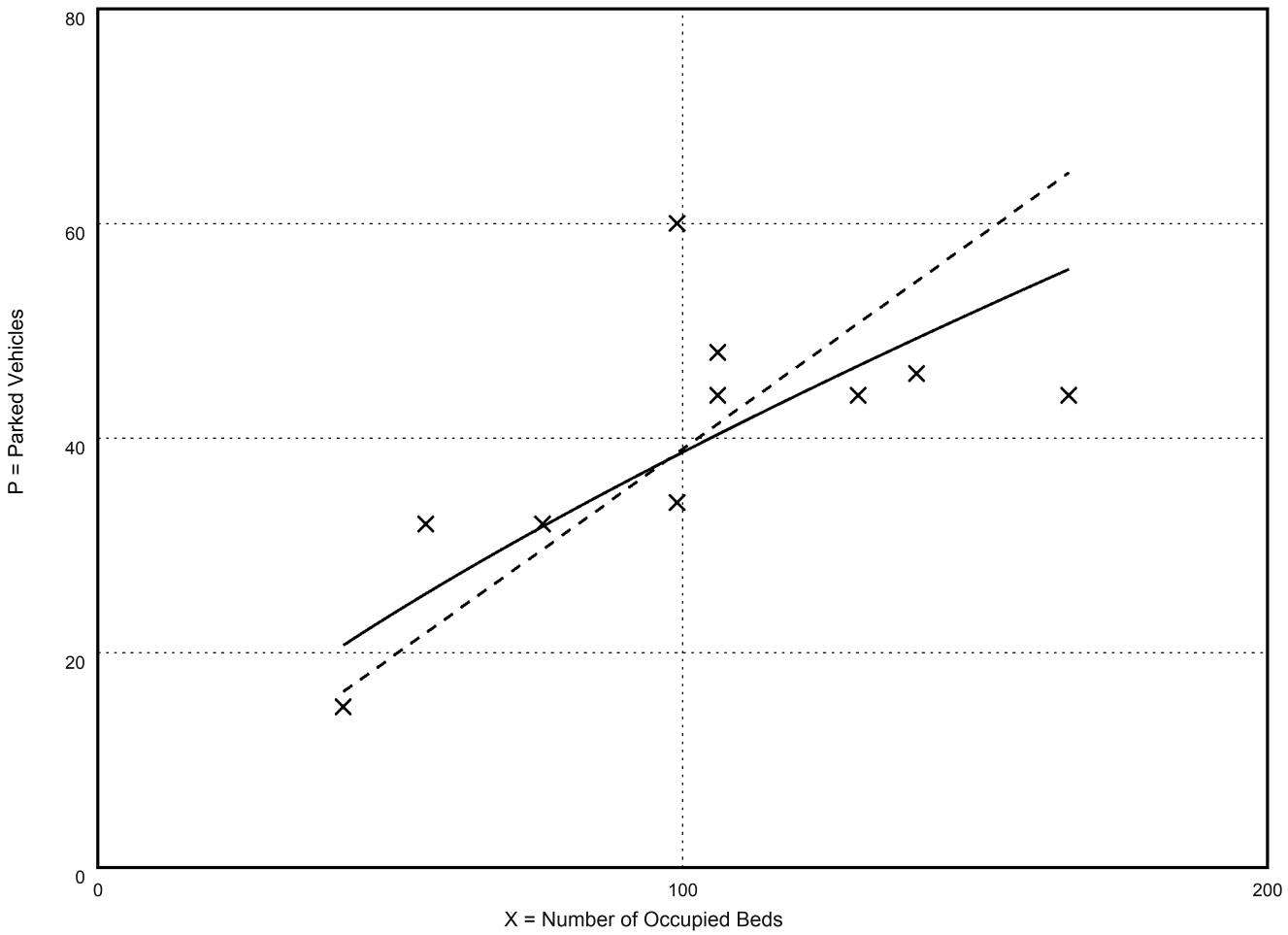
Assisted Living
(254)

Peak Period Parking Demand vs: **Occupied Beds**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Occupied Beds: 102

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.61	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 0.34

R^2= 0.64

Assisted Living
(254)

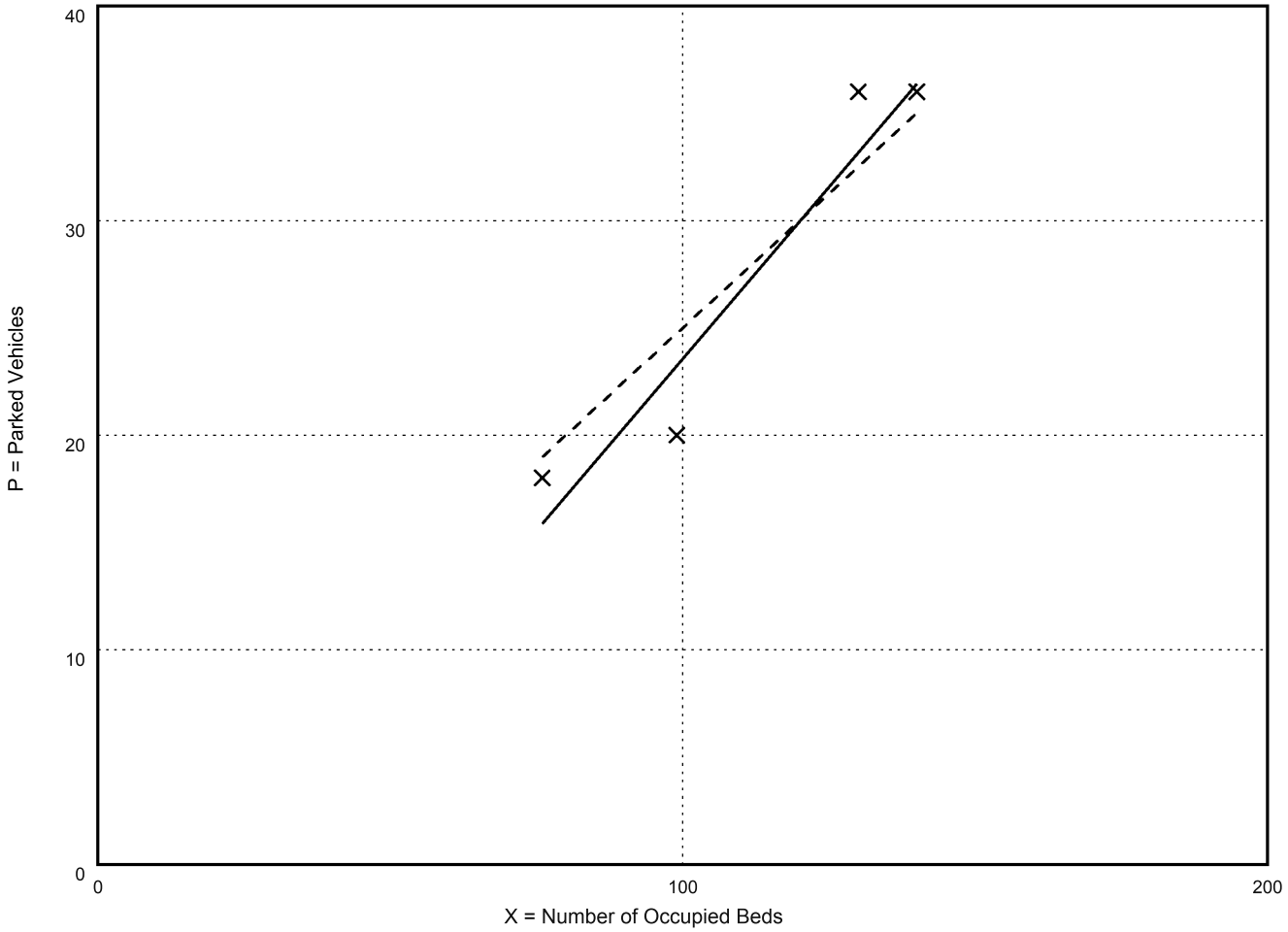
Peak Period Parking Demand vs: Occupied Beds
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 4
Avg. Num. of Occupied Beds: 111

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.20 - 0.28	0.22 / 0.28	***	0.03 (12%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.32(X) - 8.44

R^2= 0.92

Assisted Living
(254)

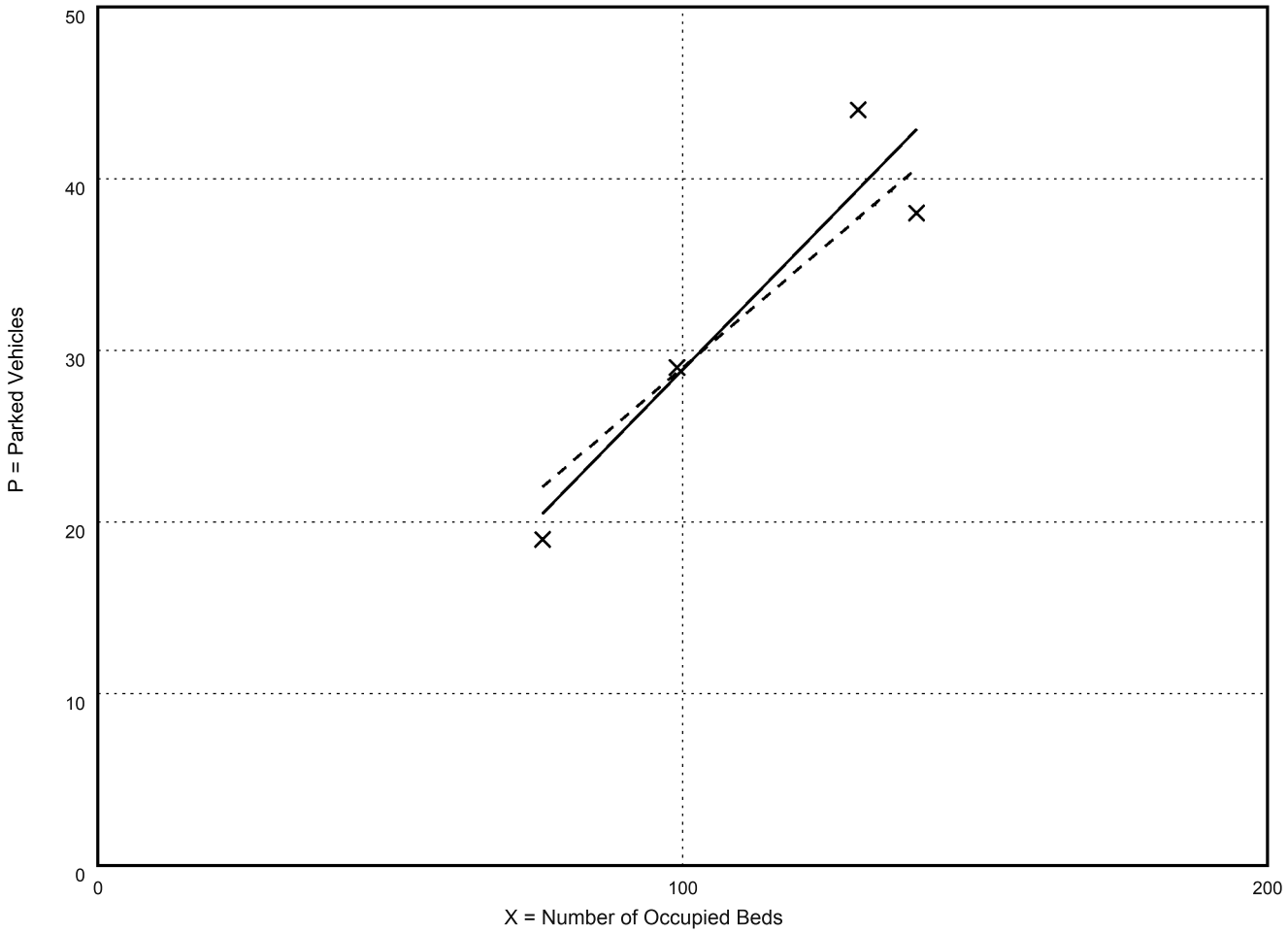
Peak Period Parking Demand vs: **Occupied Beds**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 4
Avg. Num. of Occupied Beds: 111

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.29	0.25 - 0.34	0.26 / 0.34	***	0.04 (14%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.35(X) - 6.12

R^2= 0.87

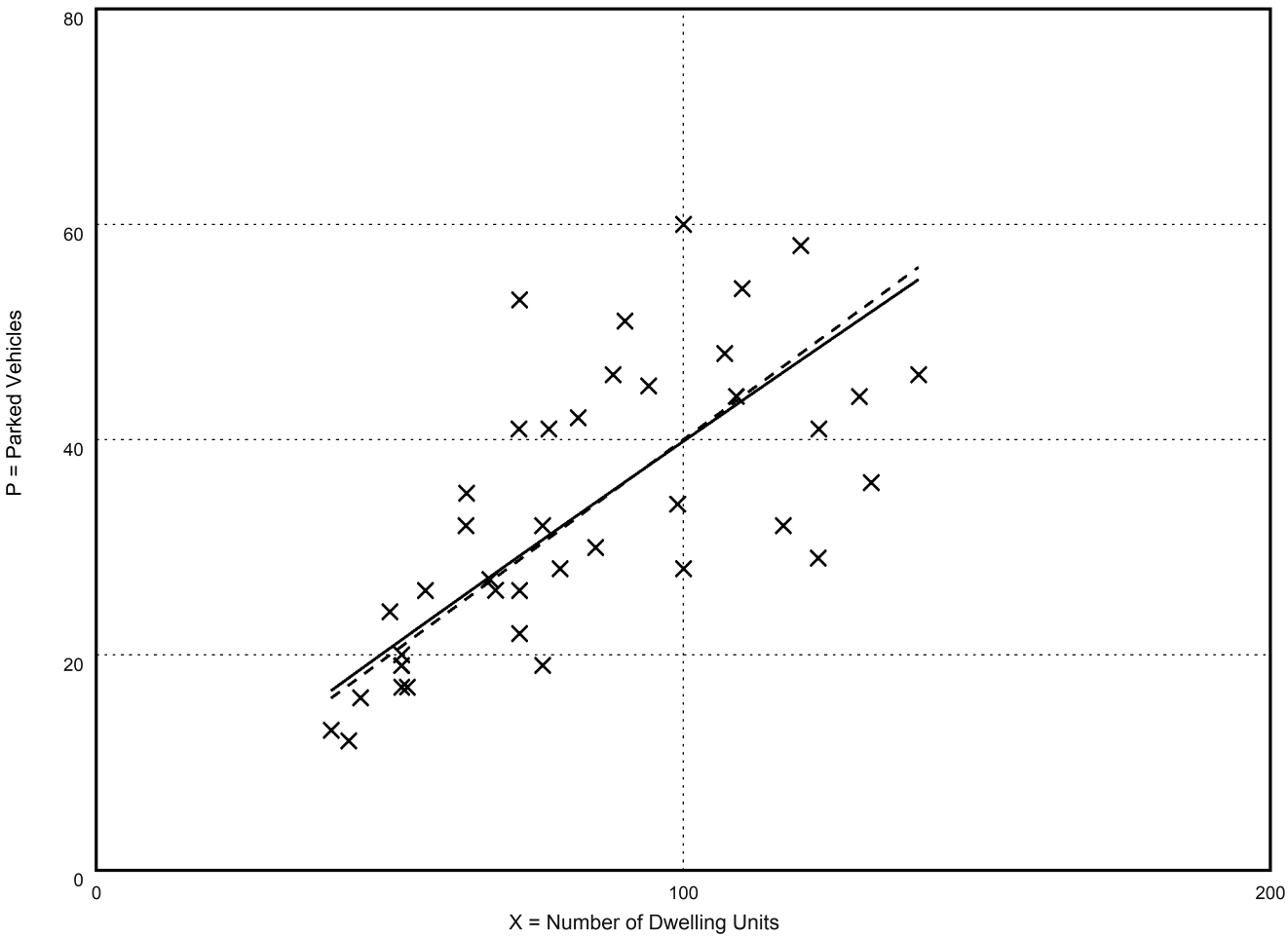
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 39
Avg. Num. of Dwelling Units: 83

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.40	0.24 - 0.74	0.34 / 0.53	0.37 - 0.43	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.95 Ln(X) - 0.69

R^2= 0.59

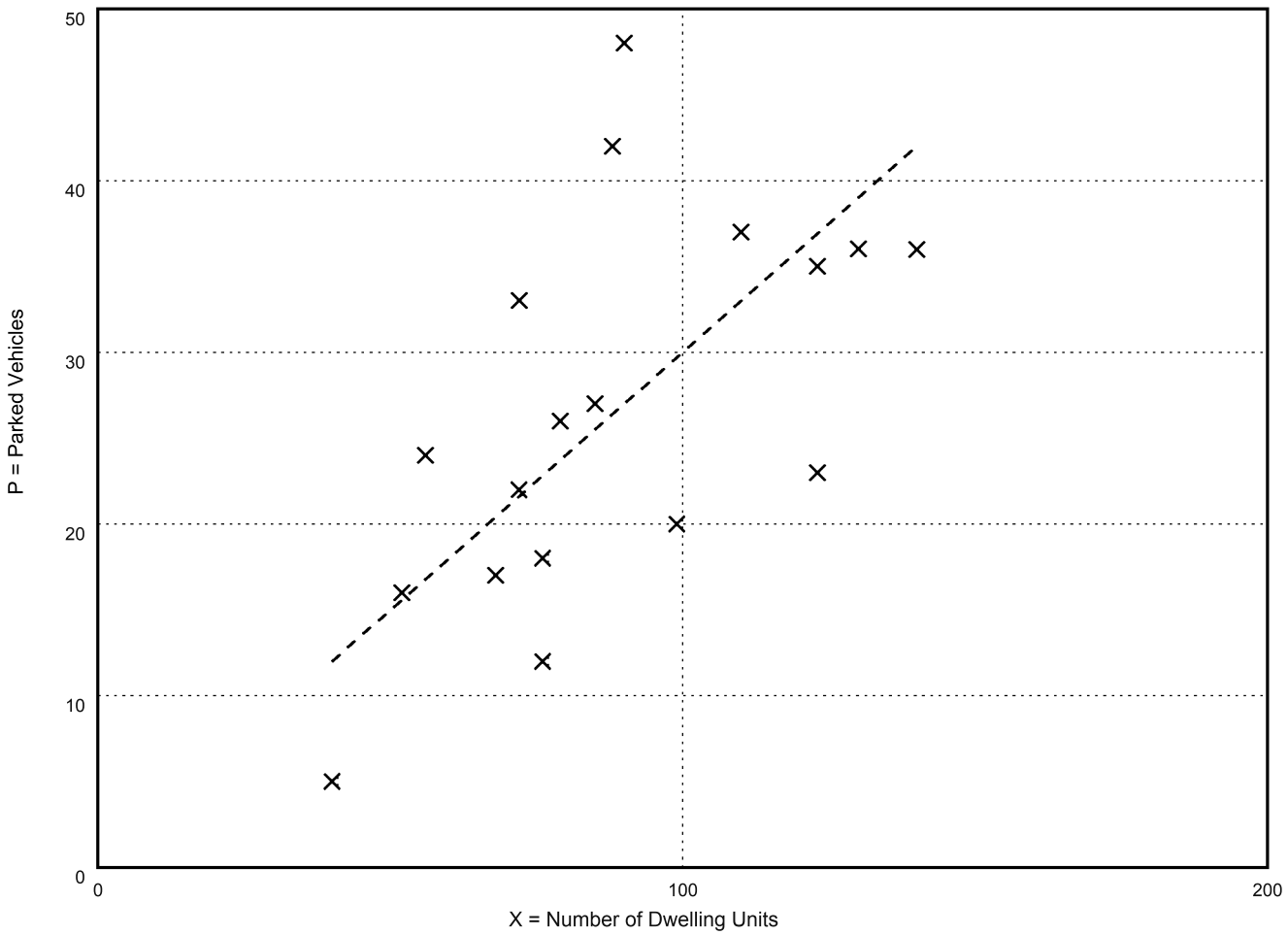
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 18
Avg. Num. of Dwelling Units: 88

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.13 - 0.53	0.25 / 0.46	***	0.11 (37%)

Data Plot and Equation



Fitted Curve Equation: *

R^2= *

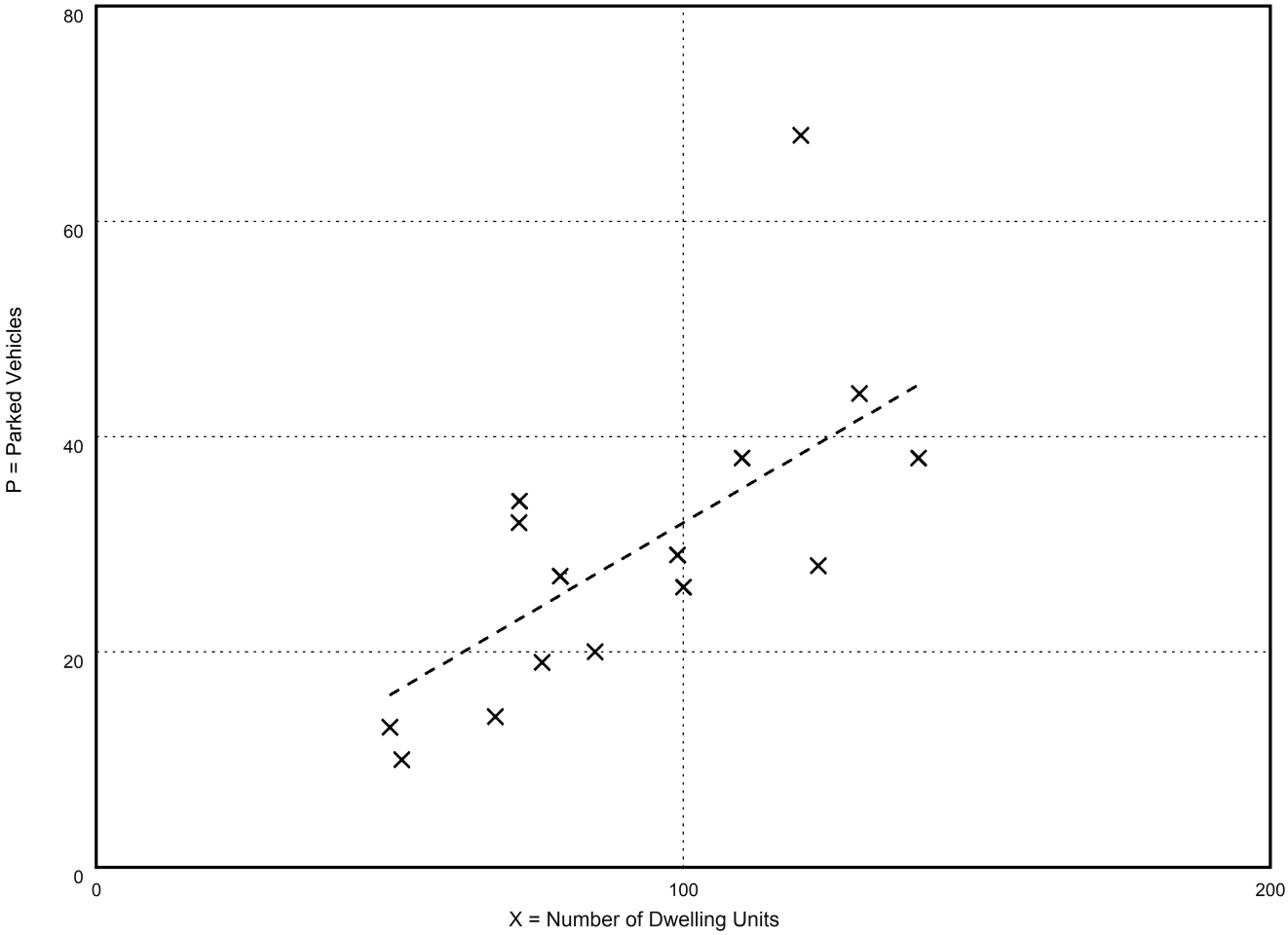
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 15
Avg. Num. of Dwelling Units: 92

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.32	0.19 - 0.57	0.25 / 0.46	***	0.11 (34%)

Data Plot and Equation



Fitted Curve Equation: P = 0.37(X) - 4.28

R^2= 0.50

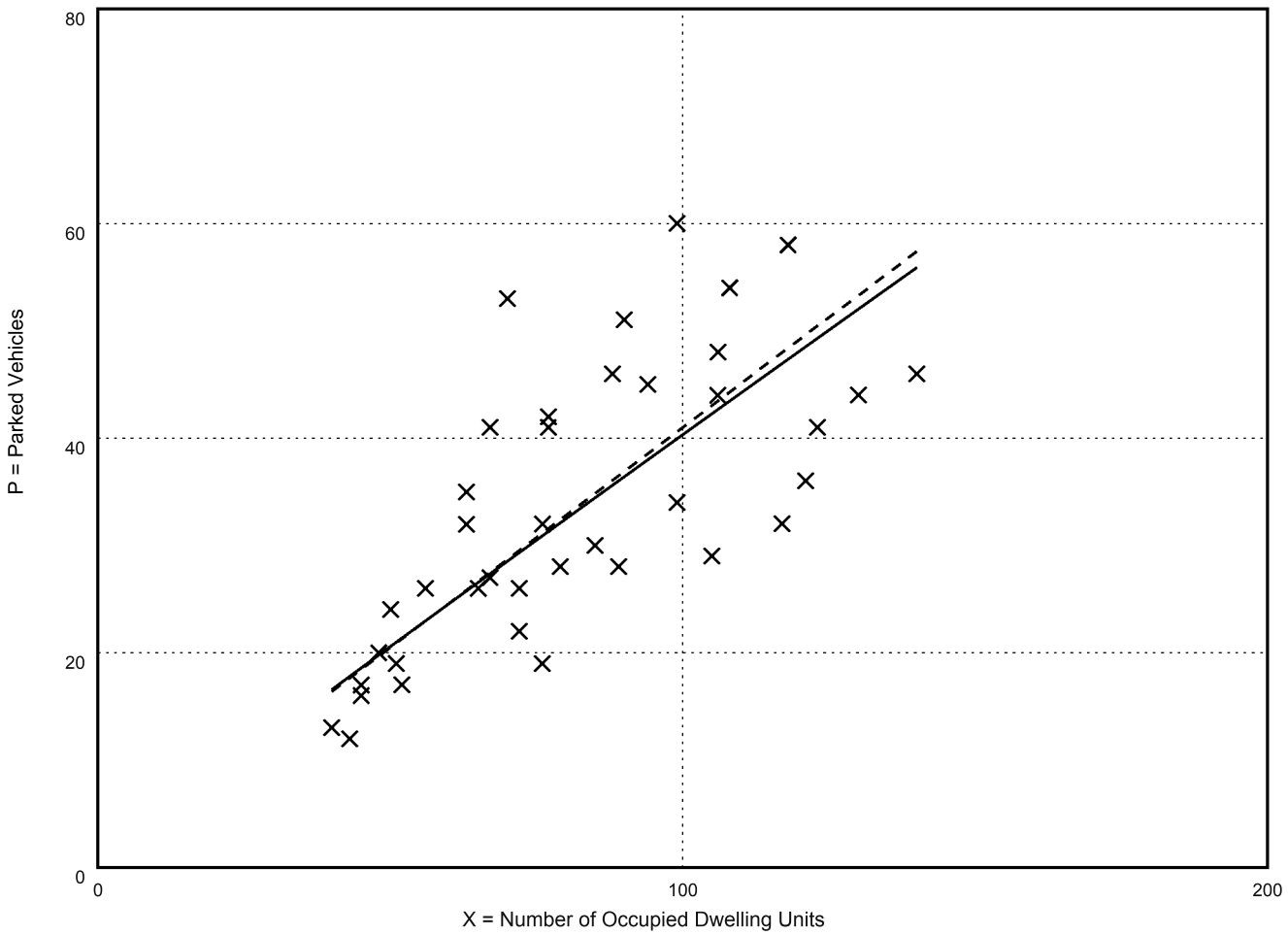
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 39
Avg. Num. of Occupied Dwelling Units: 81

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.41	0.25 - 0.76	0.35 / 0.55	0.38 - 0.44	0.11 (27%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.97 Ln(X) - 0.77

R^2= 0.61

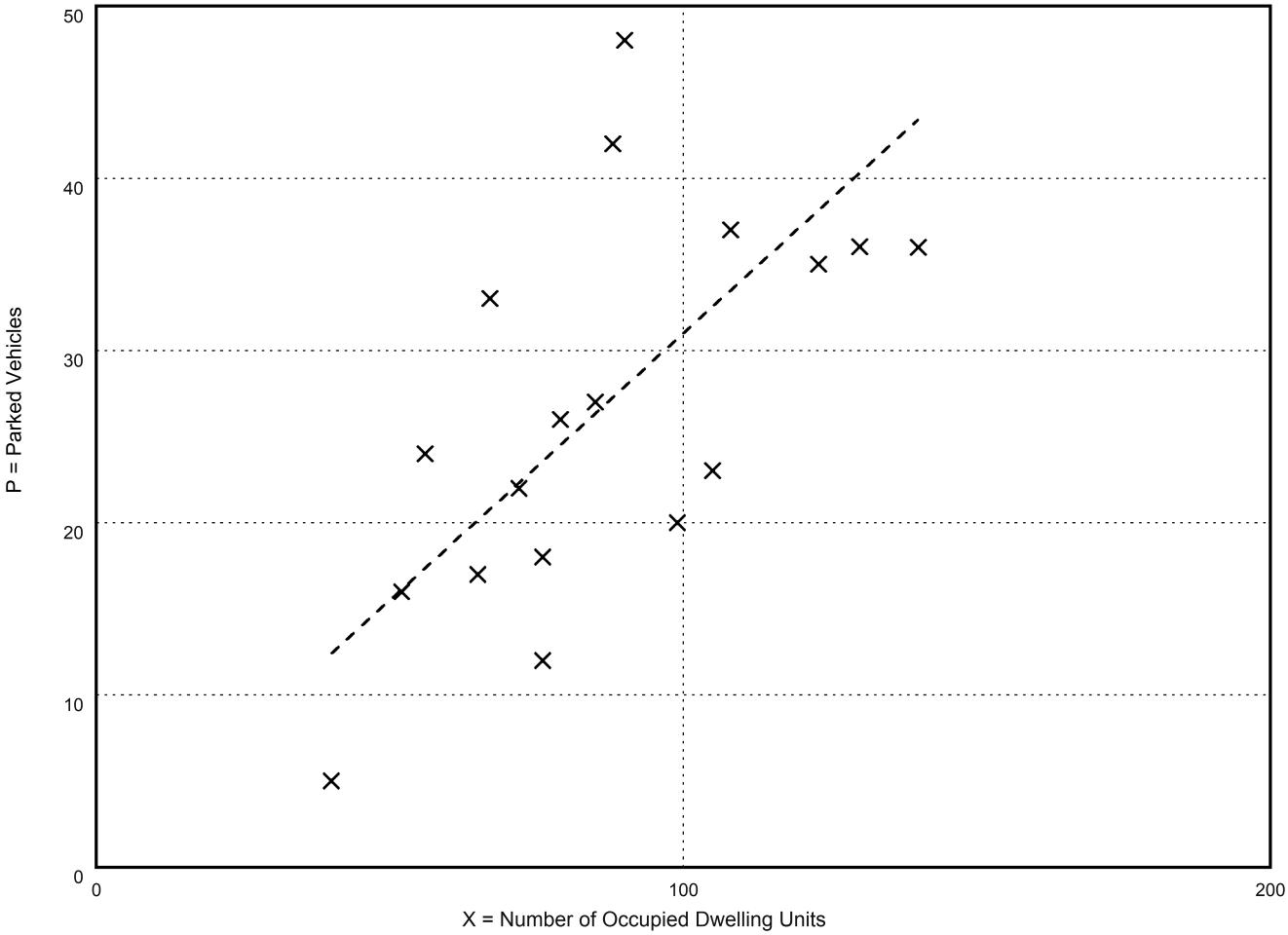
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 18
Avg. Num. of Occupied Dwelling Units: 86

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.31	0.13 - 0.53	0.26 / 0.48	***	0.11 (35%)

Data Plot and Equation



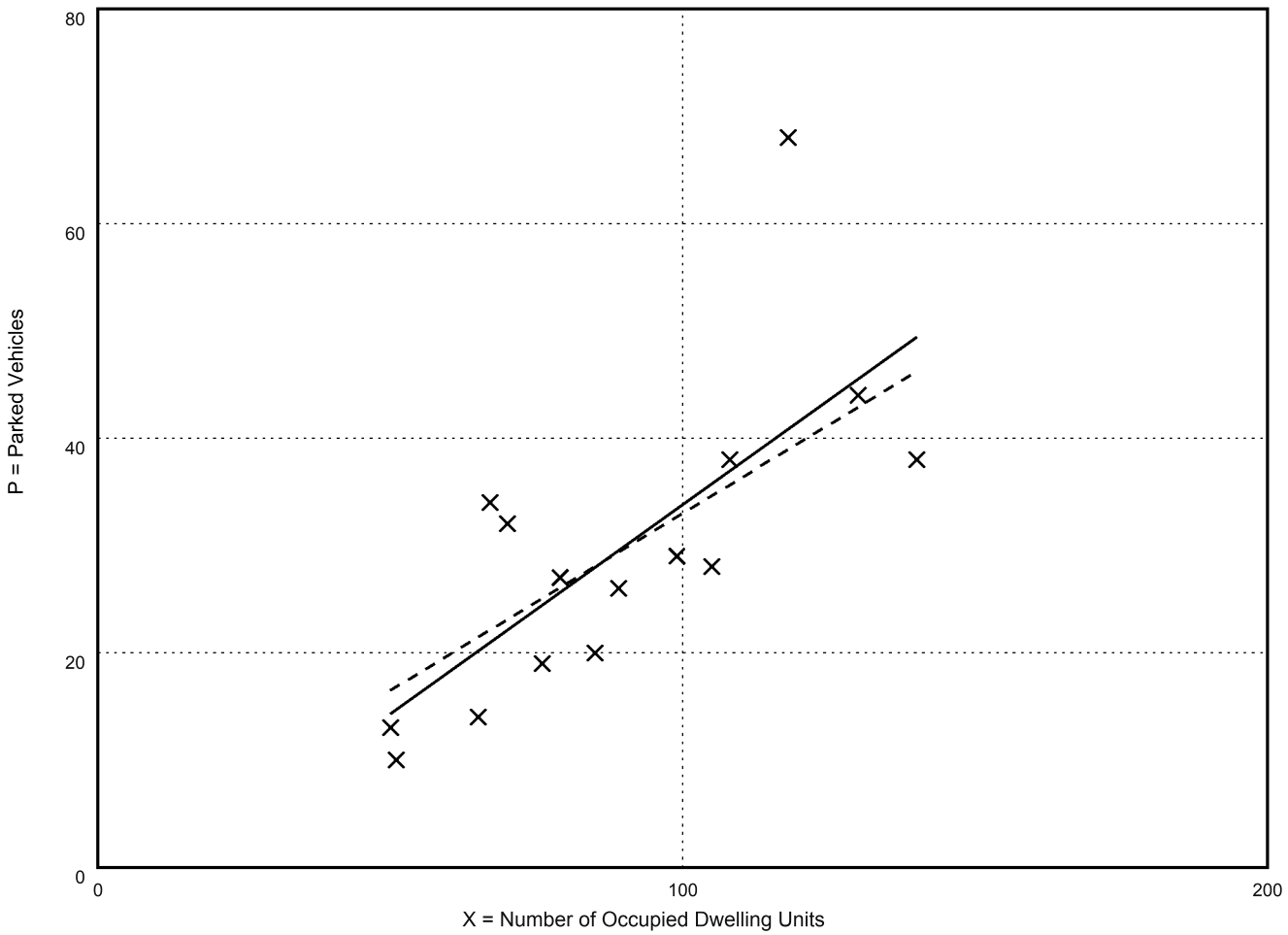
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 15
Avg. Num. of Occupied Dwelling Units: 89

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.33	0.20 - 0.58	0.26 / 0.49	***	0.11 (33%)

Data Plot and Equation



Fitted Curve Equation: P = 0.39(X) - 5.19

R^2= 0.53

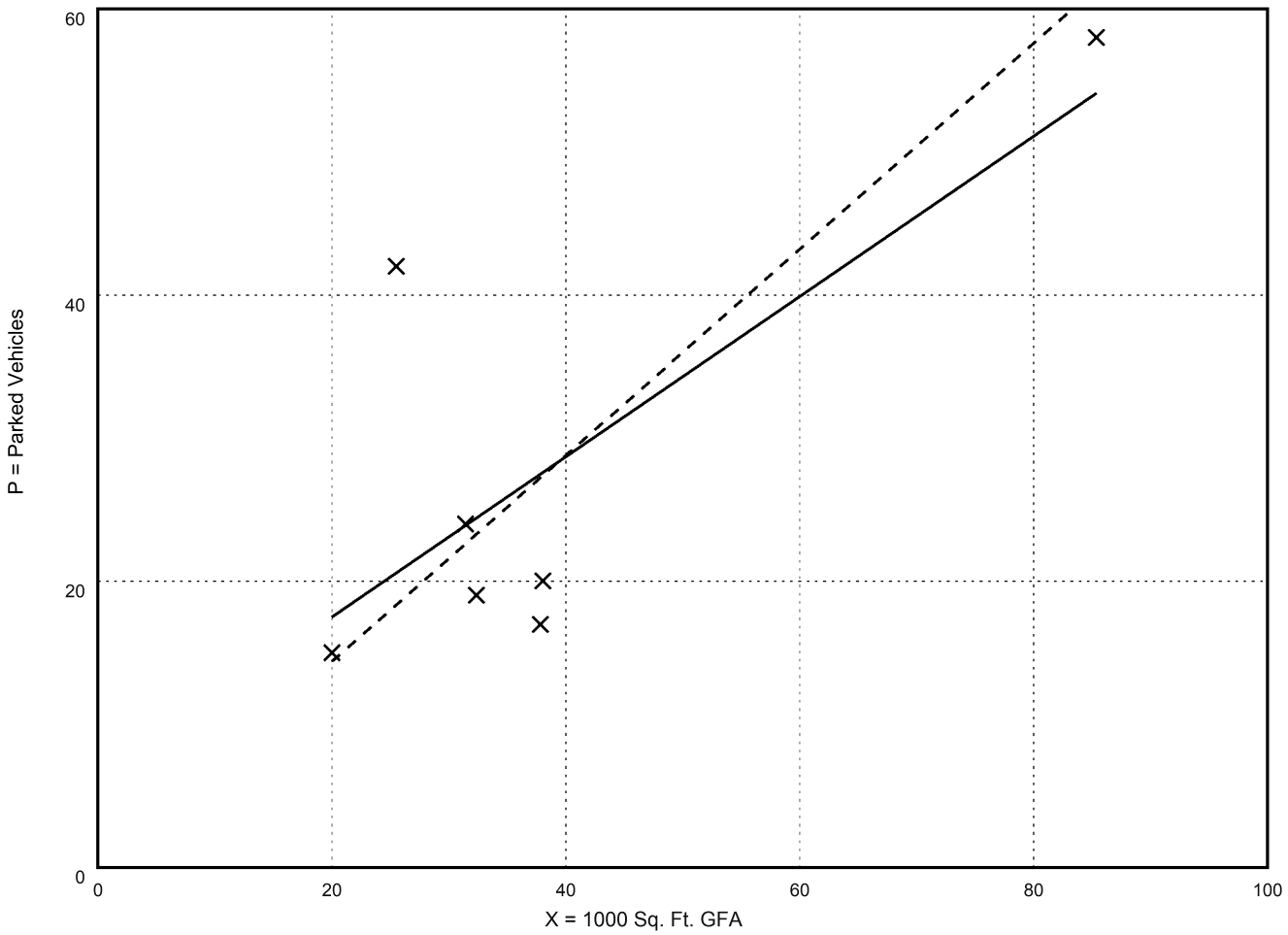
Assisted Living
(254)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 39

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.45 - 1.65	0.56 / 1.47	***	0.34 (47%)

Data Plot and Equation



Fitted Curve Equation: P = 0.56(X) + 6.30

R^2= 0.56

Assisted Living
(254)

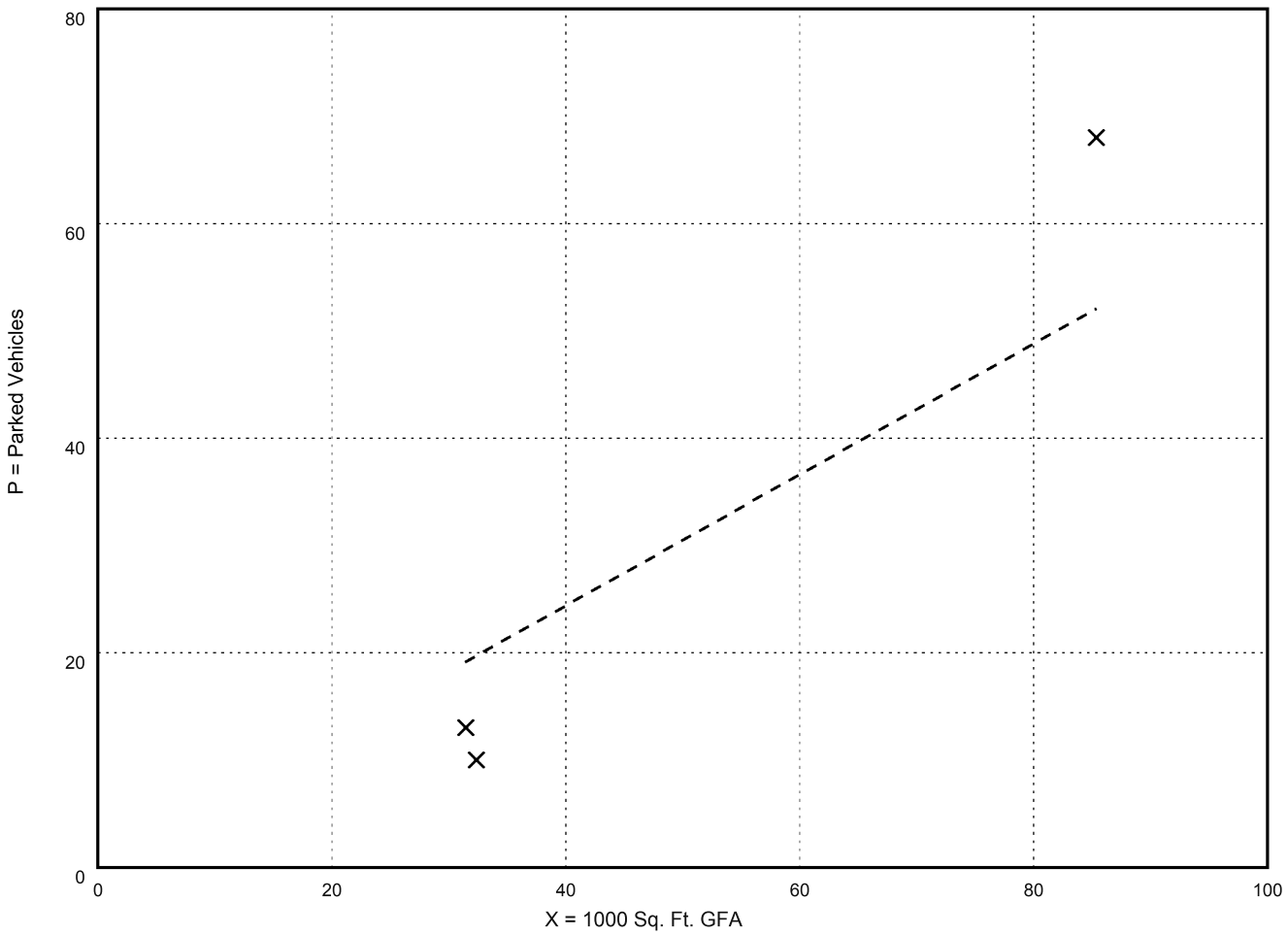
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 50

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.31 - 0.80	0.34 / 0.80	***	0.27 (44%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: *

R^2= *

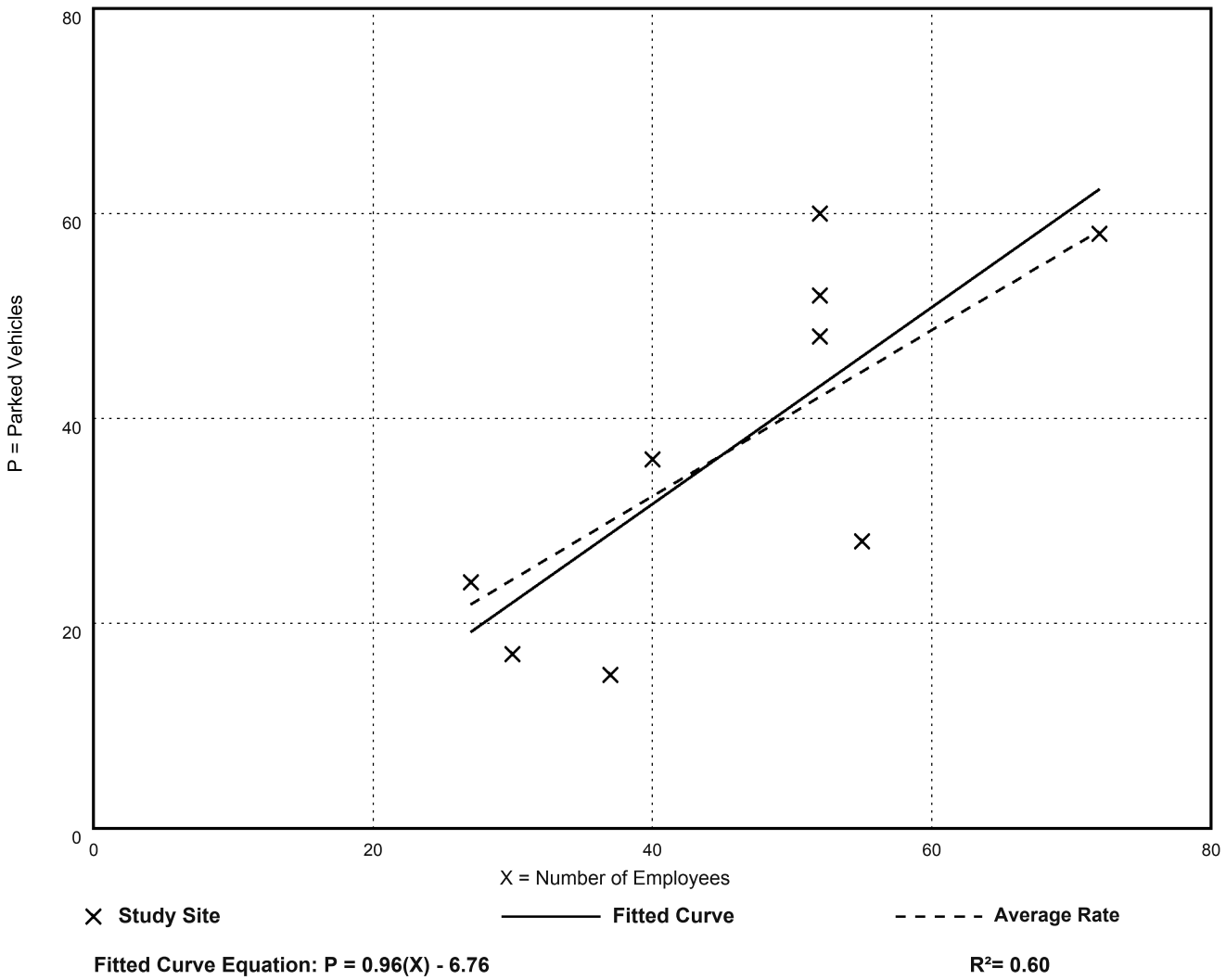
Assisted Living
(254)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 9
Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.41 - 1.15	0.64 / 1.08	***	0.24 (30%)

Data Plot and Equation



Fitted Curve Equation: P = 0.96(X) - 6.76

R^2= 0.60

Assisted Living
(254)

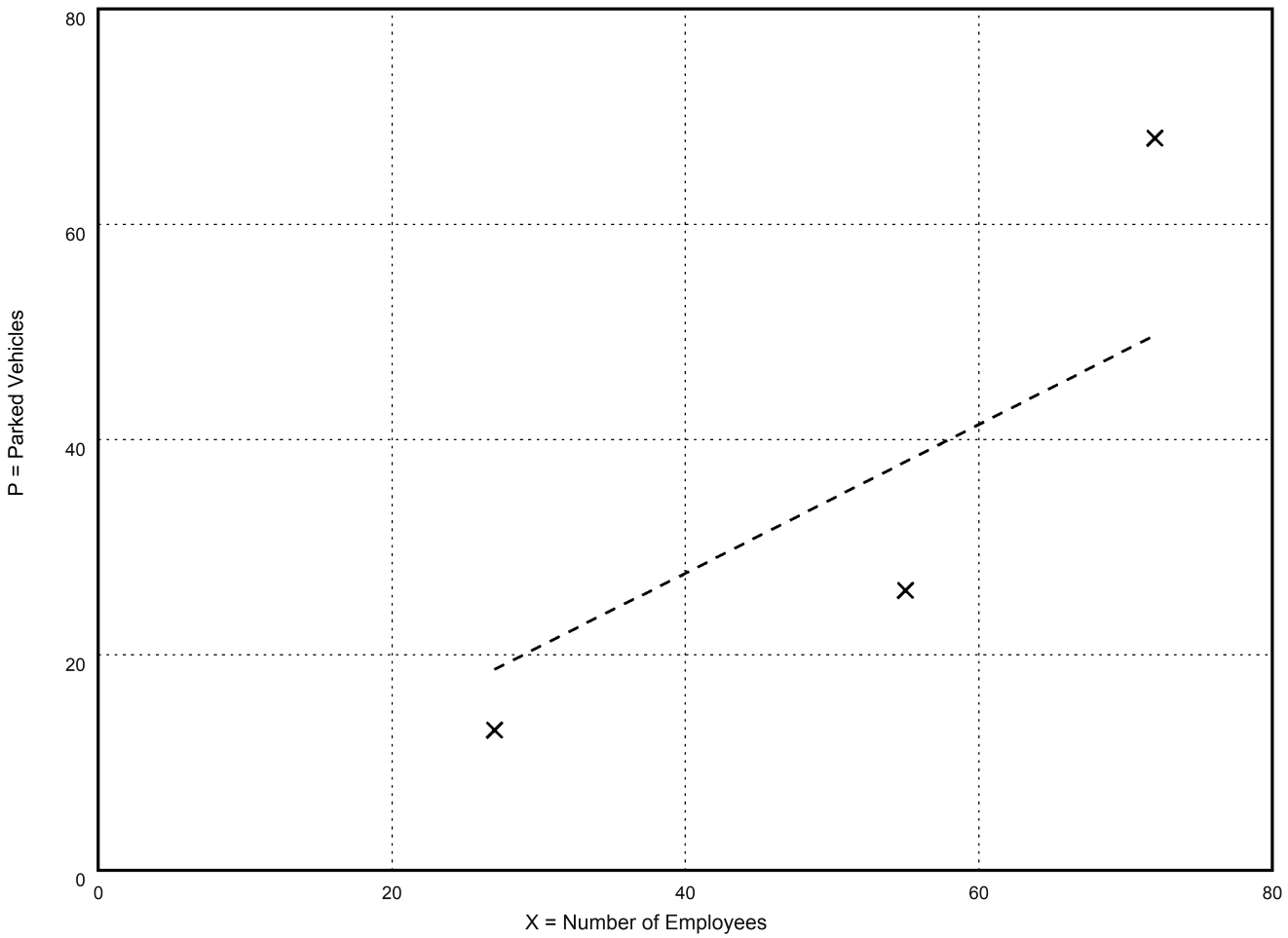
Peak Period Parking Demand vs: Employees
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 3
Avg. Num. of Employees: 51

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.69	0.47 - 0.94	0.48 / 0.94	***	0.29 (42%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: July 18, 2023

Re: **1209 Rydal Road (Rydal Terrace)**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00039

cc: Board of Commissioners
Planning Commission
Tim Clark
Ashley McIlvaine
Terry Castorina
Khalid Hassan, P.E.
Allison A. Lee, P.E.

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced application. TPD reviewed the following documents:

- *Rydal Terrace – Conditional Use Plans* prepared by Cornerstone Consulting Engineers – Dated June 12, 2023.
- *Trip Generation and Parking Evaluation* prepared by McMahon Associates – Dated June 22, 2023.

The following are our comments:

Trip Generation Study Review

1. We generally agree with the methodology provided in the trip generation study. As a note and as indicated in the report, the proposed development will increase traffic on the adjacent roadway network by **35** and **42** new trips, during the **Weekday A.M.** and **Weekday P.M.** peak hour of generators, respectively. Note that previously proposed townhouse development contemplated **40** and **49** new trips, during the **Weekday A.M.** and **Weekday P.M.** peak hour of generators, respectively.

Plan Review

1. Due to the proximity of the skewed intersection of Valley Road and Woodland Road, it is recommended that the proposed southern driveway be designed to permit right-out only turning movements.
2. Consideration should be given to eliminate the two (2) closest parking spaces adjacent to the southern driveway.
3. Label Woodland Road on the plans.
4. Label all driveway and internal intersection radii.
5. Woodland Road should be widened along the property frontage to provide a minimum four (4) foot-wide shoulder. This new shoulder, along with the proposed curb/sidewalk should match/tie-into the existing shoulder/curb/sidewalk in front of the residential property to the south.
6. In lieu of the proposed diagonal ADA ramps at the proposed driveway intersections, provide perpendicular ramp designs. Design details and CS-4401 forms for the proposed ADA ramps must be provided for review.
7. A stormwater inlet on Woodland exists in the vicinity and within the mouth of the proposed northern driveway. This inlet must be relocated, and design details provided for review.
8. Provide driveway driver's sight triangles. In addition, provide sight distance measurements for the left turn movement at the northern driveway.
9. Ensure that all proposed landscaping will not impair driver's sight distance for all driveway and internal intersections.
10. Fire truck turning templates must be provided. In addition, The Township Fire Chief should review the plan and approve the proposed circulation pattern.

General

1. A response letter must be provided with the resubmission detailing how each comment above has been addressed, and where each can be found in the resubmission materials (i.e., plan sheet number(s), page number(s), etc.) to assist in the re-review process.

TPD reserves the right to make additional comments upon receipt of additional documents or changes to the plan and studies

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

www.pennoni.com

August 15, 2023

ABINT20003.03.06.01

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

RE: 1209 Rydal Road
PARID: 30-00-61132-00-2/TMID: 30003 009
Conditional Use Application Zoning Review (3rd Submission)

Dear Mr. Manfredi,

We received a copy of the Conditional Use Application with approval from the Township to review on May 22, 2023, for the property located at 1209 Rydal Road. A third submission with Conditional Use Residential Development Plans set dated November 1, 2022, last revised on July 28, 2023, and additional information which includes "Trip Generation and Parking Evaluation" dated July 28, 2023 and "Planning Analysis" dated July 28, 2023 were received on July 31, 2023.

Under the first submission, the Applicant was proposing to subdivide the above referenced 7.316-acre property into two (2) parcels as follows:

- Lot 1 - will consist of 1.272 acres which contains the existing single-family detached dwelling to remain; and,
- Lot 2 - will consist of the remaining 6.281 acres of vacant land which is proposed to be developed for two (2) new senior care facilities totaling 120 units as follows:
    - Building 1 – Comprise of a 20,850 SF building consisting of 74 units with an 82-bed Assisted Living/Memory Care/nursing home facility; and,
    - Building 2 - Comprise of an 12,470 SF building consisting of 46 units with a 55-bed Independent Living Facility.

Since the first submission, the Applicant has revised the subdivision lot boundary to comply with the dimensional regulations of the zoning district in which the site is located per the zoning ordinance. Under the current resubmission, with the revised lot boundary, the Applicant is now proposing to subdivide the above referenced 7.316-acre property into two (2) parcels as follows:

- Lot 1 – will consist of 1.622 acres which contains the existing single-family detached dwelling to remain; and,
- Lot 2 – will consist of the remaining 5.696 acres of vacant land which is proposed to be developed for two (2) new senior care facilities totaling 120 units as follows:
    - Building 1 – Comprise of a 20,850 SF building consisting of 74 units with an 88-bed Assisted Living/Memory Care/nursing home facility; and,
    - Building 2 – Comprise of an 11,894 SF building consisting of 46 units with a 55-bed Independent Living Facility.

In addition, as part of this resubmission, the Applicant has added an underground parking structure providing a total of 34 parking spaces underneath the Assisted Living / Memory Care facility building on the proposed Lot-2 for staff parking.

The site is located within the R1 – Low Density Residential Zoning District. The property is a triple frontage irregular shaped through-lot fronted by Rydal Road to the northwest, Cloverly Lane to the southwest and Woodland Road to the east; and residential properties zoned within the R1 – Low Density Residential Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel no. 42091C0401G, effective March 2, 2016, the western portion of this lot is located within flood Zone X, defined by the FEMA FIRM as areas with 0.2% annual chance flood hazard or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of this site are located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is located within the Floodplain Conservation District, and is therefore subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is identified as a parcel located within and intersecting the Riparian Corridor; and is therefore, also subject to the regulations of the Riparian Corridor Conservation District.

The following documents have been reviewed:

Title	Dated	Revised
Conditional Use Application	03/14/2023	-----
Addendum to Conditional Use Application	03/14/2023	-----
Conditional Use Plans (7 sheets)	11/01/2022	7/28/2023
Exterior Perspective Renderings	11/01/2022	-----
Assisted Living/Memory Care Floor Plans (4 sheets)	-----	6/22/2023
Independent Living Floor Plans (4 sheets)	-----	6/22/2023
Deed for the Subject Property	06/27/2019	-----
$2,000.00 check for application fee	03/03/2023	-----
Trip Generation and Parking Evaluation Letter	06/22/2023	07/28/2023
Resubmission Letter	06/23/2023	

We have been requested by the Township to perform a zoning review of the above referenced project for compliance with the Abington Township Zoning Ordinance. Based on our review, we offer the following remaining comments from our May 31, 2023 zoning review (using the same review comments numbering) for your consideration:

GENERAL COMMENTS

20. The proposed improvement to the site constitutes land development by definition. Therefore, this project would be subject to land development; and the Applicant shall be required to submit a land development application for land development approval in accordance with §149-9.

ADDITIONAL COMMENTS

21. *The bearings and distances for the proposed lot lines do not appear to be accurate. The bearings and distances shall be confirmed and revised accordingly. In addition, an updated description for the revised lot boundaries shall be provided for review and approval.*
On the plans, the internal lot boundaries all have a length of 1,360.89 feet, which is not accurate for those boundary lines. These lines shall be revised to reflect the correct length.

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

Sincerely,
PENNONI

Allison A. Lee, PE
Assistant Zoning Officer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT20003 - ABINGTON TOWNSHIP - TOWNSHIP ENGINEER\ADMIN\PHASE 3 - ZONING REVIEWS\3.6 - CONDITIONAL USE APPLICATION\1 - 1209 RYDAL ROAD\3 - RESUBMISSION 7-31-23\CUR081523 1209_RYDAL_RD_3RD SUBMISSION.DOCX

GENERAL NOTES

1. THIS PLAN REFERENCES A PLAN: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC.
213 W MAIN STREET, SUITE 201
LANSDALE, PA 19446
PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
DATED: 10/17/2019

2. OWNER/APPLICANT: CHAVERIM REALTY PARTNERS, LLC.
4122 HAVERFORD AVENUE, SUITE 11
PHILADELPHIA, PA 19104

3. PROJECT LOCATION INFORMATION: 1209 RYDAL ROAD
ABINGTON TOWNSHIP, PA 19001
MONTGOMERY COUNTY, PENNSYLVANIA
TMP# 30-00-61132-002
GROSS LOT AREA: 339,948.65 SQFT, 7.804 ACRES

4. ZONING INFORMATION: ZONING DISTRICT: R-1 RESIDENTIAL ZONING DISTRICT
EXISTING USE: H-7 SINGLE FAMILY RESIDENTIAL HOME
PROPOSED USE: E-10 LIFE CARE FACILITY (CONTINUING CARE) AND E-12 NURSING HOME

5. ZONING BULK AND AREA REQUIREMENTS:

T.M.P. 30-00-61132-002 R-1 – RESIDENTIAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED R-1	EXISTING	PROPOSED LOT 1 H-7 SINGLE FAMILY HOME	REQUIRED E-10/E-12	PROPOSED LOT 2 E-10/ E-12 LIFE CARE FACILITY
MIN. LOT AREA (NET):	1.0 AC (43,560 SF)	7.316 ACRES (318,769.9 SF)	1.622 ACRES (70,650.77 SF)	5.0 AC (217,800 SF)	5.696 ACRES (248,119.1 SF)
MIN. LOT WIDTH:	200 FT	311.9 FT	222.68 FT	300 FT	311.9 FT
MIN LOT DEPTH:	100'	898.1 FT	401.6 FT	300 FT	474.5 FT
MIN FRONT YARD	50 FT	300 FT +	300 FT +	100 FT	115.04 FT
MIN SIDE YARD:	20 FT	74.5 FT +	42.0, 74.5 FT	50 FT	50.8, 100.7 FT
MIN REAR YARD:	30 FT	>30.0 FT	52.0 FT	50 FT	84.72 FT
MAX BUILDING AREA:	20%	1.10% (3,519) SF	4.98% (3,519) SF	40%	13.2% (32,744) SF
MAX. IMPERVIOUS COVERAGE:	25%	5.51% (17,579) SF	24.88% (17,579) SF	70%	38.8% (96,313) SF
MINIMUM GREEN AREA:	75%	94.49% (301,190) SF	75.12% (53,071) SF	30%	61.18% (151,806) SF
MAX BUILDING HEIGHT:	35 FT	29 FT ±	29 FT	40 FT	37.5 FT
MAX BUILDING LENGTH:	150 FT	106.7 FT	106.7 FT	160 FT	160 FT
MIN OPEN SPACE:	N/A	N/A	N/A	50% OF GROSS SITE AREA	61.18%

6. MINIMUM PARKING REQUIREMENTS:

REQUIRED PARKING:
E-10: LIFE CARE FACILITY: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS, PLUS ONE-AND-ONE-HALF (1.5) PARKING SPACES FOR EVERY INDEPENDENT LIVING UNIT.
E-12: NURSING HOME:. ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS).

E10 PARKING CALCULATION: (1 SPACE/EMPLOYEE * 19 EMPLOYEES) + (1 SPACE / 5 BEDS * 132 BEDS) + (1.5 SPACES/ILU X 46 ILU) = 115 SPACES
E12 PARKING CALCULATION: 1 SPACE / 5 BEDS * 11 BEDS = 3 SPACES
TOTAL COMBINED PARKING REQUIRED: 118 SPACES

PROPOSED PARKING: 118 SPACES (INCLUDING FOUR (5) ACCESSIBLE PARKING SPACES) PLUS 2 DROP OFF SPACES

NATURAL RESOURCE RESTRICTIONS:	ALLOWED DISTURBANCE	EXISTING	PROPOSED DEVELOPMENT AREA OF DISTURBANCE
MAX. STEEP SLOPES ENCROACHMENT, 15% TO 25% GRADIENT:	25%	73,951 SF	25% – 18,235 SF
MAX. STEEP SLOPES ENCROACHMENT, GREATER THAN 25% GRAIDENT:	10%	56,296 SF	9.7% – 5,483 SF

7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

8. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

9. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD ARES OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.

10. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

11. PER §1806.B – CONDITIONAL USES – THE BOARD OF COMMISSIONERS SHALL GRANT A CONDITIONAL USE ONLY IF IT FINDS ADEQUATE EVIDENCE THAT ANY PROPOSED DEVELOPMENT SUBMITTED WILL MEET ALL OF THE FOLLOWING GENERAL REQUIREMENTS AS WELL AS ANY SPECIFIC REQUIREMENTS AND STANDARDS LISTED HEREIN FOR THE PROPOSED USE. THE BOARD SHALL REQUIRE THAT ANY PROPOSED USE, AND ITS LOCATION AMONG OTHER THINGS, SHALL BE:
   1. IN ACCORDANCE WITH THE ABINGTON TOWNSHIP COMPREHENSIVE PLAN.
   2. CONSISTENT WITH THE SPIRIT, PURPOSES, AND INTENT OF THE APPLICABLE ZONING DISTRICT.
   3. AN IMPROVEMENT WHICH IS NOT A DETRIMENT TO THE PROPERTIES IN THE IMMEDIATE VICINITY, AND WHICH SHALL BE IN THE BEST INTERESTS OF THE TOWNSHIP.
   4. IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THIS ORDINANCE AND ALL MUNICIPAL, STATE AND FEDERAL CODES APPLICABLE TO THE USE OR PROCESS IN QUESTION.

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

12. PER §1806.G – CRITERIA FOR CONDITIONAL USE APPROVAL – APPLICATIONS FOR CONDITIONAL USE APPROVAL SHALL CONTAIN ALL DATA, INFORMATION, AND REPORTS NECESSARY FOR THE BOARD OF COMMISSIONERS TO EVALUATE THE PROPOSAL IN ADDITION TO THE REQUIREMENTS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC), THE FOLLOWING CRITERIA SHALL BE CONSIDERED BY THE BOARD OF COMMISSIONERS:
   1. CONSISTENCY WITH THE GOALS, OBJECTIVES, AND RECOMMENDATIONS OF THE TOWNSHIP AND COUNTY COMPREHENSIVE PLANS; OLD YORK ROAD CORRIDOR IMPROVEMENT PLAN; TOWNSHIP OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCE PROTECTION PLAN; TOWNSHIP REVITALIZATION PLANS, AND OTHER PLANS ADOPTED BY THE TOWNSHIP.
   2. SUITABILITY OF THE PROPOSED USE FOR THE PROPERTY IN QUESTION. THIS CRITERION SHALL CONSIDER ISSUES SUCH AS TRAFFIC, VEHICULAR AND PEDESTRIAN CIRCULATION, ADJACENT LAND USE(S), BUFFERING, AND OTHER IMPACTS ON THE SURROUNDING AREA.
   3. COMMUNITY CHARACTER. THE IMPACT OF THE PROPOSED USE ON THE SURROUNDING COMMUNITY SHALL BE CONSIDERED. IF THE PROPOSAL IS ADJACENT TO A RESIDENTIAL DISTRICT, THE SCALE OF THE USE SHALL RELATE TO AND COMPLEMENT THE SURROUNDING AREA. THE LOCATION AND DESIGN OF PARKING AREAS SHALL BE IN HARMONY WITH PRESERVING THE GENERAL APPEARANCE AND CHARACTER OF THE AREA. ALL NEW BUILDINGS SHALL BE ARCHITECTURALLY COMPATIBLE WITH EXISTING BUILDINGS ON THE SITE.
   4. NUISANCE/SAFETY ANALYSIS. THE USE SHALL NOT GENERATE EXCESSIVE NOISE, NOXIOUS ODORS, AIR POLLUTION OR LIGHTING, OR RESULT IN PEDESTRIAN CONFLICT OR OTHER SAFETY HAZARDS TO PEOPLE OR PROPERTY. ARTIFICIAL LIGHT SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY AND BUILDINGS. ARTIFICIAL LIGHTING SHALL BE LOCATED TO AVOID SHINING INTO HABITABLE ROOM WINDOWS OFFSITE. OUTDOOR USES AND ACCESSORY FACILITIES SHALL ONLY BE PERMITTED WHERE THE NOISE GENERATED BY THE USE WILL HAVE A MINIMAL IMPACT ON NEARBY RESIDENTIAL USES AND WHERE HAZARDS ARE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT POSSIBLE.
   5. TRAFFIC IMPACT. THE EXISTING ROAD SYSTEM MUST BE ABLE TO ACCOMMODATE THE PEAK TRAFFIC GENERATED BY THE PROPOSED USE IN A SAFE AND EFFICIENT MANNER. EXISTING RESIDENTIAL AREAS SHALL NOT BE IMPACTED BY SIGNIFICANT VOLUMES OF TRAFFIC FROM THE PROPOSED FACILITY. THE BOARD OF COMMISSIONERS MAY REQUEST A TRAFFIC IMPACT STUDY, AS DESCRIBED IN TRAFFIC IMPACT STUDY SECTION OF THE SALDO.
   6. PUBLIC UTILITIES. ALL USES SHALL BE CAPABLE OF BEING SERVED BY PUBLIC SEWER. A USE MAY BE PERMITTED TO BE SERVED BY AN ON LOT SANITARY SYSTEM, ONLY IF DEEMED ACCEPTABLE BY THE BOARD OF COMMISSIONERS AND THE ADOPTED 537 PLAN OF THE TOWNSHIP, UPON RECOMMENDATION OF THE TOWNSHIP ENGINEER, AND UPON APPROVAL OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. SUFFICIENT WATER SUPPLY MUST BE AVAILABLE TO ACCOMMODATE ALL THE NEEDS OF THE PROPOSED USE.

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

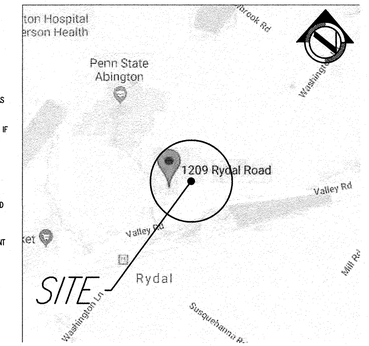
13. PER §2103.E. USE E–10.3.E – PROPOSED USE AND DEVELOPMENT SHALL COMPLY WITH THE SAFETY STANDARDS AS CONTAINED IN THE MINIMUM PROPERTY STANDARDS ISSUED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

14. PER §2103.E. USE E–10.3.F – DEPENDENT CARE FACILITIES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA.

15. PER §2103.E. USE E–10.3.J – ALL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED BUT SHALL BE BUILT ACCORDING TO TOWNSHIP SPECIFICATIONS

16. PER §2103.E. USE E–10.3.K – ALL GREEN SPACE AREA IS INTENDED TO BE PRIVATELY OWNED AND SHALL BE PLANTED AND MAINTAINED ACCORDING TO THE STANDARDS FOR OPEN SPACE ESTABLISHED IN THIS ORDINANCE. OPEN SPACE MAY BE USED FOR PASSIVE RECREATION ONLY.

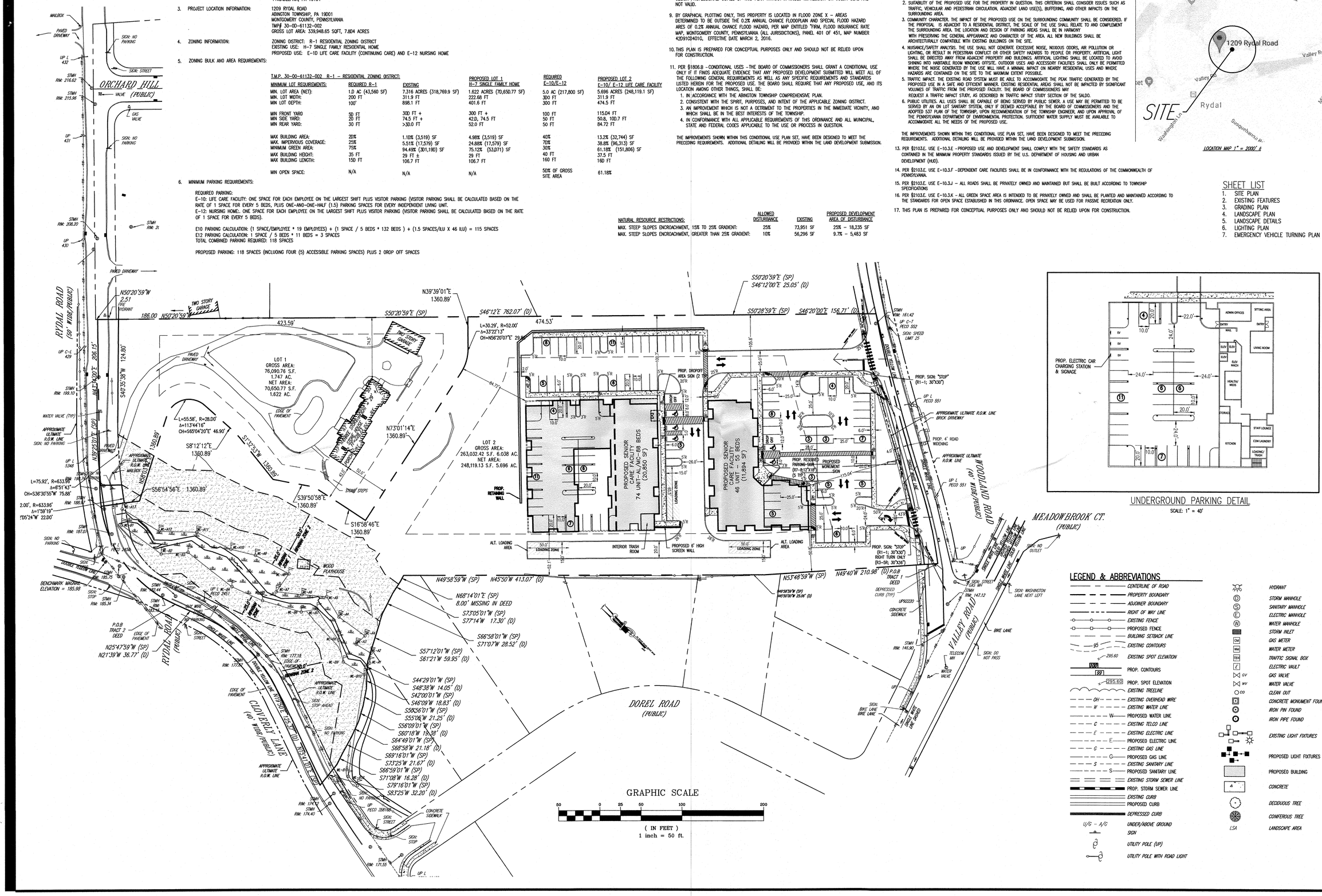
17. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.



LOCATION MAP 1" = 2000' ±

SHEET LIST

1. SITE PLAN
2. EXISTING FEATURES
3. GRADING PLAN
4. LANDSCAPE PLAN
5. LANDSCAPE DETAILS
6. LIGHTING PLAN
7. EMERGENCY VEHICLE TURNING PLAN



UNDERGROUND PARKING DETAIL
SCALE: 1" = 40'

LEGEND & ABBREVIATIONS

- CONTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOURS
- 295.60 EXISTING SPOT ELEVATION
- 100 PROP. CONTOURS
- 98
- 295.60 PROP. SPOT ELEVATION
- EXISTING TREELINE
- OH EXISTING OVERHEAD WIRE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- C EXISTING TELCO LINE
- E EXISTING ELECTRIC LINE
- E PROPOSED ELECTRIC LINE
- G EXISTING GAS LINE
- G PROPOSED GAS LINE
- S EXISTING SANITARY LINE
- S PROPOSED SANITARY LINE
- EXISTING STORM SEWER LINE
- PROP. STORM SEWER LINE
- EXISTING CURB
- PROPOSED CURB
- DEPRESSED CURB
- U/G – A/G UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- D STORM MANHOLE
- S SANITARY MANHOLE
- E ELECTRIC MANHOLE
- W WATER MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TBX TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LSA LANDSCAPE AREA

CLIENT DATA

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PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

TITLE

CONDITIONAL USE RESIDENTIAL DEVELOPEMENT PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 1 OF 7

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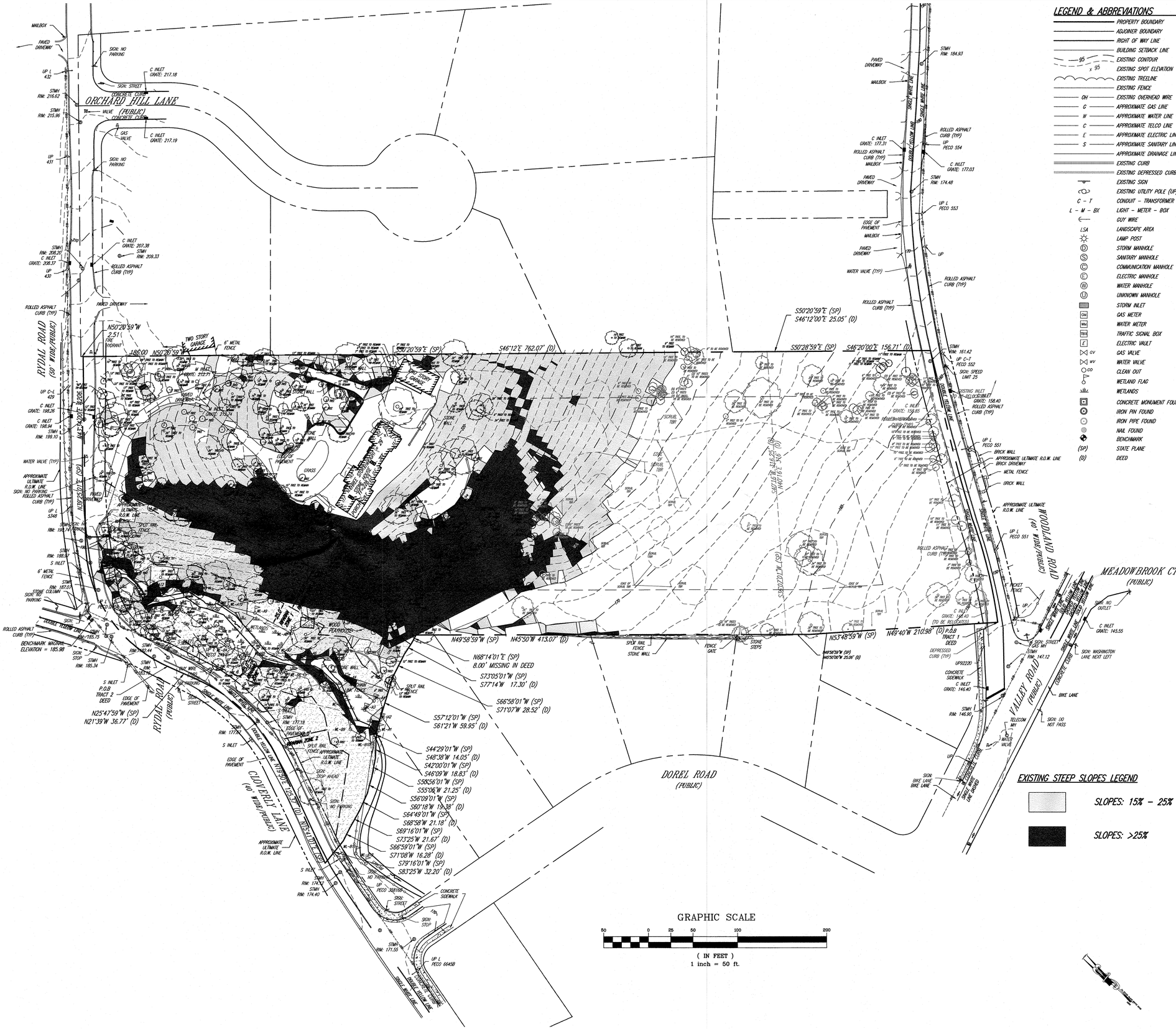
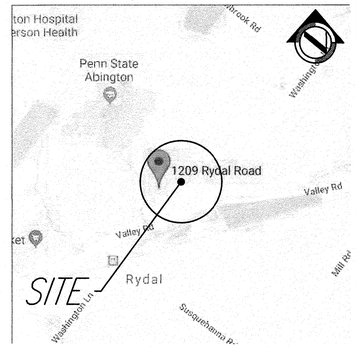


LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- S APPROXIMATE SANITARY LINE
- APPROXIMATE DRAINAGE LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C - T CONDUIT - TRANSFORMER
- L - M - BX LIGHT - METER - BOX
- GUY WIRE
- LSA LANDSCAPE AREA
- LAMP POST
- STORM MANHOLE
- SANITARY MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- UNKNOWN MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- WETLAND FLAG
- WETLANDS
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- BENCHMARK
- (SP) STATE PLANE
- (D) DEED



LOCATION MAP 1" = 2000' ±

NOTES:

1. PROPERTY KNOWN AS APN #30-00-61132-002 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA AND OWNED BY CHAVERIM REALTY PARTNERS, LLC.

2. AREA OF PARCEL IS 339,948.65 SQUARE FEET OR 7.804 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN SEPTEMBER, 2019.

5. COPYRIGHT © 2019, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.

6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD88.

8. SITE BENCHMARK IS MAG NAIL SET, ELEVATION = 185.98' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.

9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.

10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

11. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.

9. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED THRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.

10. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:

1. TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "THRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 401 OF 451, MAP NUMBER 42091C0401G, REVISED MARCH 2, 2016.

3. MAP ENTITLED IN PART "FINAL PLAN - ORCHARD HILL, RECORD PLAN, RYDAL ROAD," PREPARED BY BOROSKEVICZ ASSOCIATES, DATED SEPTEMBER 18, 1998, LAST REVISED JANUARY 10, 2001 AND RECORDED IN MONTGOMERY COUNTY ON JANUARY 12, 2001 IN PLAN BOOK A59 PAGE 439.

4. MAP ENTITLED IN PART "PLAN OF RYDAL VALLEY, ABINGTON TOWNSHIP, MONTGOMERY CO., PA."PREPARED BY CHARLES E. SCHOEMAKER, REGISTERED PROFESSIONAL ENGINEER, DRAWING #12982, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ETC., NORRISTOWN, PENNSYLVANIA ON THE 12TH DAY OF DECEMBER 1956 IN PLAN BOOK A-3 PAGE 181.

5. MAP ENTITLED IN PART "PLAN OF PROPERTY OF JAMES H. CARMINE, RYDAL, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNA.," PREPARED BY MAGERITY, BOUCHER & HA..., ENGINEERS, DATED MAY 31, 1956 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN JULY, 1956 IN PLAN BOOK A-3 PAGE 18.

EXISTING STEEP SLOPES LEGEND

- SLOPES: 15% - 25%
- SLOPES: >25%

EXISTING RIPARIAN LEGEND

- RIPARIAN ZONES 1 & 2

ONE CALL RESPONSE

UTILITY RESPONSE:
==========
ABINGTON TOWNSHIP OF (ZX)
001 - CLEAR - NO FACILITIES.
ABINGTON TWP WASTEWATER UTILITIES DEPT (ABI)
003 - FIELD MARKED.
AQUA PENNSYLVANIA INC (HR)
001 - CLEAR - NO FACILITIES.
COMCAST CABLE (HRN)
001 - CLEAR - NO FACILITIES.
COMCAST CABLE OF WILLOW GROVE INC (CO)
001 - CLEAR - NO FACILITIES.
PECO ENERGY (RC)
003 - FIELD MARKED.
VERIZON PENNSYLVANIA LLC (Y)
999 - DID NOT RESPOND THROUGH PA ONE CALL.

CLIENT DATA

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REVISIONS

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MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04528400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 095607-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

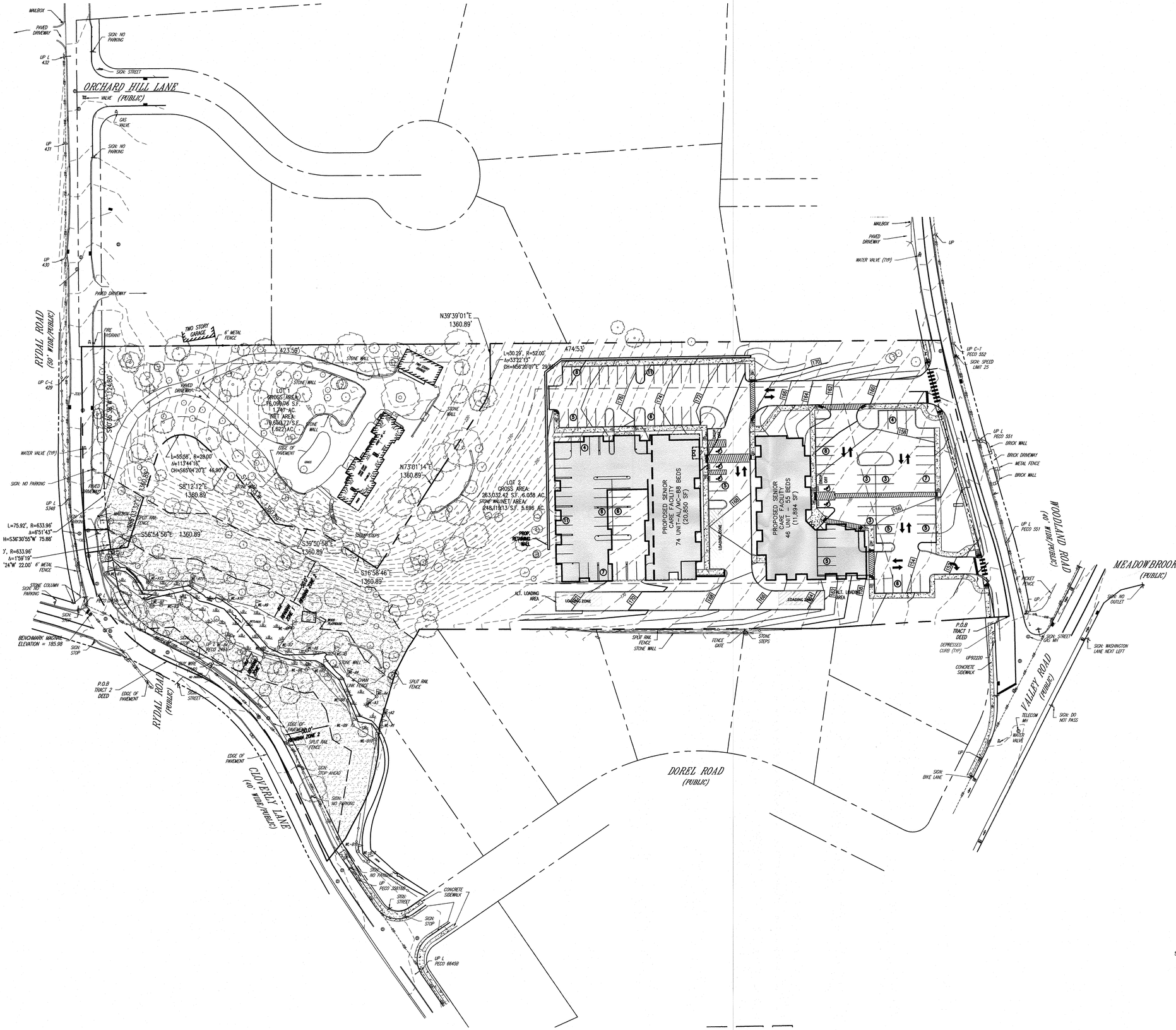
TITLE

EXISTING CONDITIONS PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 2 OF 7

REVISION 2



LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- BUILDING SETBACK LINE
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- 295.60 EXISTING SPOT ELEVATION
- 100 PROP. CONTOURS
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- 295.60 PROP. SPOT ELEVATION
- EXISTING TREELINE
- OH EXISTING OVERHEAD WIRE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- C EXISTING TELCO LINE
- E EXISTING ELECTRIC LINE
- E PROPOSED ELECTRIC LINE
- G EXISTING GAS LINE
- G PROPOSED GAS LINE
- S EXISTING SANITARY LINE
- S PROPOSED SANITARY LINE
- EXISTING STORM SEWER LINE
- PROP. STORM SEWER LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G - A/G UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- D STORM MANHOLE
- S SANITARY MANHOLE
- E ELECTRIC MANHOLE
- W WATER MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TSX TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LSA LANDSCAPE AREA

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ABINGTON TOWNSHIP
COMMONWEALTH OF
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TITLE

GRADING PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 3 OF 7

REVISION 2

ABINGTON TOWNSHIP – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: R-1; LOW-DENSITY RESIDENTIAL		
SEC. 2401.A.2.d.(1) TREE REPLACEMENT FOR EACH TREE WITH A MINIMUM CALIPER OF SIX INCHES (6") IS REMOVED, IT SHALL BE REPLACED WITH TWO (2) 3 TO 3 ½" CAL. TREES TREES TO BE REMOVED: 82 82 x 2 = 164	164 TREES	164 TREES
SEC. 2402.A.5. PARKING LOT BUFFER A 10 FT WIDE, MEDIUM-INTENSITY BUFFER, IS REQUIRED FOR PARKING LOTS WITHIN 150 FT OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT. WESTERN BOUNDARY EASTERN BOUNDARY SOUTHERN BOUNDARY (WOODLAND RD): 179 LF 179 LF / 100 x 2 CANOPY TREES = 3.58 179 LF / 100 x 5 EVG. TREES (8' HGT.) = 8.95 179 LF / 100 x 5 SHRUBS (24" HGT.) = 8.95	 MED-INTENSITY BUFFER MED-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS	 HIGH-INTENSITY BUFFER HIGH-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS
SEC. 2402.A.6. GREEN AREA PARKING AREA: 47,599 SF 47,599 x 0.10 = 4,760 SF	10% LSA (4,760 SF)	10.3% LSA (4,908 SF) LSA)
SEC. 2402.B.2. STREET TREES ONE CANOPY TREE PER 40 LF OF FRONTAGE. WOODLAND RD: 312.31 / 40 = 7.8	8 STREET TREES	1 EXISTING 7 STREET TREES
SEC. 2403.B. BUFFER PROPOSED LAND USE: II = APARTMENTS/CONDOMINIUMS ADJOINING LAND USE: I = RESIDENTIAL REQUIRED BUFFER TYPE: MEDIUM INTENSITY WESTERN BOUNDARY: 535.6 LF HIGH INTENSITY BUFFER, OPTION A: 535.6 LF / 100 x 8 EVG. TREES (8' HGT.) = 42.8 535.6 LF / 100 x 2 CANOPY TREES (2-2.5" CAL) = 10.7 535.6 LF / 100 x 2 UNDERSTORY TREES (1 ½" CAL) = 10.7 535.6 LF / 100 x 10 SHRUBS (24" HGT.) = 53.6 EASTERN BOUNDARY: 436.7 LF HIGH INTENSITY BUFFER, OPTION C: 436.7 LF / 100 x 15 EVG. SHRUBS (4 FT HIGH) = 65.51 436.7 LF / 100 x 3 CANOPY TREES (2-2.5" CAL) = 13.10 436.7 LF / 100 x 4 ORNAMENTAL TREES (1.5" CAL) = 17.47	 MED-INTENSITY BUFFER MED-INTENSITY BUFFER	 HIGH-INTENSITY BUFFER 43 EVG. TREES 11 CANOPY TREES 11 UNDERSTORY TREES 54 SHRUBS HIGH-INTENSITY BUFFER 70 EVG. SHRUBS 14 DECID. SHRUBS 14 CANOPY TREES 18 ORNAMENTAL TREES
TREE SPECIES REQUIREMENTS NUMBER OF TREES: 51+ MIN. NUMBER OF SPECIES: 6 MAX. PERCENT OF ANY ONE SPECIES: 20%	 6 SPECIES 20%	 >6 SPECIES <20%
SEC. 2403.D.2. BUILDING FOUNDATION LANOSCAPING MIN. OF 25% OF THE BUILDING FOUNDATION LINEAR AREA SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS. BUILDING 'A' PERIMETER: 840 LF 840 LF x 0.25 = 210 LF BUILDING 'B' PERIMETER: 558 LF 558 LF x 0.25 = 139.5 LF	 25% (210 LF) 25% (140 LF)	 98% (827 LF) 68% (379 LF)

LOT 2
GROSS AREA:
278,924.24 S.F. 6.403 AC.
NET AREA:
273,586.04 S.F. 6.281 AC.

GRAPHIC SCALE
15 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

APPROXIMATE ULTIMATE R.O.W. LINE

APPROXIMATE ULTIMATE R.O.W. LINE

WOODLAND ROAD (VAR. WIDE PUBLIC)

VALLEY ROAD (PUBLIC)

TWO STORY GARAGE

PROP. RETAINING WALL

WOOD PLAYHOUSE

ACCESS TRACT

DEER

DROP OFF

ALT. LOADING AREA

LOADING ZONE

ALT. LOADING AREA

WL-A6 WL-A5 WL-A4 WL-A4 WL-A3 WL-A2 WL-B1 WL-B2

CLIENT DATA

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PENNSYLVANIA

TITLE

LANDSCAPE PLAN

PROJ. #	19-0351	DATE	11/01/2022
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SCALE	AS NOTED	CHK BY	SJR

SHEET 4 OF 7

REVISION 2

PLANT SCHEDULE WESTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	ID	Ilex x aquipernyi `Meschick` / Dragon Lady® Holly	8` Ht.	B&B		16
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		15
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B		12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		5
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		30
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		13

PLANT SCHEDULE EASTERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		9
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		9
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		5
	Iv	Ilex verticillata / Winterberry	#2	Pot		6
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		49
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		21

PLANT SCHEDULE SOUTHERN BOUNDARY

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP2	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B		4
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		9
STREET TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP	Ulmus parvifolia / Lacebark Elm	2" Cal.	B&B		7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		1
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		13
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		3
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	58
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	85

PLANT SCHEDULE PARKING AREA

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		3
	QS	Quercus robur 'Fastigiata' / Skyrocket® English Oak	2.5" Cal.	B&B		13
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B		7
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		1
TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B		5
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B		4
	QA	Quercus alba / White Oak	3" Cal.	B&B		19
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hb2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	#2	Pot		18
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		8
	Iv	Ilex verticillata / Winterberry	#2	Pot		33
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		10
	Rr	Rosa rugosa / Rugosa Rose	#2	Pot		12
	Rd	Rosa x 'Radtkopink' / Pink Double Knock Out® Rose	#2	Pot		20
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		56
	Cp	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2	Pot		10
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		37
	Re	Rhododendron x `P.J.M.` / PJM Rhododendron	#2	Pot		21
	Vg	Viburnum rhytidophyllum 'Green Trump' / Leatherleaf Viburnum	3` Ht.	B&B		1
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		36
	Pa	Polystichum acrostichoides / Christmas Fern	#1	Pot		39
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Am	Achillea x `Moonshine` / Moonshine Yarrow	Quart	Pot	18" o.c.	30
	Af	Astilbe x arendsii 'Fanal' / Fanal Astilbe	Quart	Pot	18" o.c.	68
	Ep	Echinacea purpurea / Coneflower	Quart	Pot	18" o.c.	42
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	99
	Hp	Hosta plantaginea / Fragrant Hosta	Quart	Pot	18" o.c.	68
	Lw	Lamium maculatum 'White Nancy' / White Nancy Dead Nettle	Quart	Pot	24" o.c.	41
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	131
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint	Quart	Pot	30" o.c.	12
	Vp	Vinca minor 'Variegata' / Variegated Periwinkle	#SP3	Pot	18" o.c.	133

LANDSCAPE NOTES:

1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
2. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
3. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
5. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
10. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, AND MULCHED OR SEEDED.

LAWN SPECIFICATIONS:

1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON ON-CROPLAND". DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.
2. TEMPORARY SEEDING REQUIREMENTS:
   ANNUAL RYE GRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SY
3. PERMANENT SEEDING REQUIREMENTS:

ERNMX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:

%	COMMON NAME	SCIENTIFIC NAME
25.0%	FESTUCA RUBRA	CREEPING RED FESCUE
25.0%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'BLACKCAT II'(TURF TYPE)
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'FASTBALL RGL'(TURF TYPE)

Total: 100%

4. RECOMMENDED COVERAGE IS 15LBS. PER ACRE.
5. SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE, PA16335, (800) 873-3321
6. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED.
7. HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.
8. IMMEDIATELY PRIOR TO SEEDING, THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLODS, EVENLY SMOOTH, AND FLAT. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.
9. PLANTING AREAS SHALL BE SOAKED TO MAINTAIN A CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.
10. AFTER HAND SEEDING, EACH AREA SHALL BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. DO NOT ROLL THE SITE WHEN THE SOIL IS WET. WAIT UNTIL THE SOIL IS DRIER TO AVOID COMPACTION. ALTERNATIVELY, A CULTIPACKER MAY BE USED TO ENSURE SOIL TO SEED CONTACT. IF SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMBEROUS FREEZE/THAW CYCLES WILL PROVIDE THE NECESSARY SOIL TO SEED CONTACT.
11. THE SEEDING IS TO BE MULCHED WITH NORTH AMERICAN GREEN S-150 BN (BIO-DEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIO-DEGRADABLE ANCHORS).
12. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED, THEN RE-SEEDED.

PLANT SCHEDULE NORTHERN BOUNDARY AREA

TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS2	Acer saccharum / Sugar Maple	3" Cal.	B&B		39
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B		15
	CA	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	3" Cal.	B&B		6
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B		32
	QA	Quercus alba / White Oak	3" Cal.	B&B		44

NOTE: ADDITIONAL VARIETY OF NATIVE SPECIES WILL BE PROVIDED AS PART OF THE LAND DEVELOPMENT REVIEW.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
www.cornerstonenet.com
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-9200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-26-2023

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J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 39313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

LANDSCAPE DETAILS

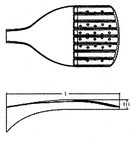
PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 5 OF 7

REVISION 2

Specifications

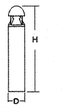
EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



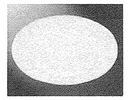
PROPOSED AREA LIGHT
DSX0 LED

Specifications

Diameter:	8" Round (20.3 cm)
Height:	42" (106.7 cm)
Weight (max):	27 lbs (12.3 kg)



PROPOSED LIGHTED BOLLARD
DSXB LED



SLD 1200 Series
SLD6128xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6129xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

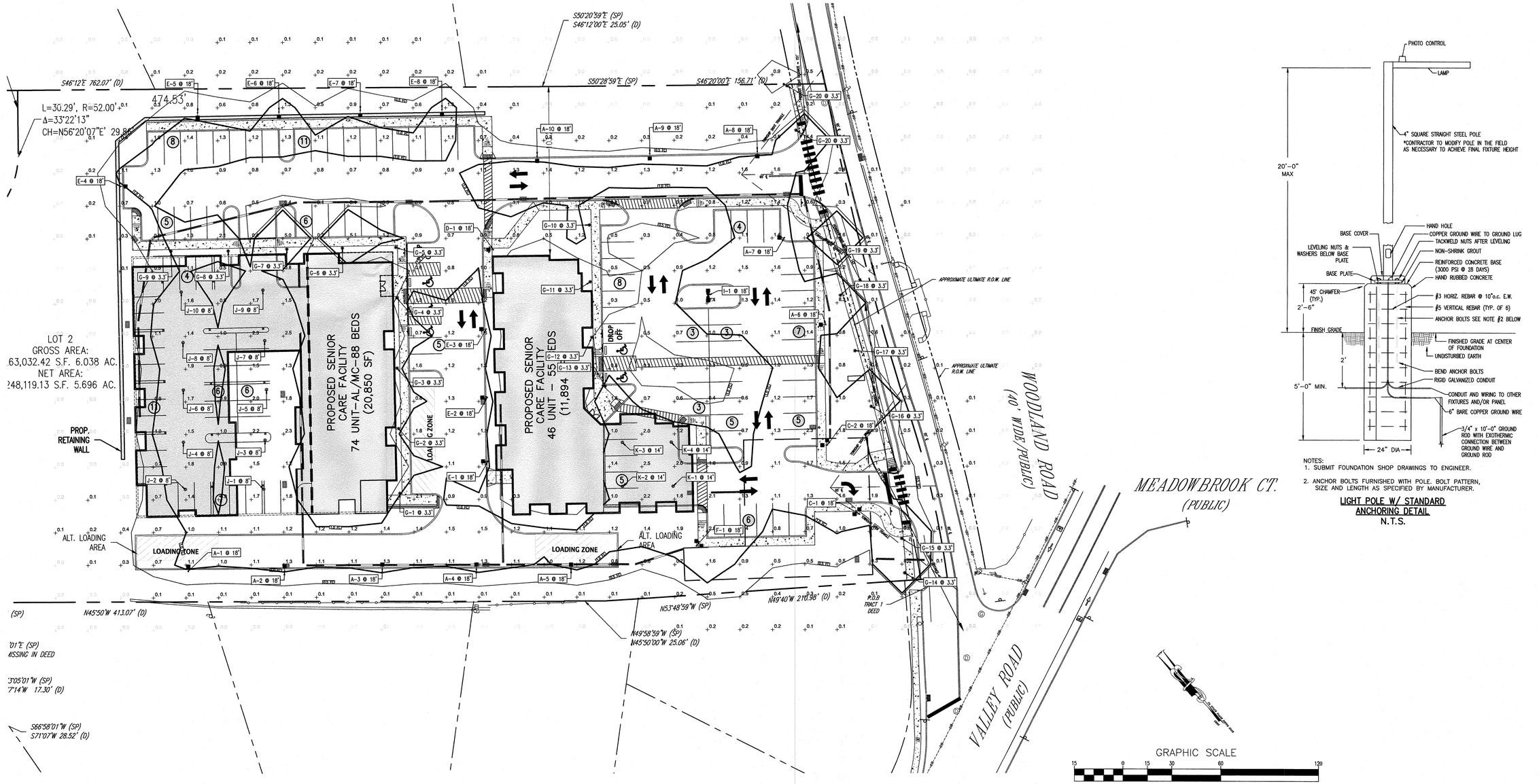
6" Surface LED Downlight

PROPOSED CANOPY LIGHT
SLD

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODE AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
3. THE STRUCTURAL DRAWINGS ARE FOR THE LOCATION AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
5. THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
6. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
7. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
8. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH THEIR PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL PROVIDE FOR DEWATERING AS REQUIRED DURING EXCAVATION AND CONSTRUCTION.
10. PERFORM WORK UNDER ENVIRONMENTAL CONDITIONS RECOMMENDED BY REFERENCED CODES AND SPECIFICATIONS, BY MATERIAL SUPPLIERS, AND WHICH ARE ACCEPTABLE UNDER STANDARD INDUSTRY PRACTICE. PROVIDE PERIODIC AND FINAL CLEAN UP. COORDINATE WORK WITH OWNER TO ESTABLISH ACCESS TO THE WORKPLACE AND FOR STAGING AND STORAGE AREAS.
11. ALL PROPOSED BUILDING EXTERIOR AND SITE LIGHTING SHALL BE INSTALLED BY CONTRACTOR AND MAINTAINED BY PROPERTY OWNER.
12. SITE LIGHTING FIXTURES ARE TO BE CONTROLLED WITH TIMING DEVICES TO AUTOMATICALLY SWITCH OFF LIGHTING AFTER HOURS OF OPERATION, WITH THE EXCEPTION OF SAFETY AND SECURITY LIGHTING.
13. PROVIDE AND INSTALL SITE LIGHTING CONSISTING OF POLES, LUMINARES, CONCRETE CAST IN PLACE POLE BASES, CONDUITS, WIRING, PULL BOXES, JUNCTION BOXES, AND ALL APPURTENANCES TO PROVIDE A COMPLETE SITE LIGHTING SYSTEM IN ACCORDANCE WITH APPLICABLE BUILDING AND ELECTRIC CODES.
14. ADJUST FINAL POLE AND LUMINAIRE LOCATIONS AS NECESSARY TO ENSURE THAT ALL PHOTOMETRIC DESIGN REQUIREMENTS WILL BE MET.
15. COORDINATE ALL LIGHTING EQUIPMENT WITH FIELD CONDITIONS. FIXTURE LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE MINOR ADJUSTMENTS TO SATISFY THE DESIGN INTENT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LAMPS IN ALL LIGHTING FIXTURES.
17. ALL SITE LIGHTING FIXTURES SHALL BEAR UL WET LOCATION LABEL AND ALL HARDWARE SHALL BE CORROSION-RESISTANT.
18. GROUND ALL SITE LIGHTING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE REQUIREMENTS.
19. USE #8 WIRING AT EACH POLE LOCATION WITH FUSED CONNECTIONS. USE #8 GROUND WIRE THROUGHOUT UNDERGROUND DUCT SYSTEM.
20. PROVIDE NEMA 3R, 30 AMP, SINGLE POLE NON-FUSED DISCONNECT SWITCH FOR EMERGENCY CUT OFF.
21. THIS PLAN IS PREPARED TO INDICATE THE ILLUMINATION LEVELS OF THE PROPOSED LIGHTING CONDITION AT PAVEMENT LEVEL.
22. THE ILLUMINATION LEVELS PROVIDED ARE APPROXIMATE AND ARE BASED ON FIELD OBSERVATIONS AND SURVEYS. THE CALCULATIONS ARE CONDUCTED WITH THE AID OF COMPUTER SIMULATION SOFTWARE AND FILES PROVIDED BY LIGHTING MANUFACTURERS.

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	1	3771	0.85	33.21
	C	2	Lithonia Lighting	DSX0 LED P1 40K 80CRI T4M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 4 Medium; Houseside Shield	1	3838	0.85	66.42
	D	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI TSM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 5 Medium	1	4590	0.85	33.21
	E	8	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4493	0.85	33.21
	F	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4493	0.85	66.42
	G	21	Lithonia Lighting	DSXB LED 16C 530 40K SYM	Proposed D-Series Bollard, 2,400lm; 4000K CCT; 530mA; symmetric distribution	1	2397	0.85	28
	I	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	1	3771	0.85	66.42
	J	10	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	TT-D1-830-U-RW	Proposed Toptier LED parking garage luminaire 3000K, 80 CRI LEDS and rectangular dist.	4	690	0.85	28
	K	4	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	TT-D2-830-U-RW	Proposed Toptier LED parking garage luminaire3000K, 80 CRI LEDS and rectangular dist.	4	939	0.85	39.2



NOTES:
1. SUBMIT FOUNDATION SHOP DRAWINGS TO ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE. BOLT PATTERN, SIZE AND LENGTH AS SPECIFIED BY MANUFACTURER.

LIGHT POLE W/ STANDARD ANCHORING DETAIL
N.T.S.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street Lansdale, PA 19446
Phone: 215-362-2260 Fax: 215-362-8400
WWW.CORNERSTONEINTL.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-28-2023

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MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04038400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75167
NEW YORK LICENSE No. 095667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONTIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

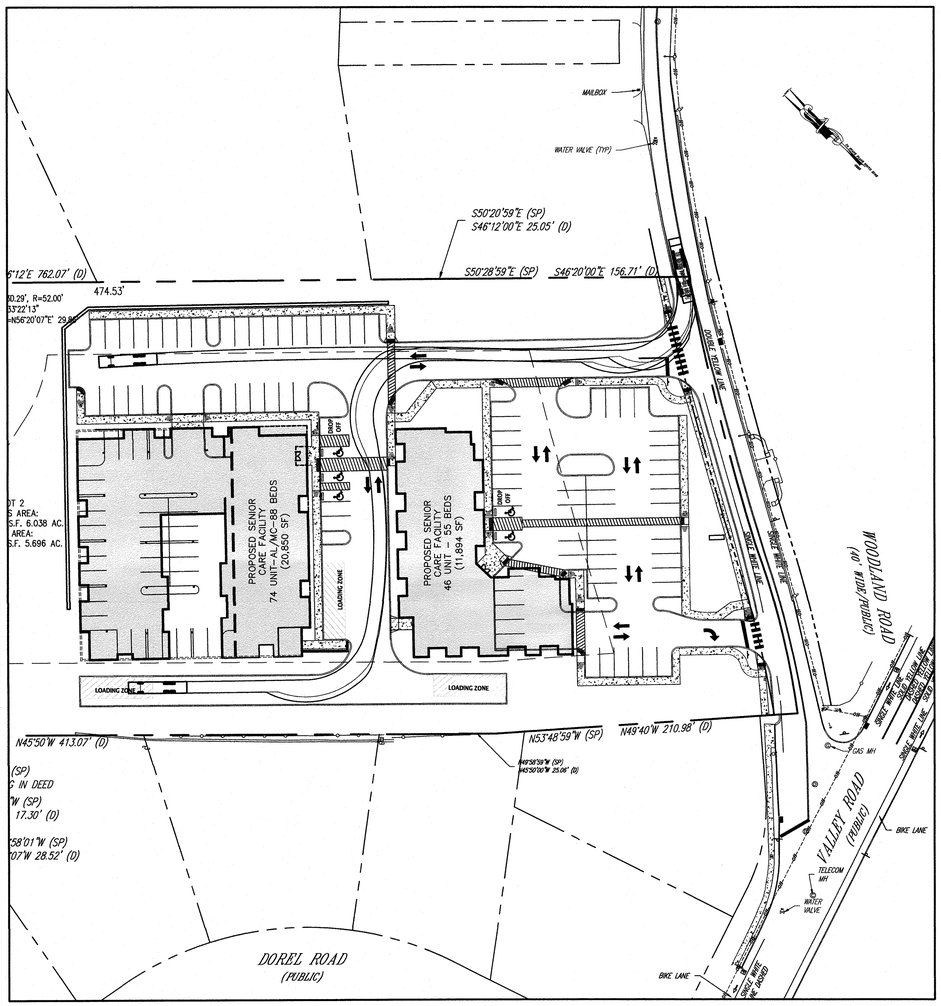
TITLE

LIGHTING PLAN

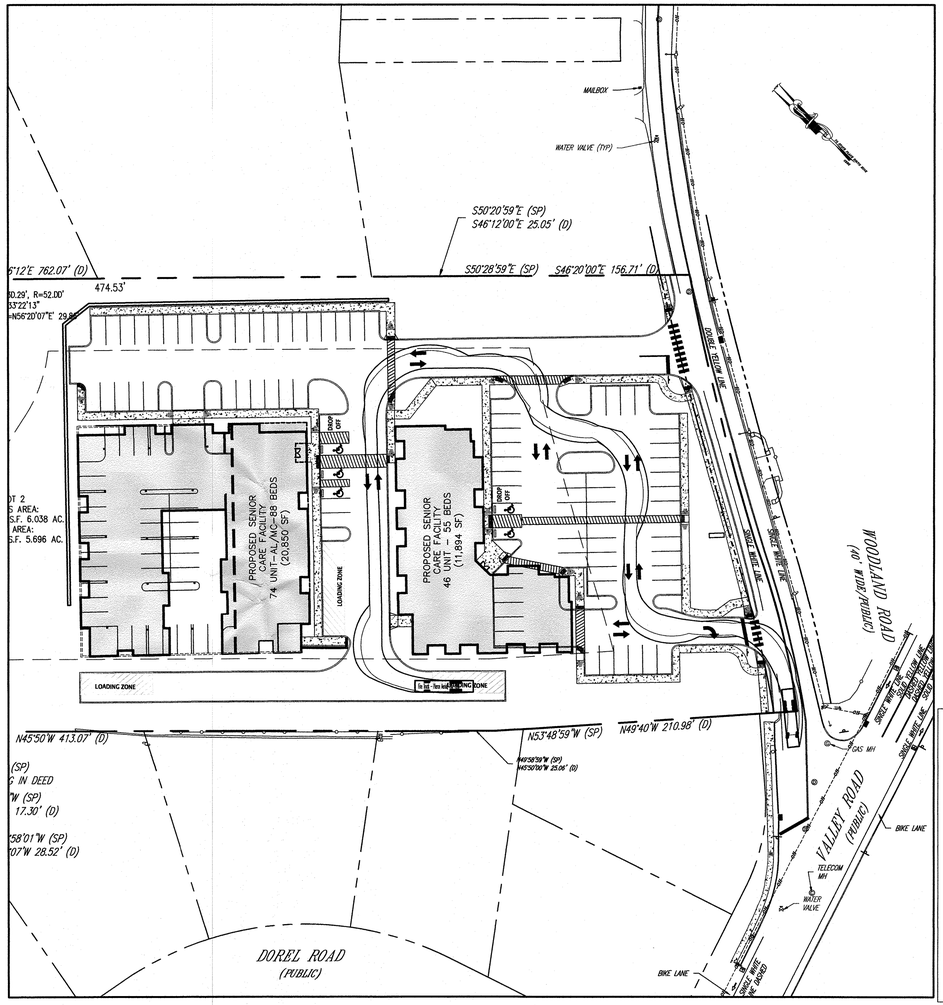
PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 6 OF 7

REVISION 2



TURNING MOVEMENT IN



TURNING MOVEMENT OUT

Fire Truck – Pierce Aerial, 105' HDL	
Overall Length	40.420ft
Overall Width	8.000ft
Overall Body Height	10.301ft
Min Body Ground Clearance	1.622ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.600ft

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

GENERAL NOTES

1. THIS PLAN IS PREPARED TO INDICATE THE ABILITY OF VARIOUS VEHICLES TO MANEUVER THROUGH THE PROPOSED FACILITY. IT IS PREPARED WITH THE BENEFIT OF "AUTODESK VEHICLE TRACKING 2022". THE VEHICLES REFERENCED ARE REFERENCED FROM AASHTO 2011 US STANDARDS. AUTODESK VEHICLE TRACKING PRODUCES GEOMETRICALLY IDEALIZED RESULTS THAT MAY BE DIFFICULT TO REPLICATE EXACTLY AND THE SIMULATION DOES NOT SUGGEST THAT OTHER DRIVEABLE PATHS BETWEEN DESIRED START AND END POSITIONS ARE NOT POSSIBLE. THE SIMULATIONS SHOWN IN THE SCHEMATICS ARE FOR PLANNING PURPOSES AND ARE USED TO DETERMINE POSSIBLE TRAVEL PATHS.
2. THE SIMULATIONS IN THE SCHEMATICS ARE CHOSEN FOR THE RELATIVE DIFFICULTY OF THE MANEUVER. NOT ALL TURNING SITUATIONS WERE ANALYZED, AND THOSE SITUATIONS NOT SHOWN ARE ASSUMED TO BE ADEQUATE.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-28-2023

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA LICENSE No. PE 85536
MARYLAND LICENSE No. 29133
NEW JERSEY LICENSE No. 24GE04232400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 73184
NEW YORK LICENSE No. 099667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

TURNING MOVEMENT PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 7 OF 7

REVISION 2

McMAHON
a **Bowman** company

July 28, 2023

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

RE: 1209 Rydal Road
Trip Generation and Parking Evaluation
Proposed Life-Care Facility and Nursing Home

Dear Mr. Manfredi:

As requested by Chaverim Realty Partners, LLC, McMahon a Bowman Company, has revised the trip generation assessment and parking evaluation for the proposed development of Lot 2 of the 1209 Rydal Road parcel to address revisions to the site plan and comments issued by the Township. The existing 7.316-acre property will be subdivided into two separate lots with Lot 1 containing the existing single-family home, which will remain, and Lot 2 developed to provide two buildings for senior care facilities. Building 1 will contain 74 units with 88 beds for an assisted living/memory care/nursing home facility (Township Use E-12), while Building 2 will consist of 46 units with 55 beds for a senior care/independent living facility (Township Use E-10). Both uses for Lot 2 are permitted by Conditional Use within the R1-Low Density Residential Zoning District.

Access to the existing single-family home on Lot 1, which is in the northeast quadrant of the intersection of Rydal Road and Cloverly Lane, will remain in its current location along Rydal Road approximately 140 feet north of Cloverly Lane. Access to Lot 2, which is located to the west of Woodland Road, will be provided via two new driveways. The southern driveway located approximately 190 feet north of Valley Road will be restricted to right-turn egress only movements, while the northern driveway located approximately 375 feet north of Valley Road will be full-movement.

This letter report provides a comparison of the trip generation characteristics associated with the previously proposed townhomes for Lot 2 to the currently proposed life care facility for Lot 2. A sight distance evaluation for the two proposed driveways along Woodland Road is also provided. A review of the required parking for the life care facility based upon the Township's zoning is provided along with an evaluation of the parking demand based upon available data within the Institute of Transportation Engineers' publication entitled *Parking Generation Manual, 5th Edition.*

TRIP GENERATION CHARACTERISTICS

Traffic volumes generated by the development of Lot 2 were prepared based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers' publication entitled, *Trip Generation Manual, 11th Edition.* A comparison of the former development plan for Lot 2 to provide up to 34 townhomes to the current proposed development for the life care facility is provided. Specifically, the equations for Land Use Code 220: Multifamily Housing Low-Rise were utilized for proposed townhomes, while the Assisted Living/Memory Care/Nursing Home building is based on the rates for Land Use Code 254:

Assisted Living and the Independent Living Units is based on the equations for Land Use Code 252: Senior Adult Housing - Multifamily. The descriptions for these codes are provided in **Attachment A.**

Table 1 provides a summary of the vehicular trip generation characteristics for the adjacent street peak hours, which is one hour between 7:00 AM to 9:00 AM in the morning and one hour between 4:00 PM to 6:00 PM, whereas the peak hour of generator can occur during other times of the day. As can be seen from the table, the current life care facility is anticipated to generate more traffic on a daily basis than the prior proposed townhomes but will generate less traffic during the peak hours.

Table 1 –Vehicular Trip Generation Characteristics (1)

Land Use	Size	Daily	Weekday Morning			Weekday Afternoon		
			In	Out	Total	In	Out	Total
Prior Proposed Townhomes (2)								
Adjacent Street Peak Hour	34 dwelling units	293	8	25	33	22	13	35
Peak Hour of Generator			**10**	**30**	**40**	**30**	**19**	**49**
Current Proposed Life Care Facility								
Adjacent Street Peak Hour								
Assisted Living/Memory Care/ Nursing Home (3)	88 beds	229	10	6	16	8	13	21
Independent Living Facility (4)	46 units	158	3	7	10	6	6	12
Total		387	13	13	26	14	29	33
Peak Hour of Generator								
Assisted Living/Memory Care/ Nursing Home (3)	88 beds	229	13	6	19	13	16	29
Independent Living Facility (4)	46 units	158	8	9	17	8	6	14
Total		**387**	**21**	**15**	**36**	**21**	**27**	**43**

(1) Based on data from the Trip Generation Manual, 11th Edition.
(2) Based on the equations for Land Use Code 220: Multifamily Housing (Low-Rise).
(3) Based on the rates for Land Use Code 254: Assisted Living.
(4) Based on equations for Land Use Code 252: Senior Adult Housing – Multifamily.

WOODLAND ROAD ACCESSES

Woodland Road is a local road that provides a single lane of travel in each direction with a posted speed limit of 25 miles per hour. There currently are no sidewalks provided along the Woodland Road site frontage; however, there is sidewalk provided along the adjacent parcel to the south that terminates at its driveway.

With the development of Lot 2, the plan illustrates a sidewalk system along the site frontage that will extend along the Woodland Road site frontage with ADA compliant ramps provided for the driveway crossings. The sidewalk is also proposed to be provided along both sides of the southern driveway and on the south side of the northern driveway. Additionally, the Woodland Road site frontage will also be widened to provide a four-foot shoulder.

The two proposed accesses for Lot 2 will be located along Woodland Road. The southern driveway located approximately 190 feet north of Valley Road will be restricted to right-turn egress only movements, while the northern driveway located approximately 375 feet north of Valley Road will be full-movement Both accesses will be 24 feet wide with a single ingress and a single egress lane. Stop-control will be provided along the access approach to Woodland Road.

Generally, the prevailing travel speed, roadway grades and profiles, and number of travel lanes play a role in determining if safe sight distances are available. The existing sight distances were compared to PennDOT's sight distance requirements contained in *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads.* The field measured sight distance and comparison to the desirable and minimum criteria are summarized in **Tables 2 and 3**.

Table 2
Sight Distance Evaluation: Northern Full-Movement Woodland Road Access

Movement	Direction	Posted Speed Limit (mph)	Approach Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable (1)	Minimum (2)	
Exiting	Looking Left	25	-5%	250	155	255 (3)
	Looking Right	25	+4%	195	142	165 (3,4)
Left-Turn Entering	Looking Ahead	25	-5%	190	155	339
	From the Rear	25	+4%	190	142	145 (4)

(1) Based on the desirable sight distance requirements contained in the *Pennsylvonia Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit for two-lane roads.
(2) Based on the safe stopping sight distance requirements contained in the *Pennsylvonia Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
(3) Distance estimated based upon removal of vegetation along Woodland Road.
(4) Distance is limited due to curvature along Woodland Road.

Table 3
Sight Distance Evaluation: Southern Right-Out Only Woodland Road Access

Movement	Direction	Posted Speed Limit (mph)	Approach Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable (1)	Minimum (2)	
Exiting	Looking Left	25	-6%	250	157	239 (3)

(1) Based on the desirable sight distance requirements contained in the *Pennsylvonia Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit for two-lane roads.
(2) Based on the safe stopping sight distance requirements contained in the *Pennsylvonia Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
(3) Distance estimated based upon removal of vegetation along Woodland Road.

For both accesses, the existing vegetation and trees along the Woodland Road site frontage would need to be removed. With the installation of the sidewalk and the four-foot shoulder along the site frontage, the trees and vegetation will no longer impede the sight distance for either proposed driveway, and the future available sight distance will exceed the minimum safe sight distance requirements. *Section 146-25.F of the Subdivision and Land Development Ordinance* states for all intersections, there shall be measured along the

centerline a minimum clear sight triangle of 65 feet from the point of intersection, in which no trees, hedges, shrubbery or other obstructions to sight distance are permitted. This triangle is illustrated on the latest plan for the site. The future available sight distance should be confirmed during the land development process.

REQUIRED PARKING PER ZONING

Based upon a review of *Section 2304 of the Zoning Ordinance*, the following is a summary of the required parking for each building use:

- Use E-10: Life Care Facility – One space for each employee on the largest shift plus visitor parking provided at a rate of 1 space for every 5 beds, plus 1.5 parking spaces for every independent living unit.
- Use E-12: Nursing Home: One space for each employee on the largest shift plus visitor parking at a rate of 1 space for every 5 beds.

According to the applicant, the combined total employees on the largest shift for both buildings will be nineteen (19), as the independent living building will share maintenance staff with the life care facility. This would then result in nineteen (19) required parking spaces for employees.

The number of beds within each building totals 143; however, for the parking calculation, it has been determined that 132 beds will be classified as Use E10: Life Care Facility that are a combination of independent and assisted living beds, while the remaining 11 beds are classified as E-12 Nursing Home for memory care. The two combined then require a total of 30 parking spaces for the 143 beds with 27 spaces required for Use E-10 and 3 spaces required for Use E-12. An additional 69 parking spaces are then required for the 46 independent living units.

The total required parking for the site based upon the Township's *Zoning Ordinance* is 118 parking spaces (19 employee spaces plus 30 visitor spaces based on number of beds for each use plus 69 spaces for the 46 independent unit spaces). As the site provides 118 parking spaces, the parking would then be compliant.

PROJECTED PARKING DEMAND

A supplemental parking evaluation based upon the projected parking demand from upon available data within the Institute of Transportation Engineers' publication entitled *Parking Generation Manual, 5th Edition* has been provided as well. The 85th percentile rate for the parking demand from the manual, which are provided in **Attachment B** for reference, is as follows for each use:

- Land Use Code 252: Senior Adult Housing – Attached
  0.67 spaces per unit or occupied unit: 31 spaces for 46 units

- Land Use Code 254: Assisted Living
  0.58 spaces per bed or occupied bed: 51 spaces for 88 beds
  0.53 spaces per unit: 40 spaces for 74 units
  0.55 spaces per occupied unit: 41 spaces for 74 units
  1.08 spaces per employee: 21 spaces for 19 employees

Based upon the *Parking Generation Manual,* the parking demand for the independent units would be for up to 31 spaces, while the parking demand for the assisted living would be for up to 51 spaces. This would result in a total parking demand of 82 parking spaces, which is well below the 118 provided parking spaces.

SUMMARY

Based upon the evaluation conducted for the proposed senior care facility, the site is anticipated to generate approximately 387 total trips (entering and exiting) on a typical weekday, of which 36 and 43 total trips (entering and exiting) are anticipated to be generated during the weekday morning and afternoon periods, respectively. While the weekday trips are higher than the former proposed townhomes for the site, the weekday morning and afternoon peak trips are lower with the current proposed senior care facility.

A review of the site access driveways indicates that the minimum safe sight distance can be achieved, since the existing vegetation and trees located along the site frontage will be removed with the installation of the sidewalk and a four-foot wide shoulder along the Woodland Road site frontage. ADA compliant ramps will then be provided for the crosswalks across the two proposed accesses. Sidewalk will also be provided along both sides of the southern access and the south side of the northern access.

A review of the required parking (118 spaces) for the site compared to the proposed parking supply (118 spaces) indicates that the number of parking spaces will comply with the Township's requirements in *Section 2304 of the Zoning Ordinance*. A review of the parking demand as projected from the *Parking Generation Manual* indicates the peak parking demand for the site would be for up to 819 parking spaces, which is below the proposed parking supply of 118 spaces.

If you have any questions regarding this traffic evaluation, please feel free to contact me at skoza@bowman.com or 215-283-9444 ext. 1250.

Sincerely,

Sandy A. Koza, P.E., PTOE
Senior Project Manager

Attachments

CC: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO
Allison A. Lee, Pennoni, Assistant Zoning Officer
Leor Barazani, Chaverim Realty Partners, LLC
Moshe Barazani, Chaverim Realty Partners, LLC

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McMAHON
a Bowman company

ATTACHMENT A

TRIP GENERATION MANUAL
LAND USE CODE DETAILS

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444
mcmahonassociates.com | bowman.com

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

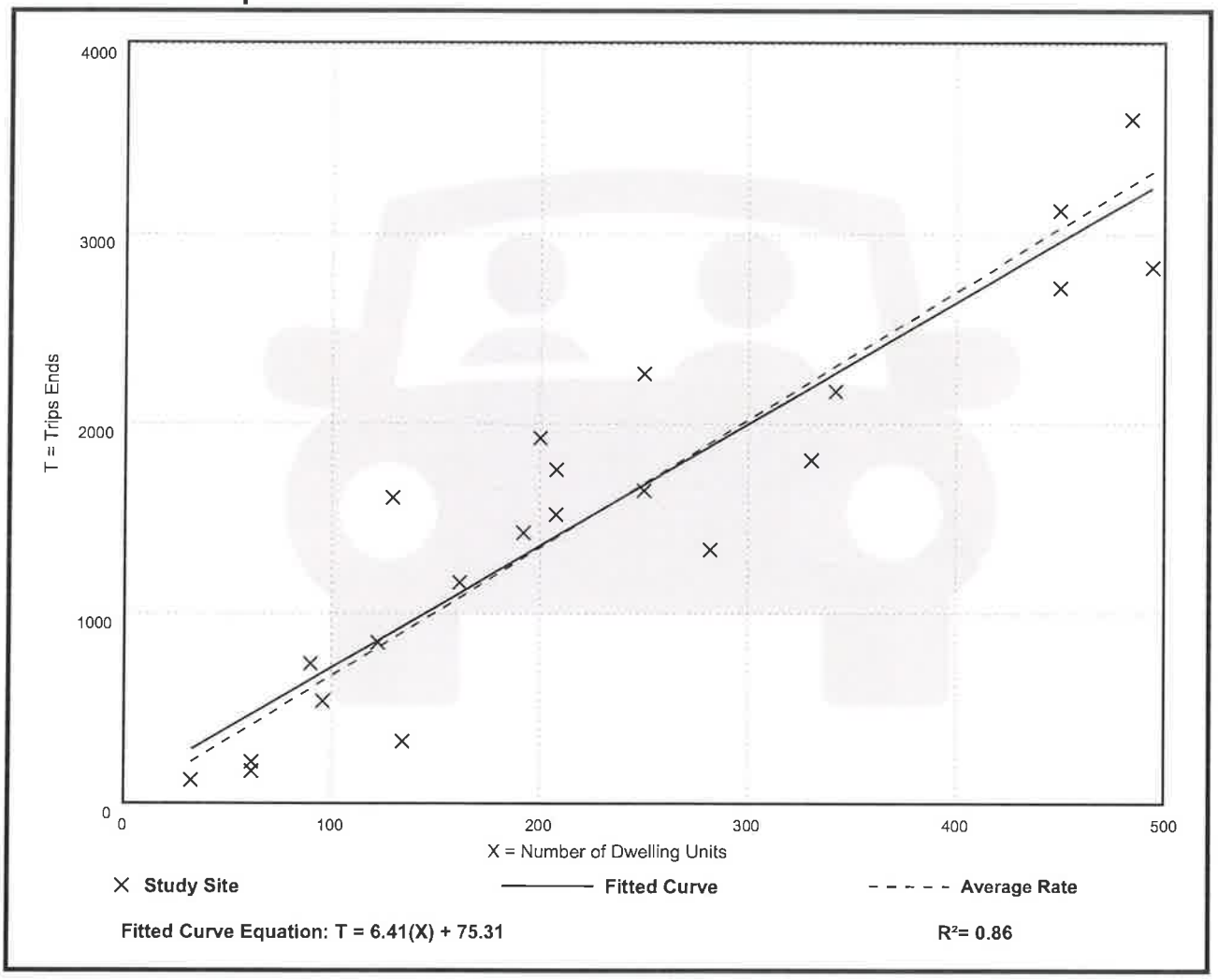
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

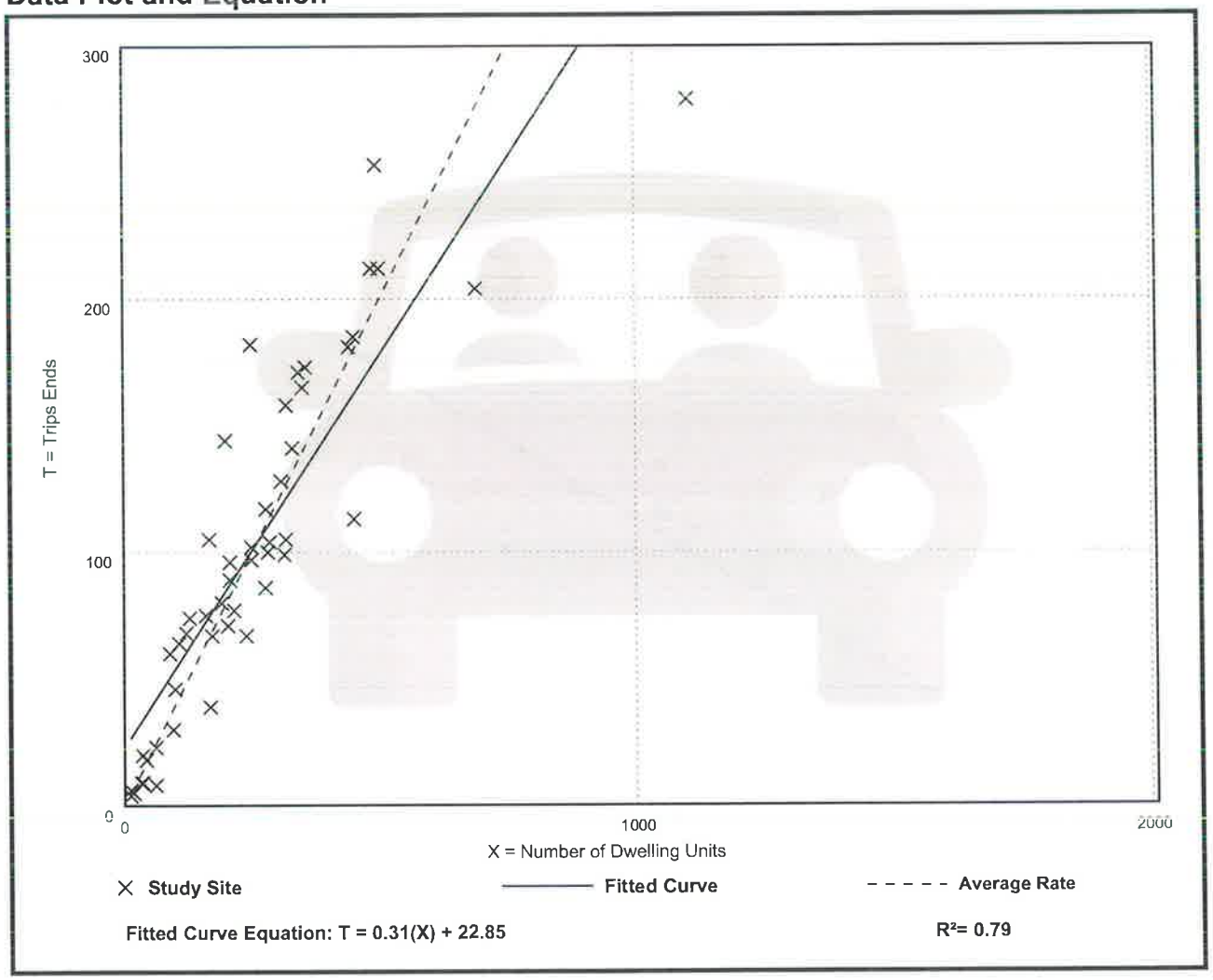
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



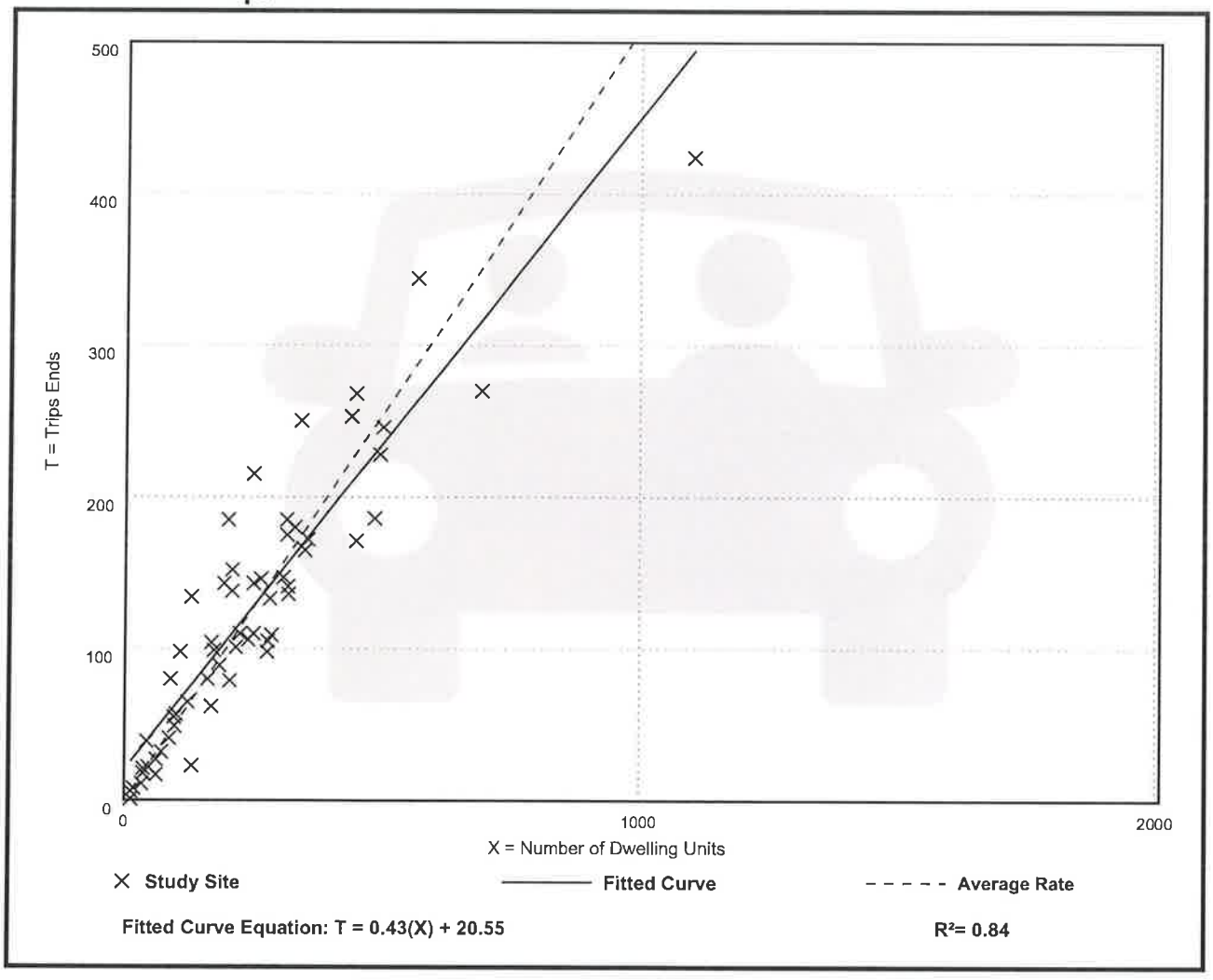
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

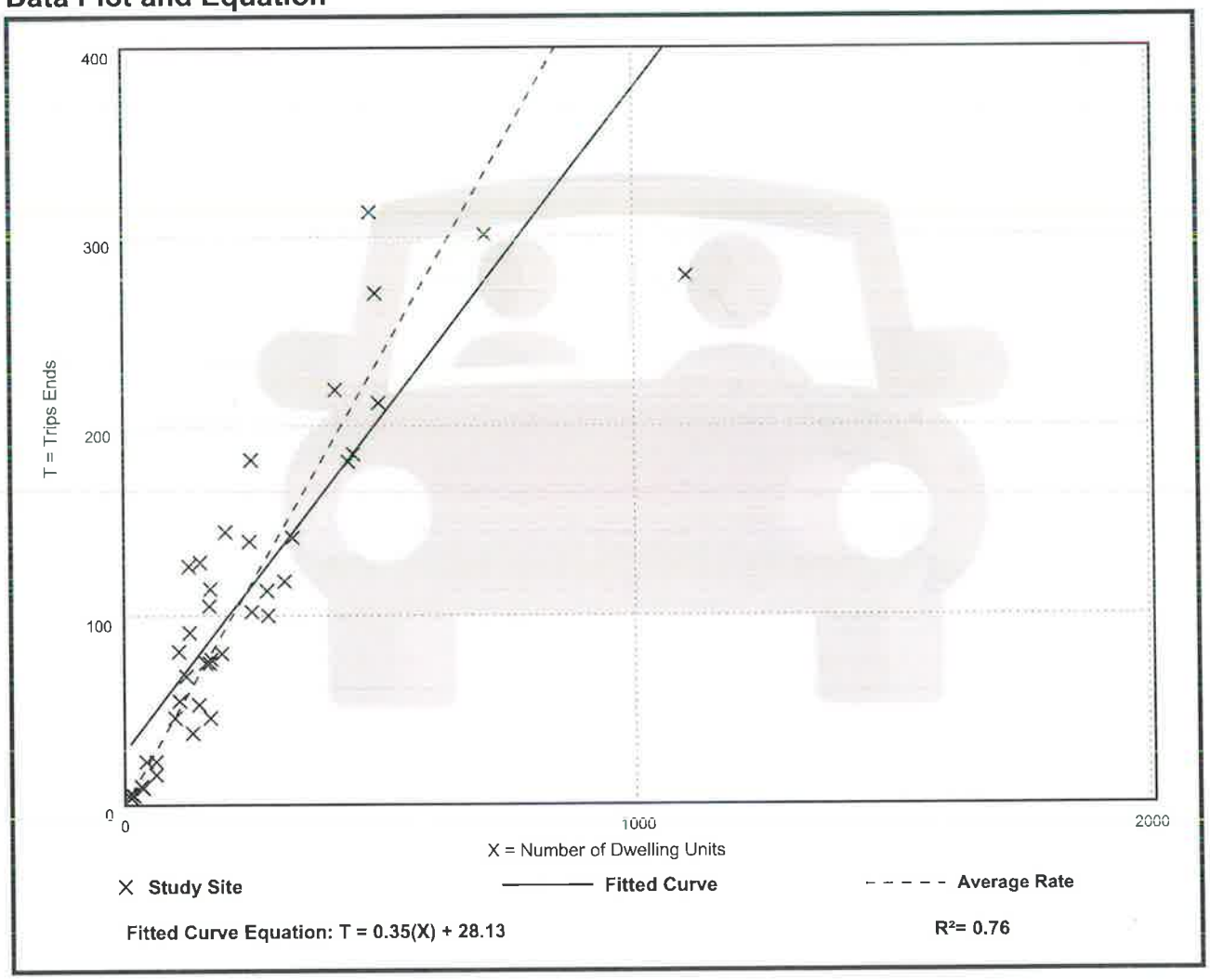
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 28.13

R^2= 0.76

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

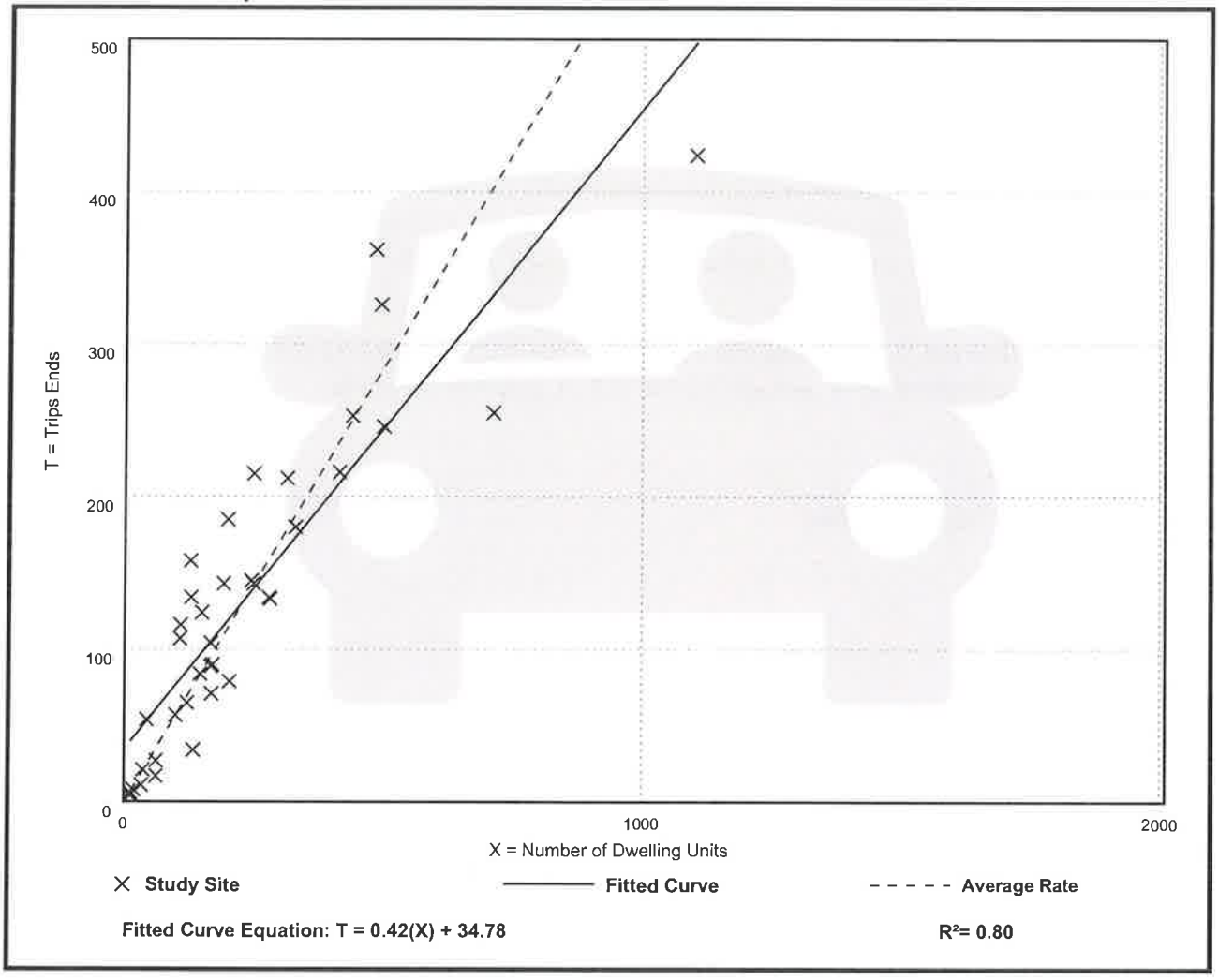
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Land Use: 252
Senior Adult Housing—Multifamily

Description

Senior adult housing–multifamily sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units share both floors and walls with other units in the residential building. Senior adult housing—single-family (Land Use 251), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Alberta (CAN), California, Maryland, New Hampshire, New Jersey, Ontario (CAN), and Pennsylvania.

Source Numbers

237, 272, 576, 703, 734, 970, 1060

Senior Adult Housing - Multifamily
(252)

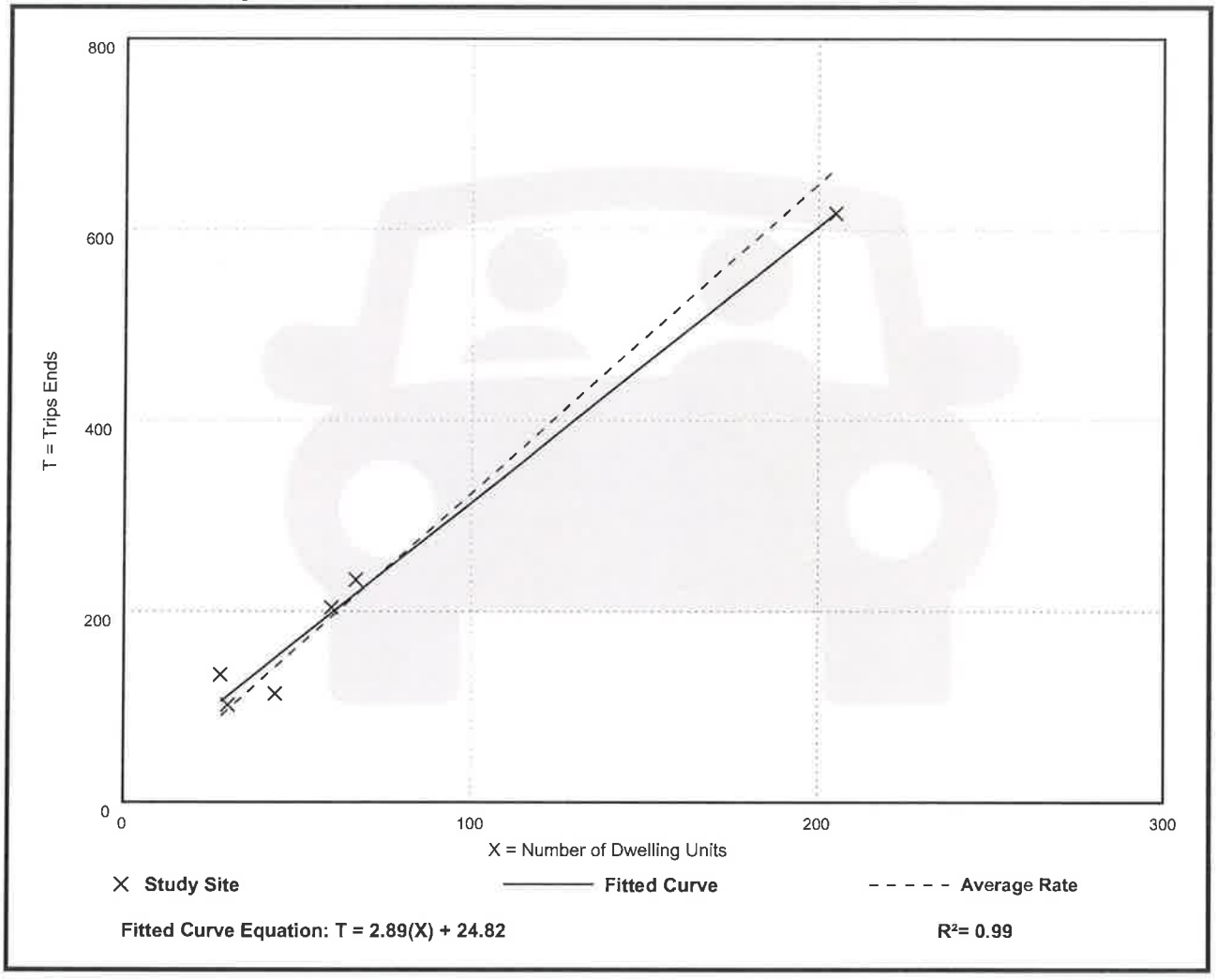
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



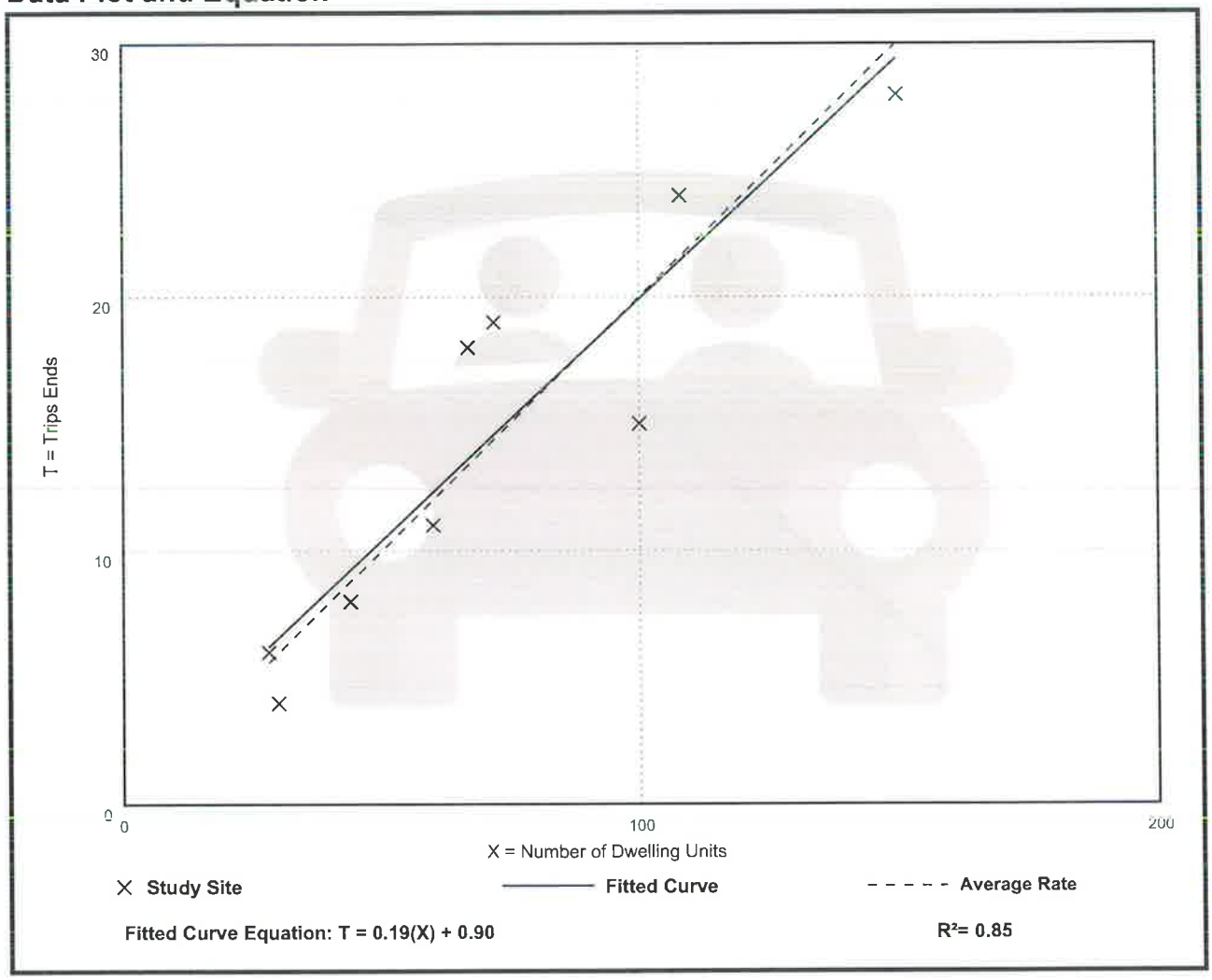
Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



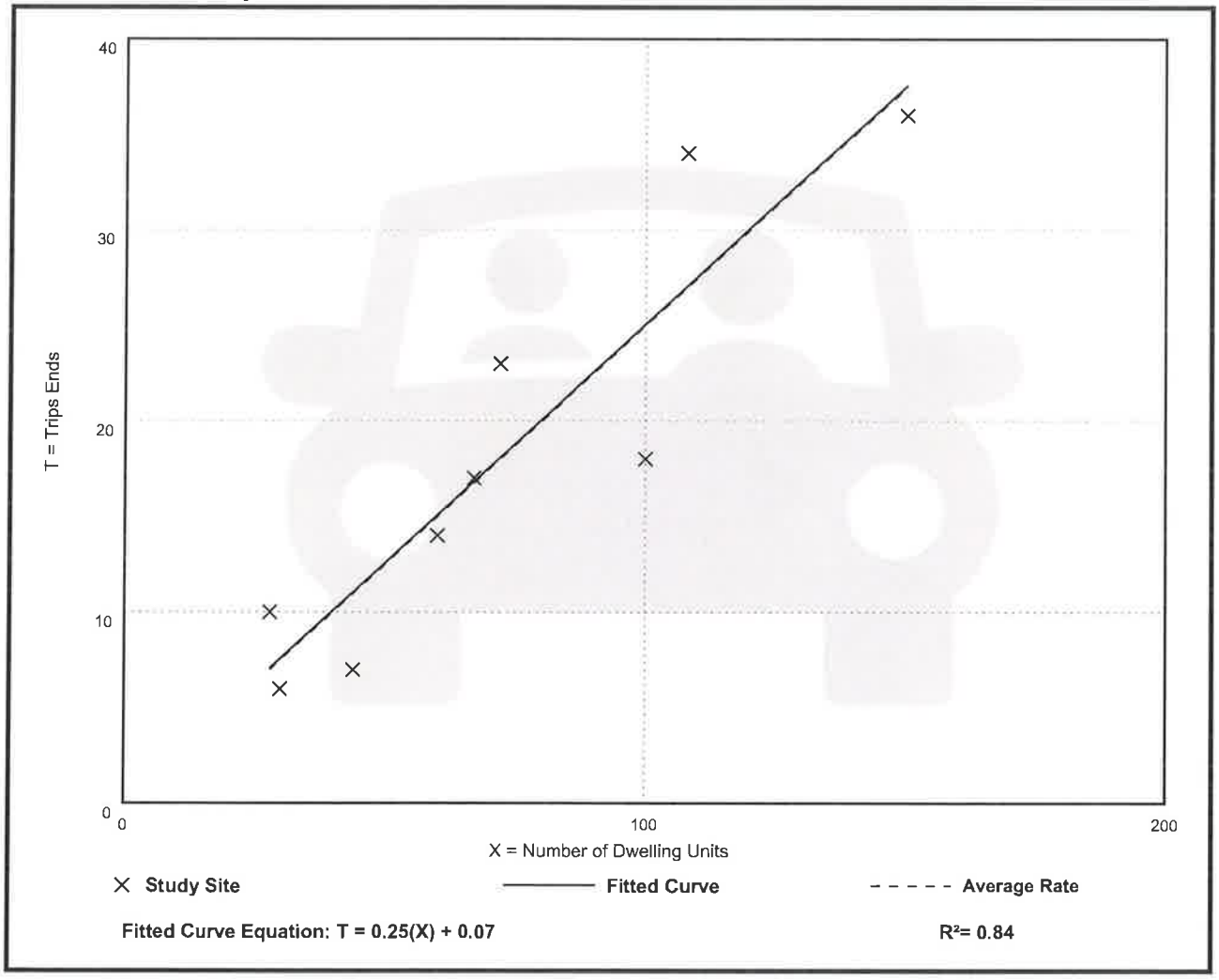
Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



Senior Adult Housing - Multifamily
(252)

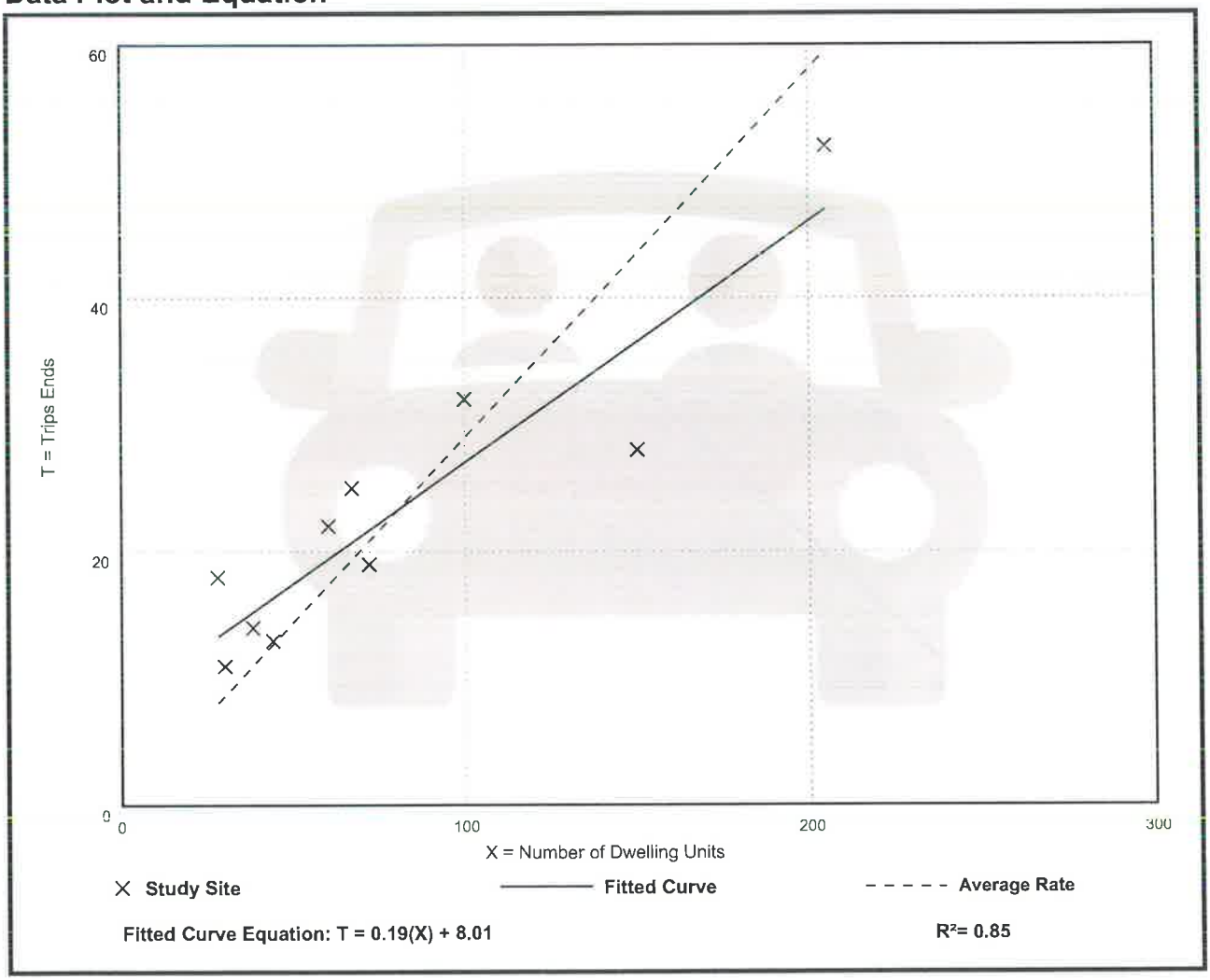
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 79
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.29	0.19 - 0.64	0.10

Data Plot and Equation



Senior Adult Housing - Multifamily
(252)

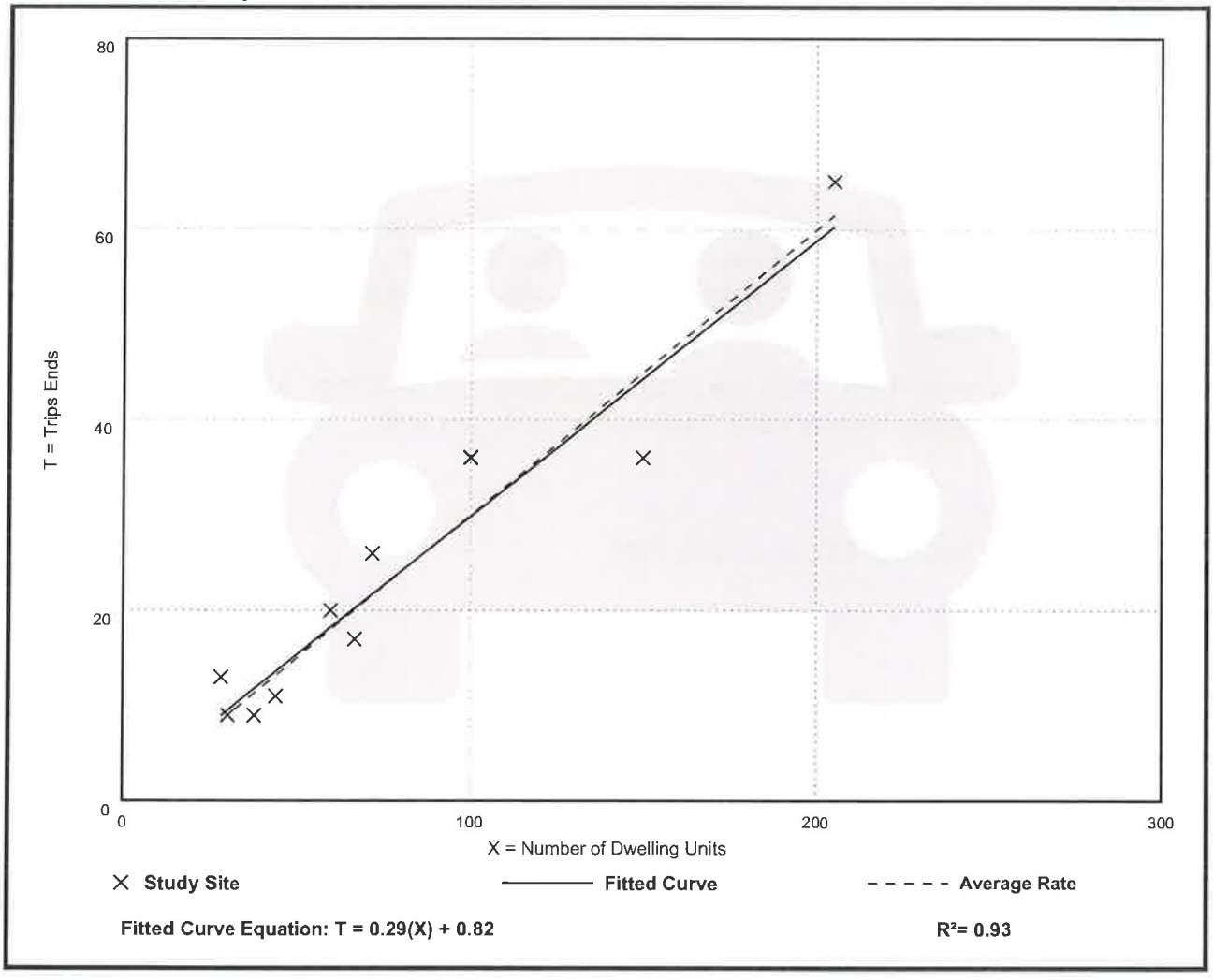
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 79
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.24 - 0.46	0.06

Data Plot and Equation



Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

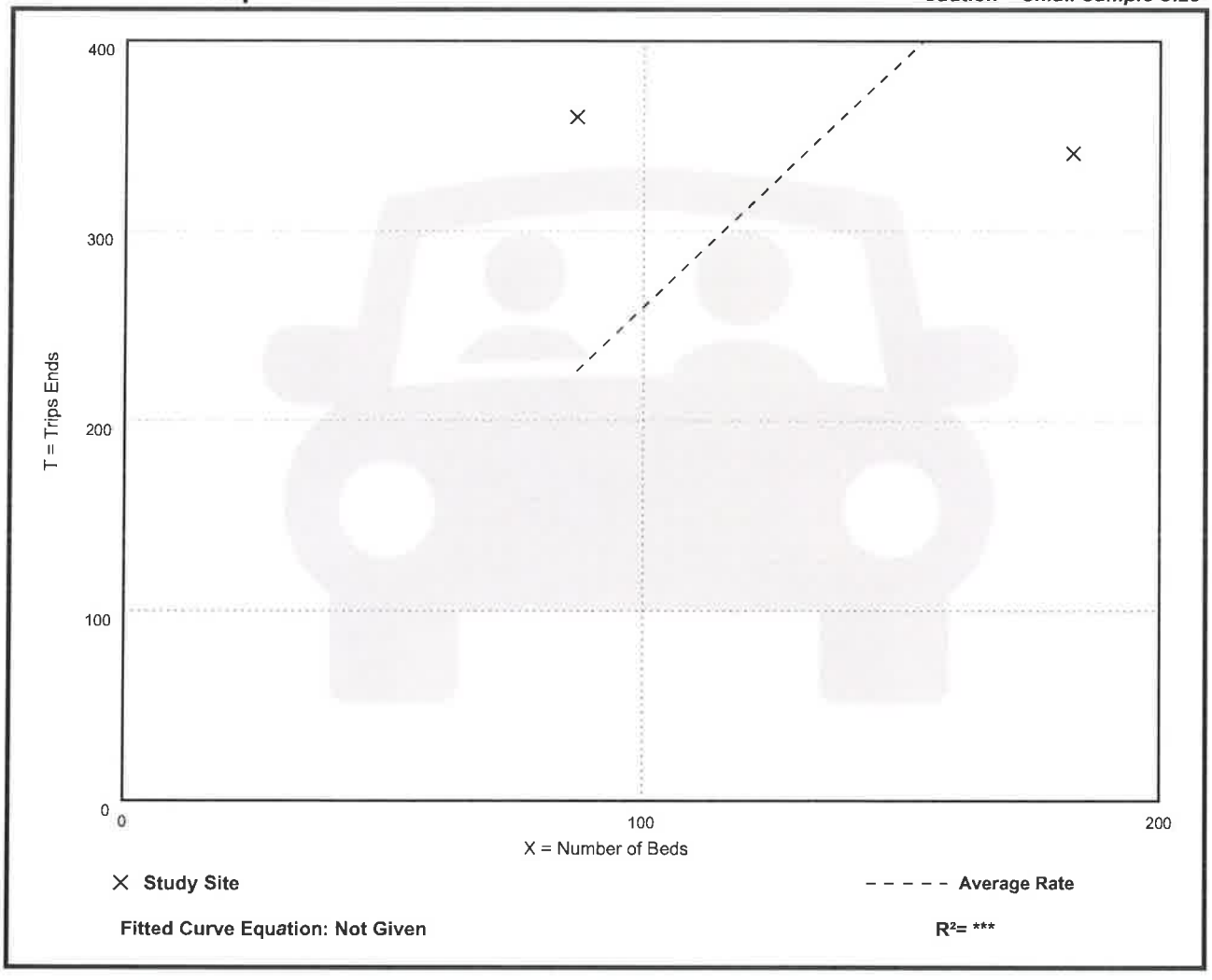
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



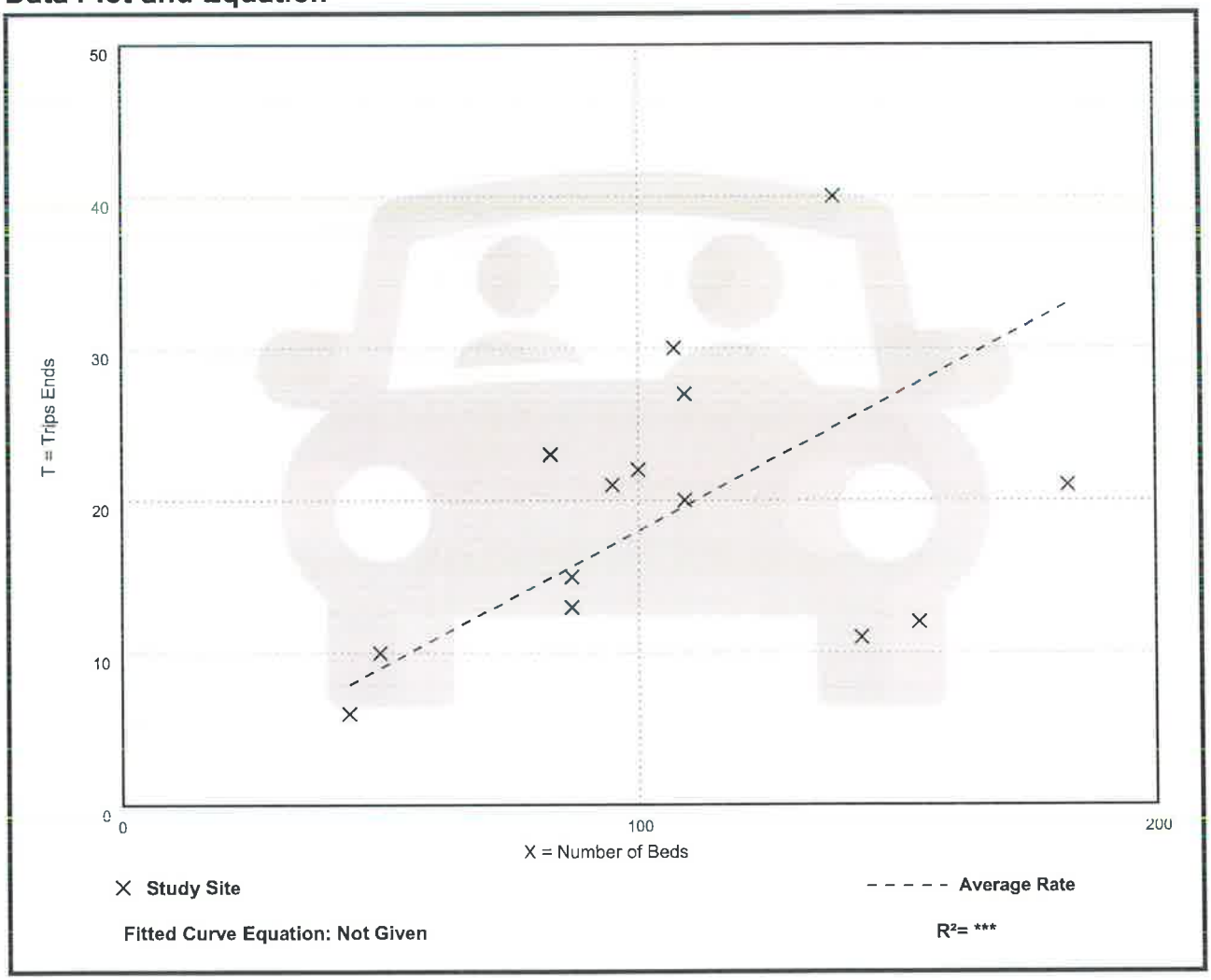
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



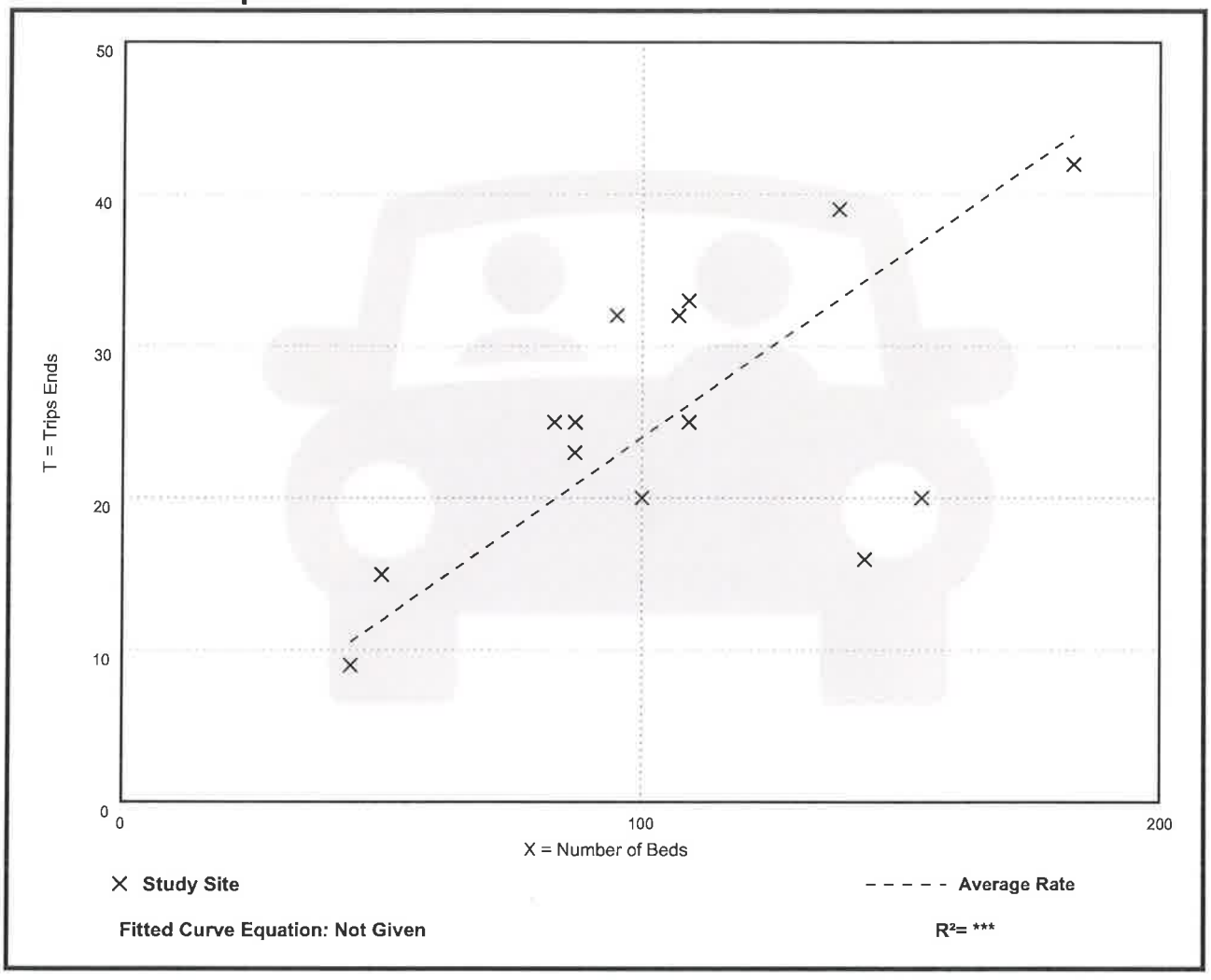
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



Assisted Living
(254)

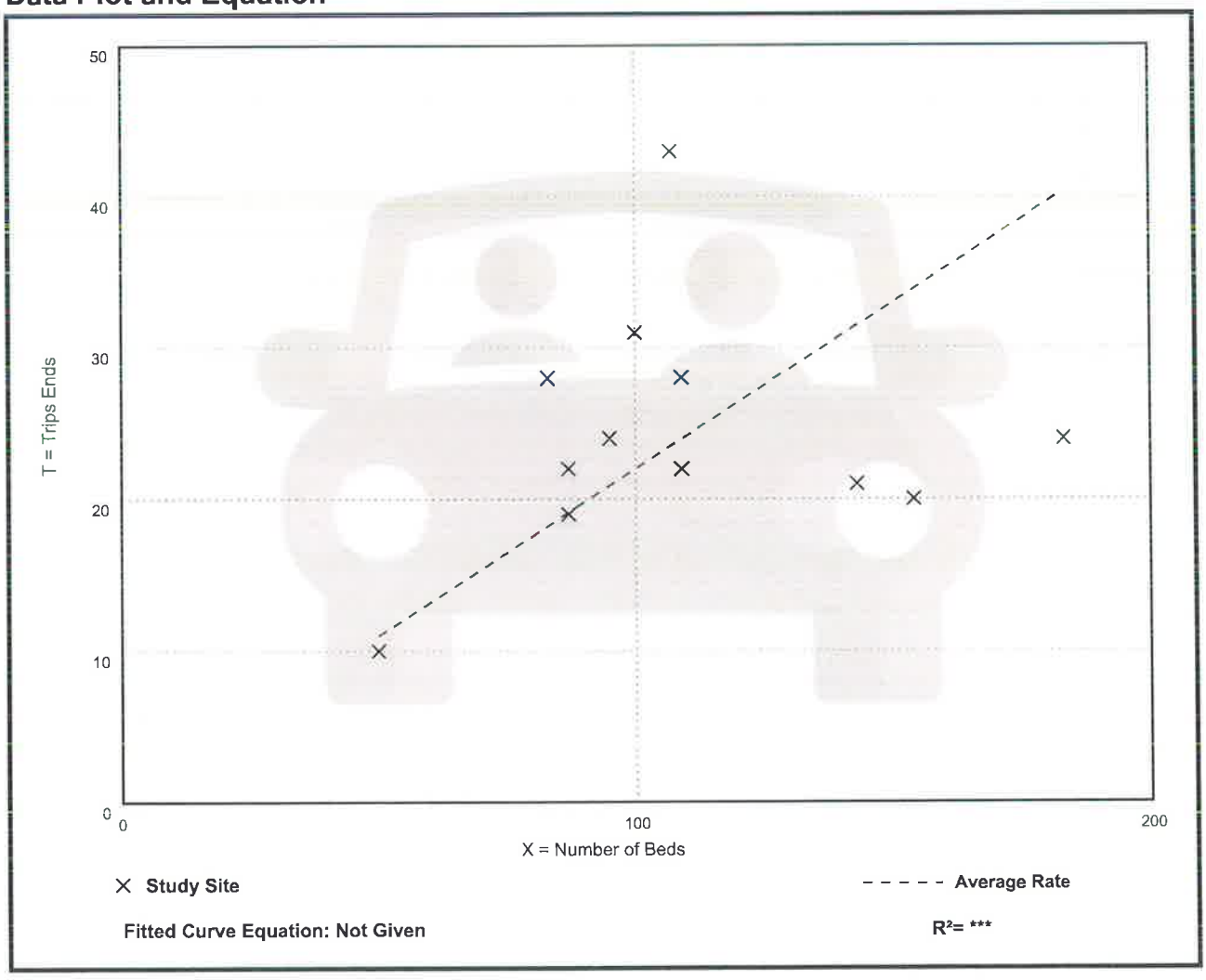
Vehicle Trip Ends vs: Beds
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Beds: 109
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.13 - 0.40	0.09

Data Plot and Equation



Assisted Living
(254)

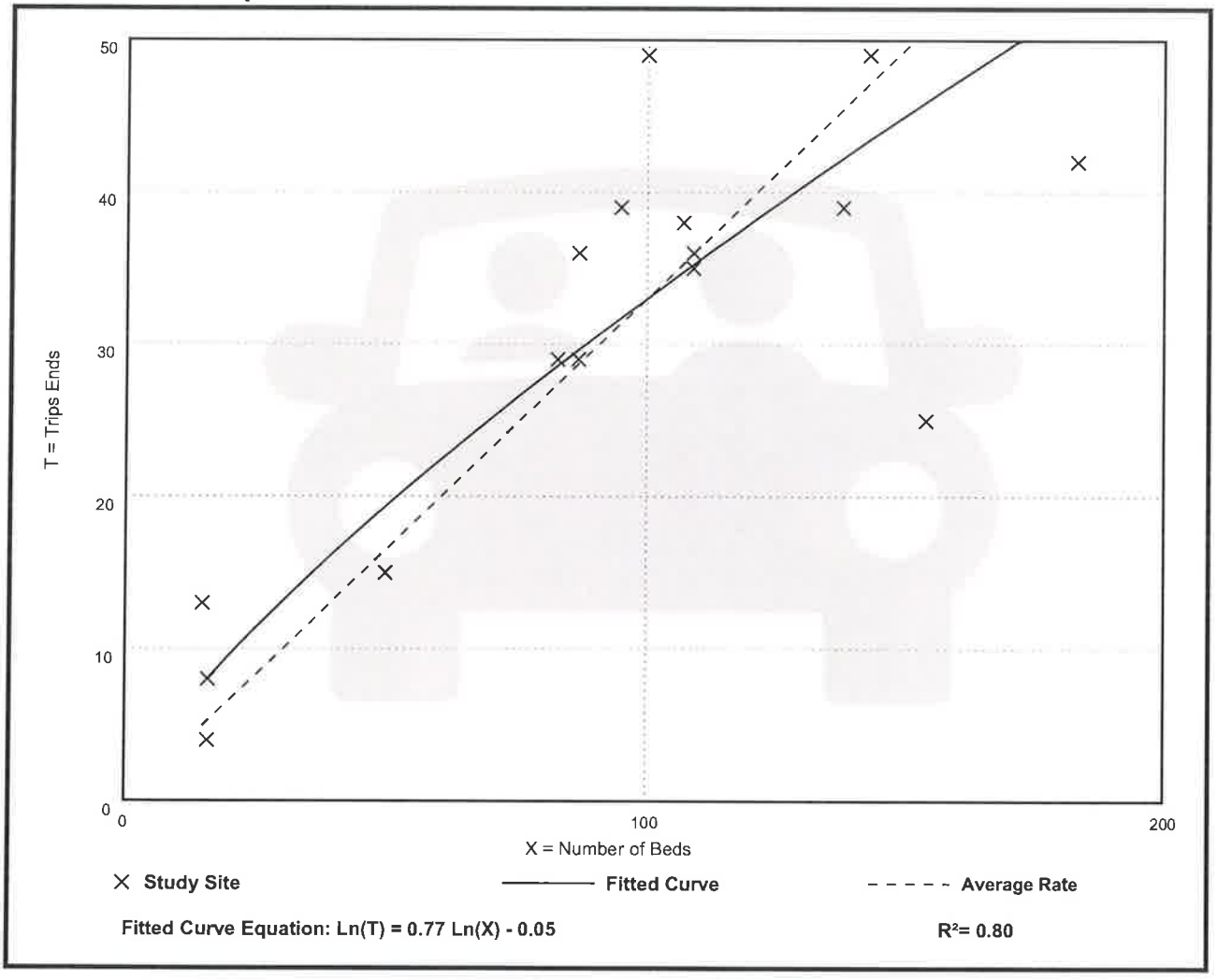
Vehicle Trip Ends vs: Beds
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. Num. of Beds: 93
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.33	0.16 - 0.87	0.10

Data Plot and Equation



Assisted Living
(254)

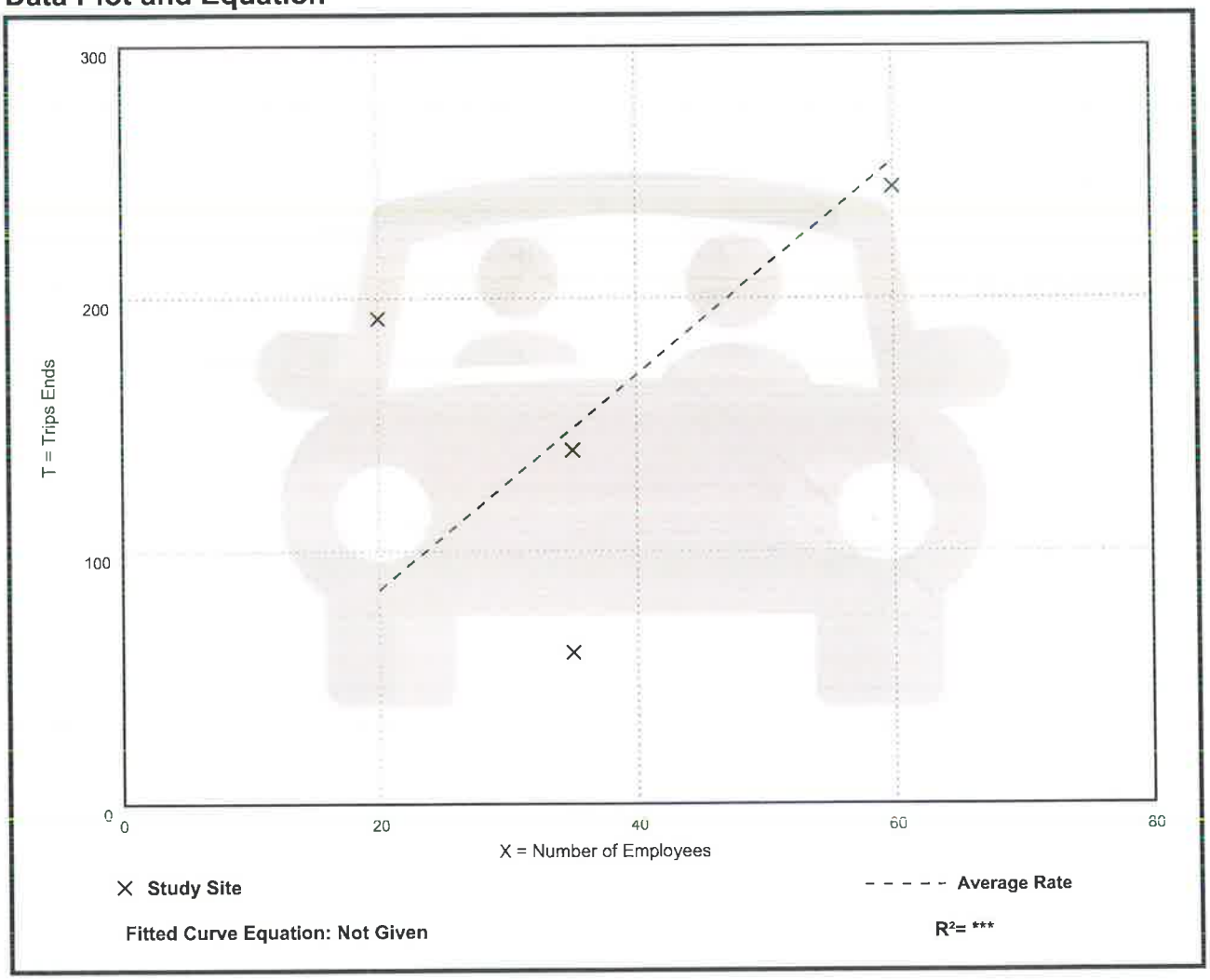
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 38
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.24	1.71 - 9.60	2.67

Data Plot and Equation



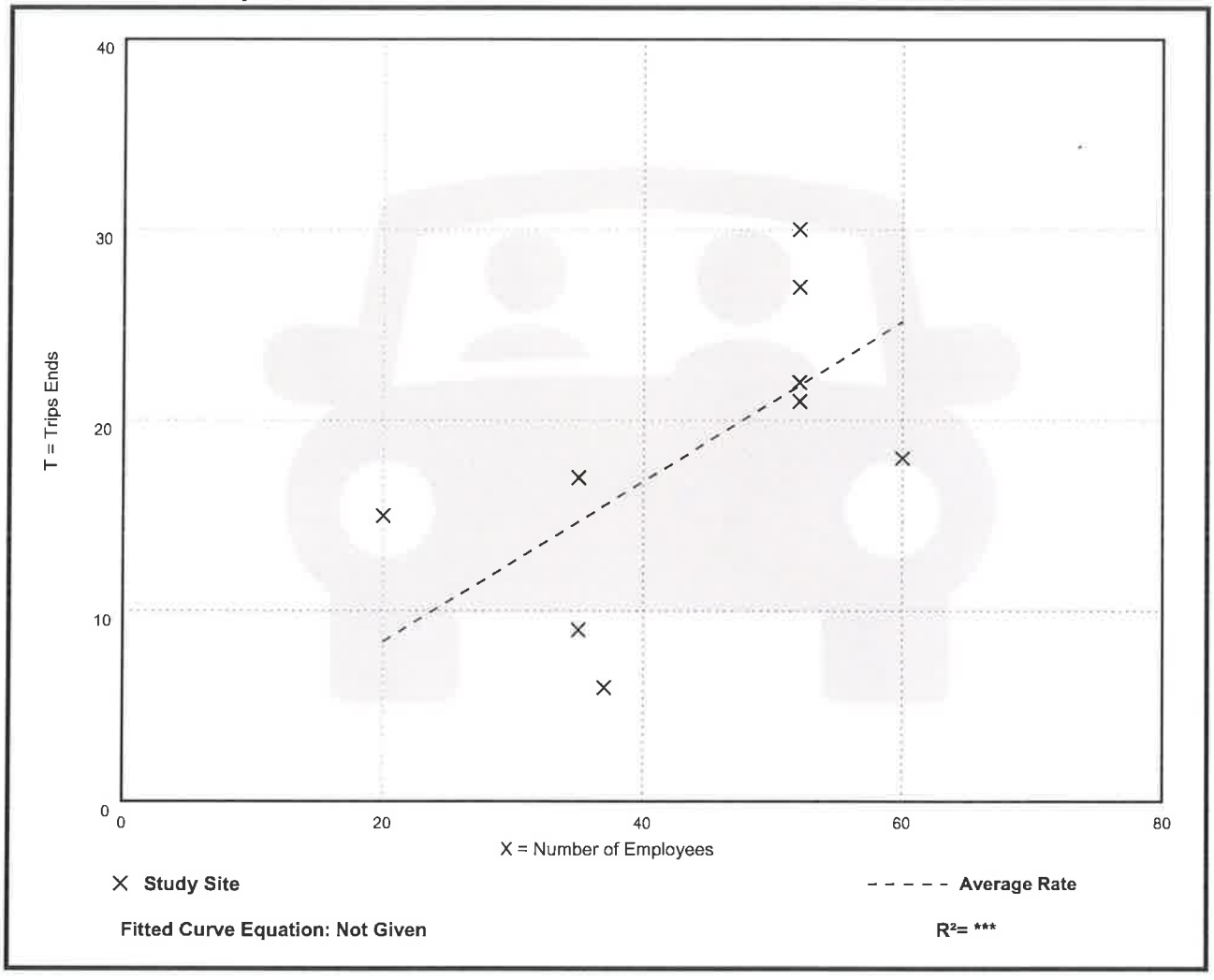
Assisted Living
(254)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 44
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.42	0.16 - 0.75	0.15

Data Plot and Equation



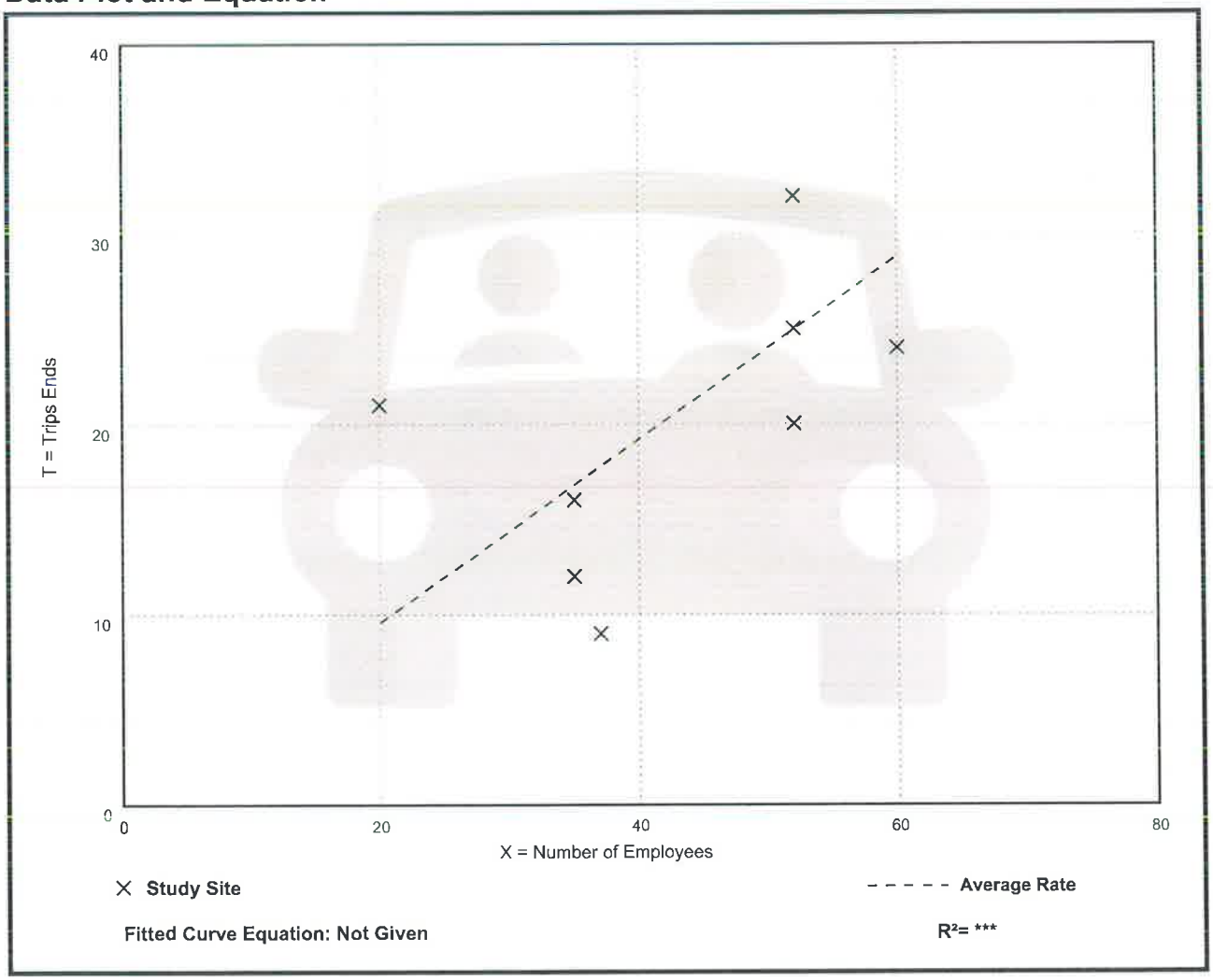
Assisted Living
(254)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 44
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.48	0.24 - 1.05	0.18

Data Plot and Equation



Assisted Living
(254)

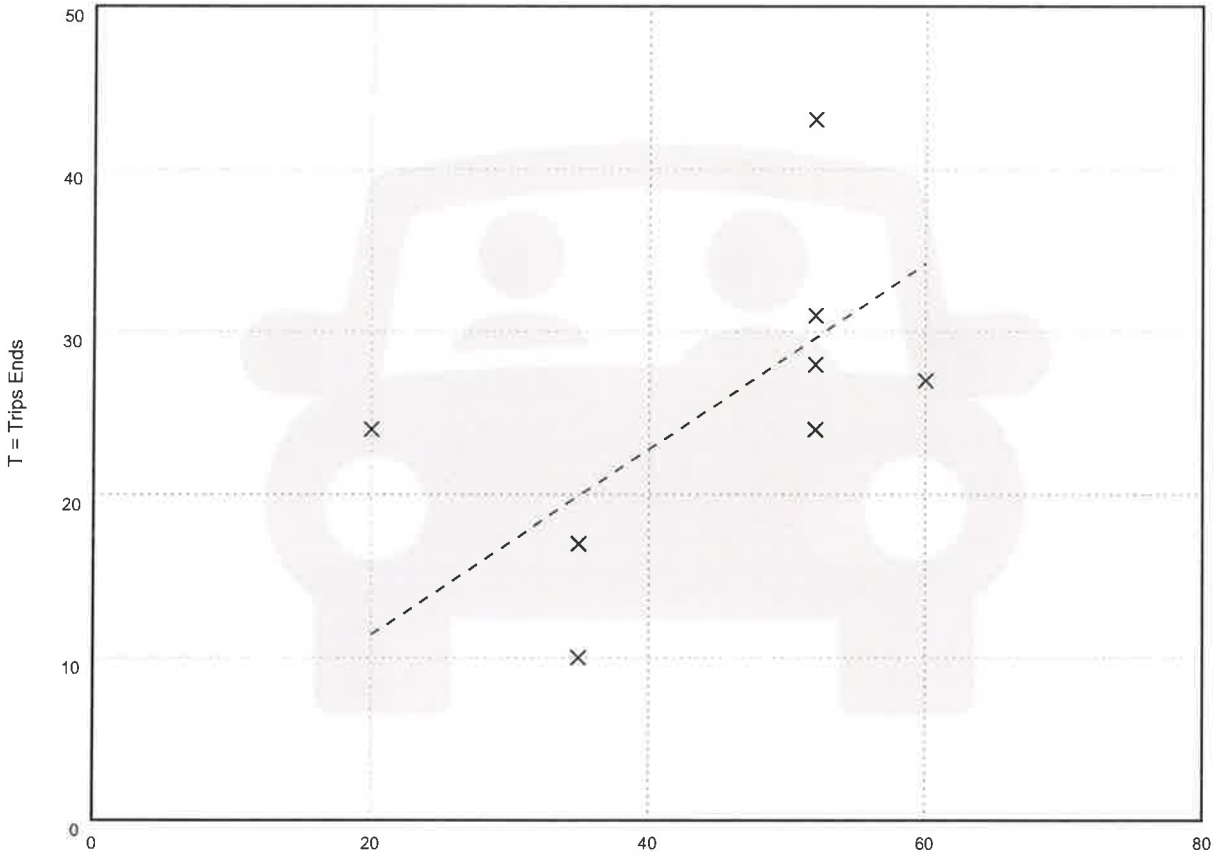
Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Employees: 45
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.57	0.29 - 1.20	0.23

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Assisted Living
(254)

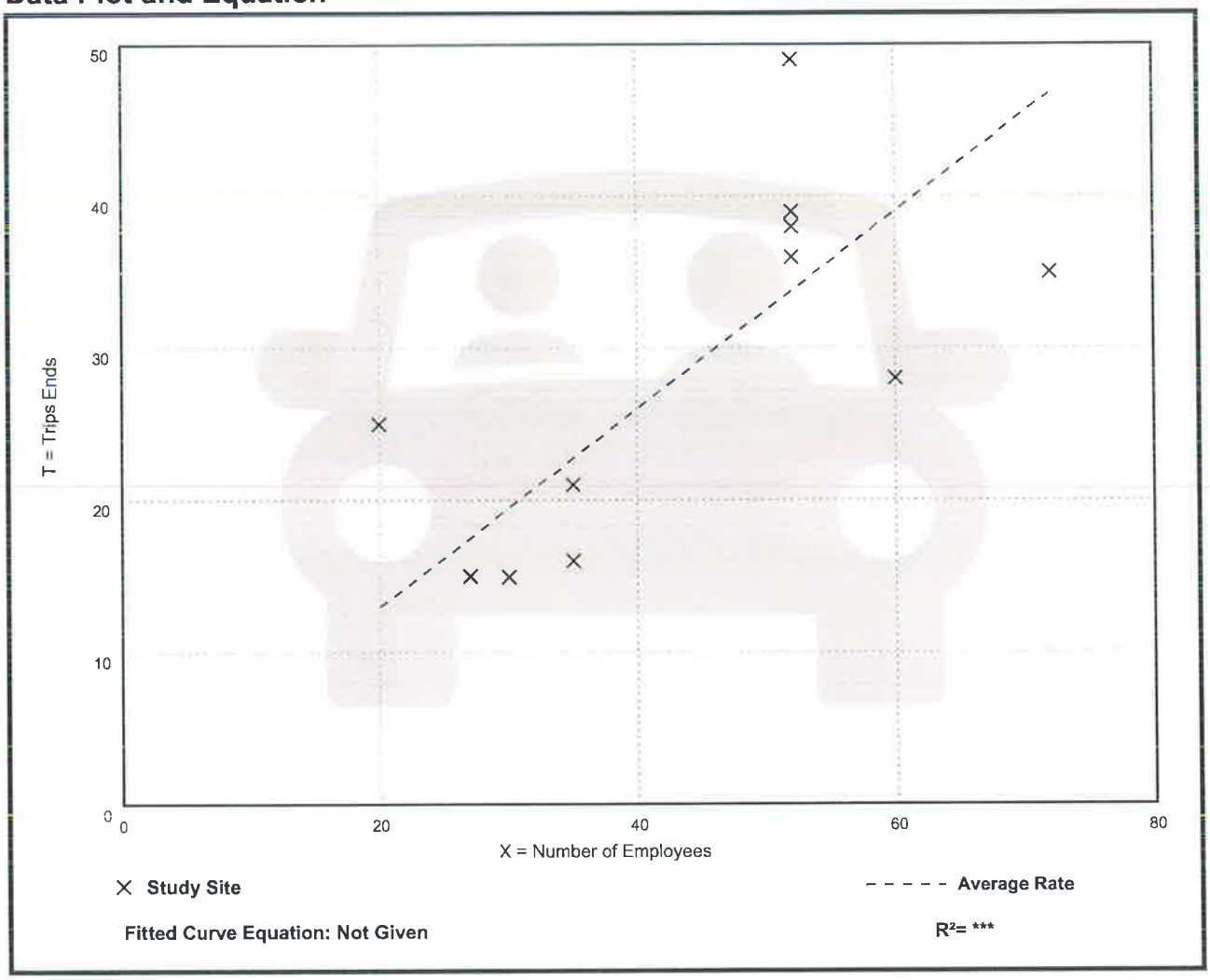
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Employees: 44
Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.65	0.46 - 1.25	0.21

Data Plot and Equation



ATTACHMENT B

PARKING GENERATION MANUAL
LAND USE CODE DETAILS

Land Use: 252 Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Number

431

Senior Adult Housing - Attached
(252)

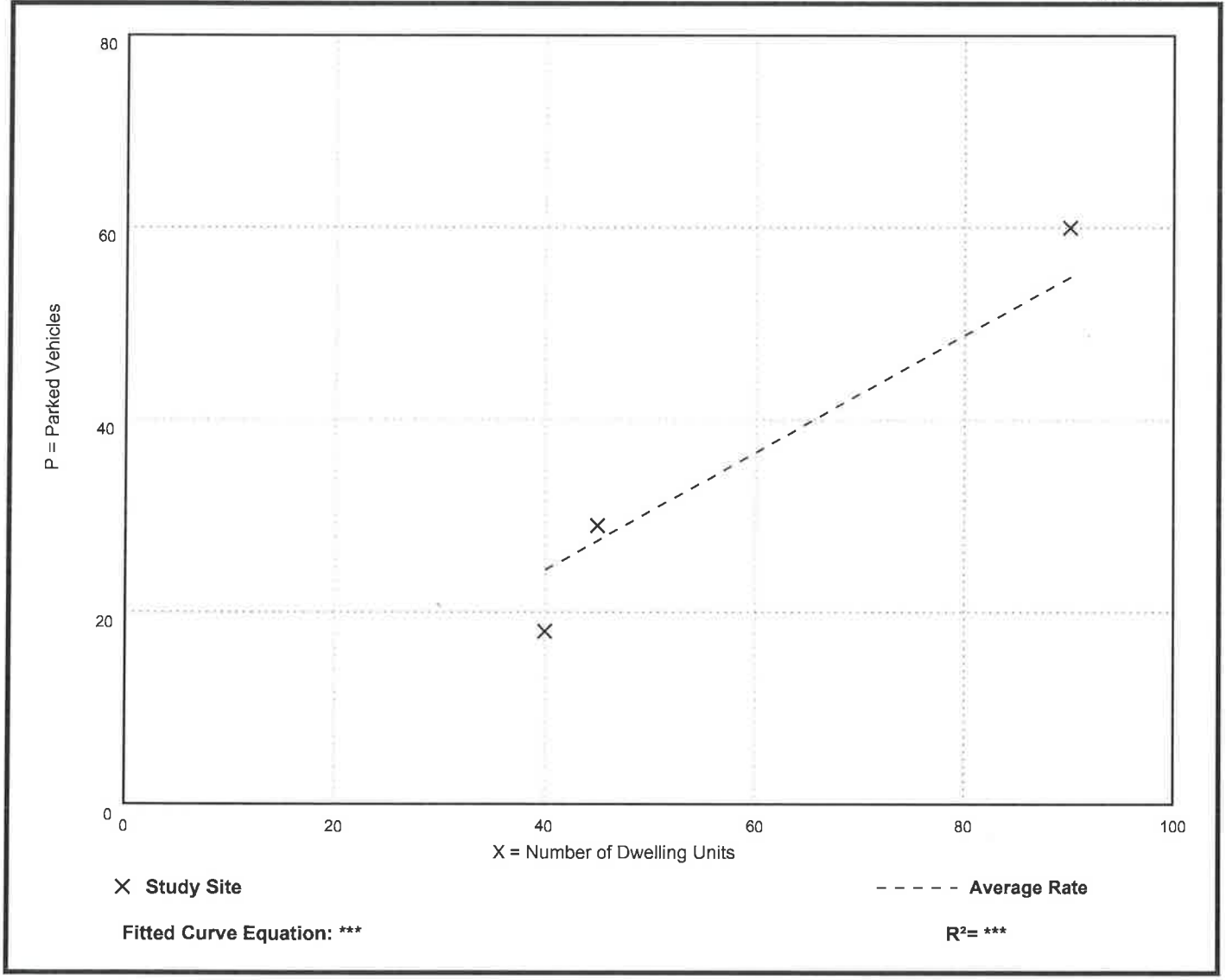
Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.
Number of Studies: 3
Avg. Num. of Dwelling Units: 58

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Senior Adult Housing - Attached
(252)

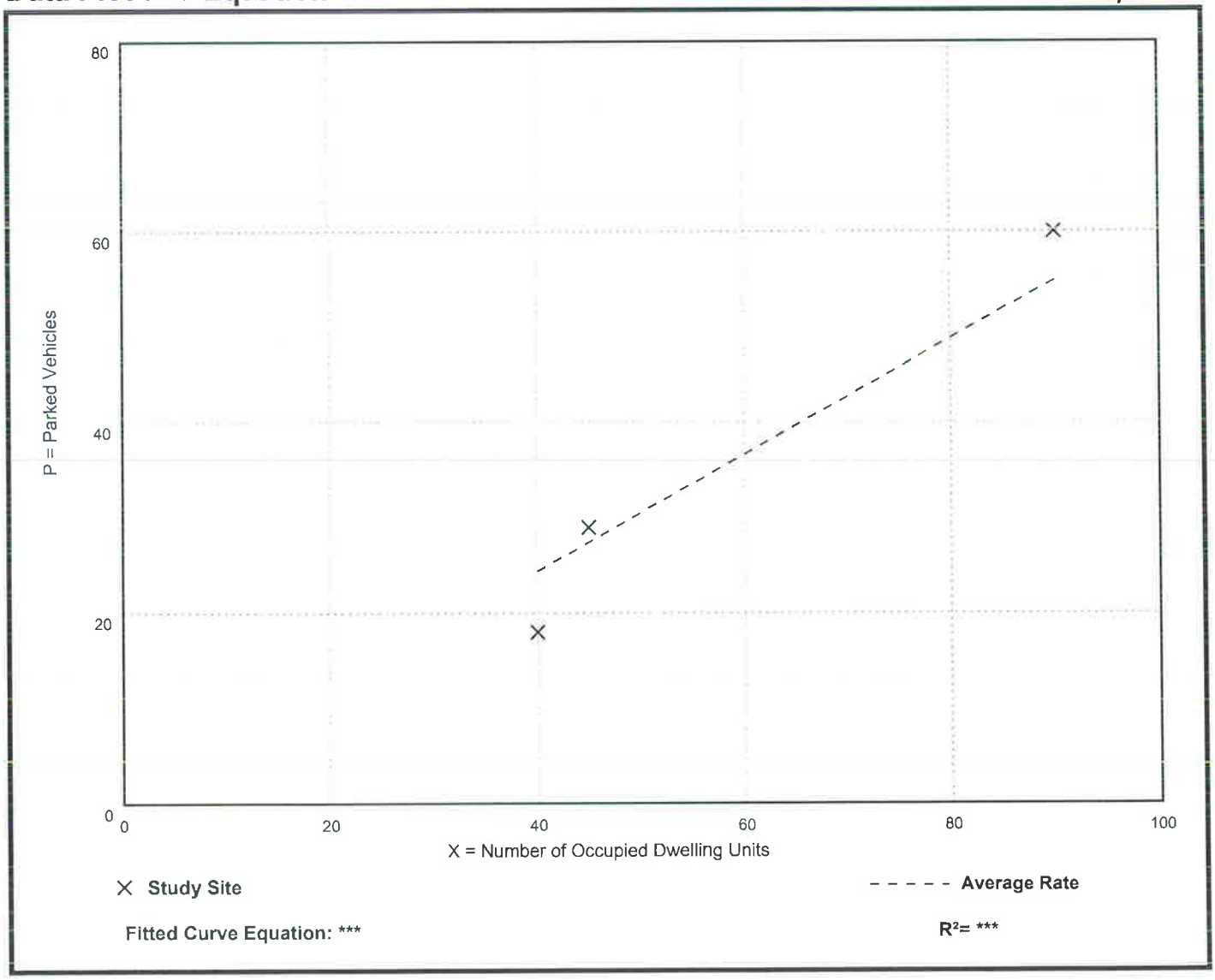
Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.
Number of Studies: 3
Avg. Num. of Occupied Dwelling Units: 58

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/ suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	52	–	–
8:00 a.m.	62	–	–
9:00 a.m.	78		–
10:00 a.m.	82	–	–
11:00 a.m.	93	97	89
12:00 p.m.	96	100	90
1:00 p.m.	100	95	100
2:00 p.m.	95	78	96
3:00 p.m.	85	68	86
4:00 p.m.	75	70	90
5:00 p.m.	68	63	80
6:00 p.m.	61	56	65
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 30 study sites in a general urban/suburban setting and not located within ½ mile of rail transit is 0.5 spaces per dwelling unit. For two study sites in a general urban/suburban setting and located within ½ mile of rail transit, the average parking supply ratio is 0.4 spaces per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Illinois, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, Virginia, and Washington.

Future parking demand studies should record the building size and the numbers of dwelling units, occupied dwelling units, beds, and employees.

Source Numbers

42, 59, 121, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539

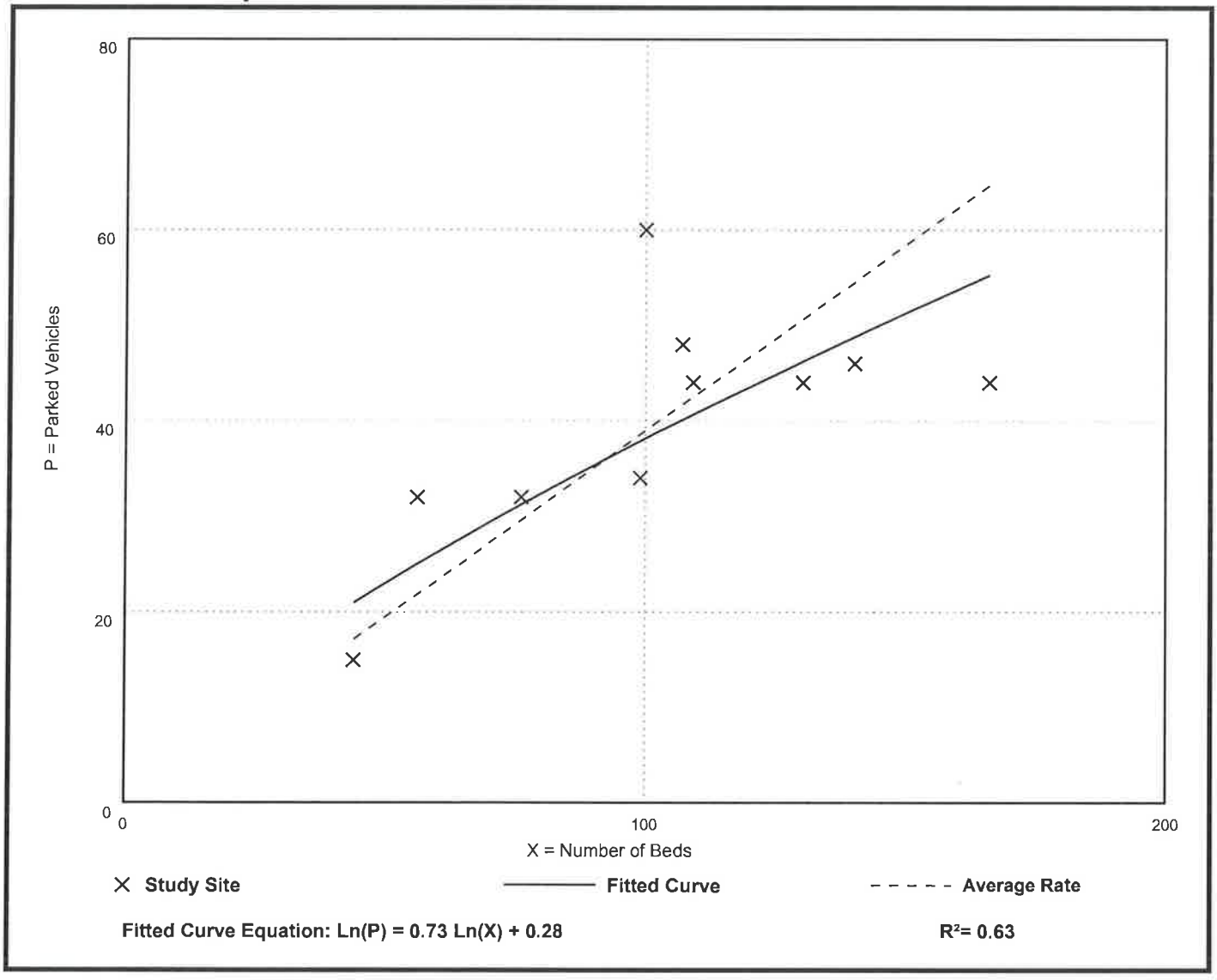
Assisted Living
(254)

Peak Period Parking Demand vs: Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.73 Ln(X) + 0.28

R^2= 0.63

Assisted Living
(254)

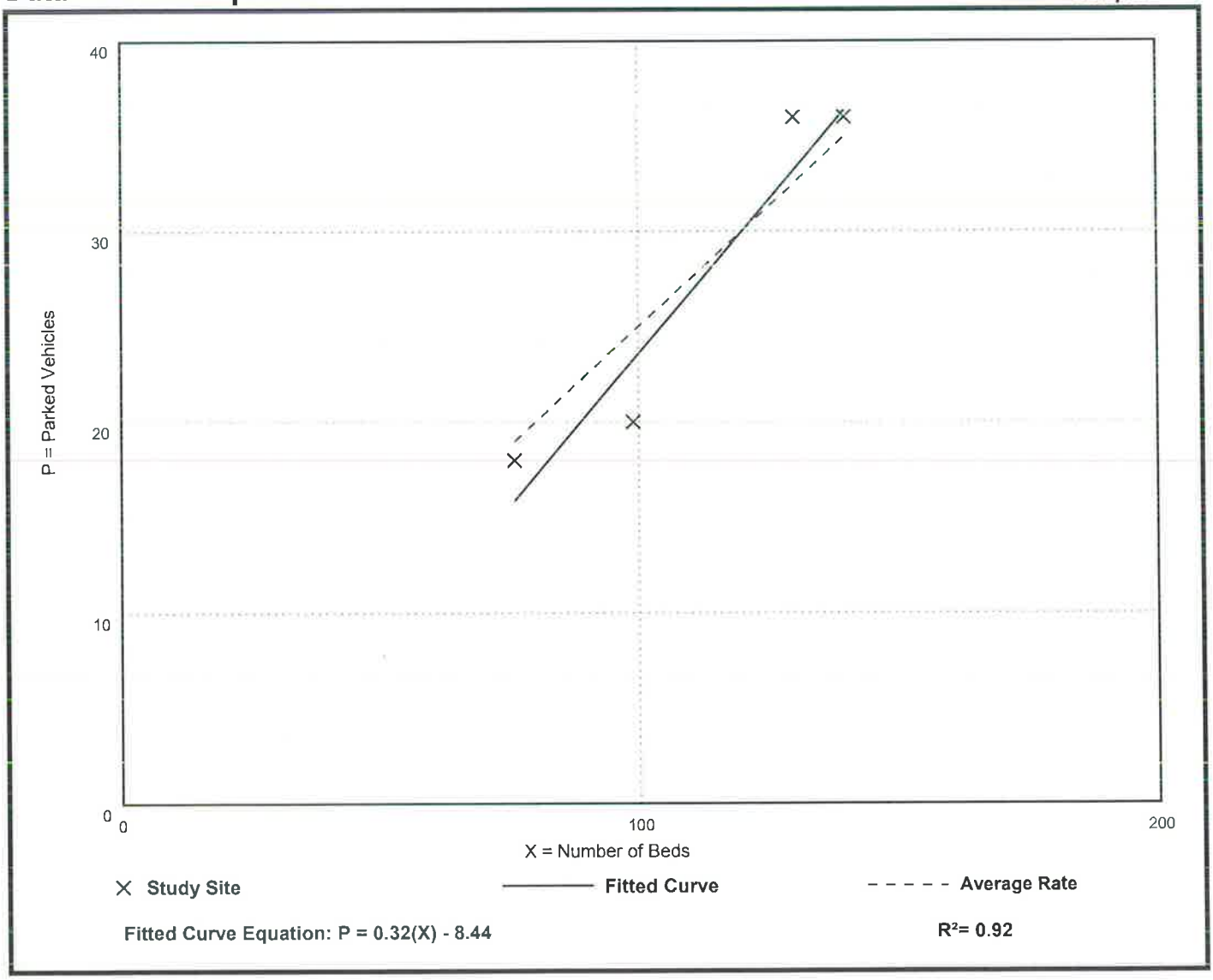
Peak Period Parking Demand vs: Beds
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 4
Avg. Num. of Beds: 111

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.20 - 0.28	0.22 / 0.28	***	0.03 (12%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.32(X) - 8.44

R^2= 0.92

Assisted Living
(254)

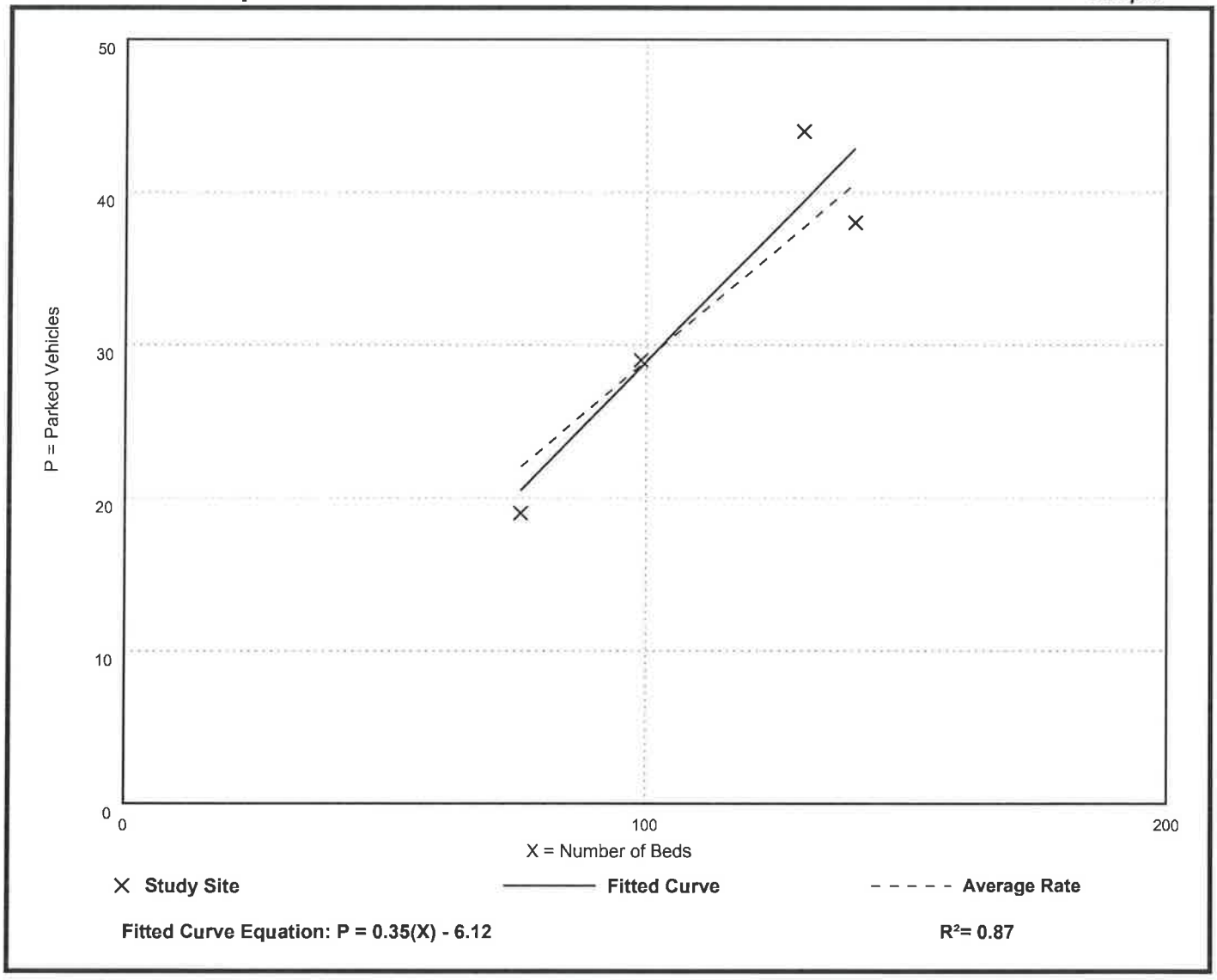
Peak Period Parking Demand vs: Beds
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 4
Avg. Num. of Beds: 111

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.29	0.25 - 0.34	0.26 / 0.34	***	0.04 (14%)

Data Plot and Equation

Caution – Small Sample Size



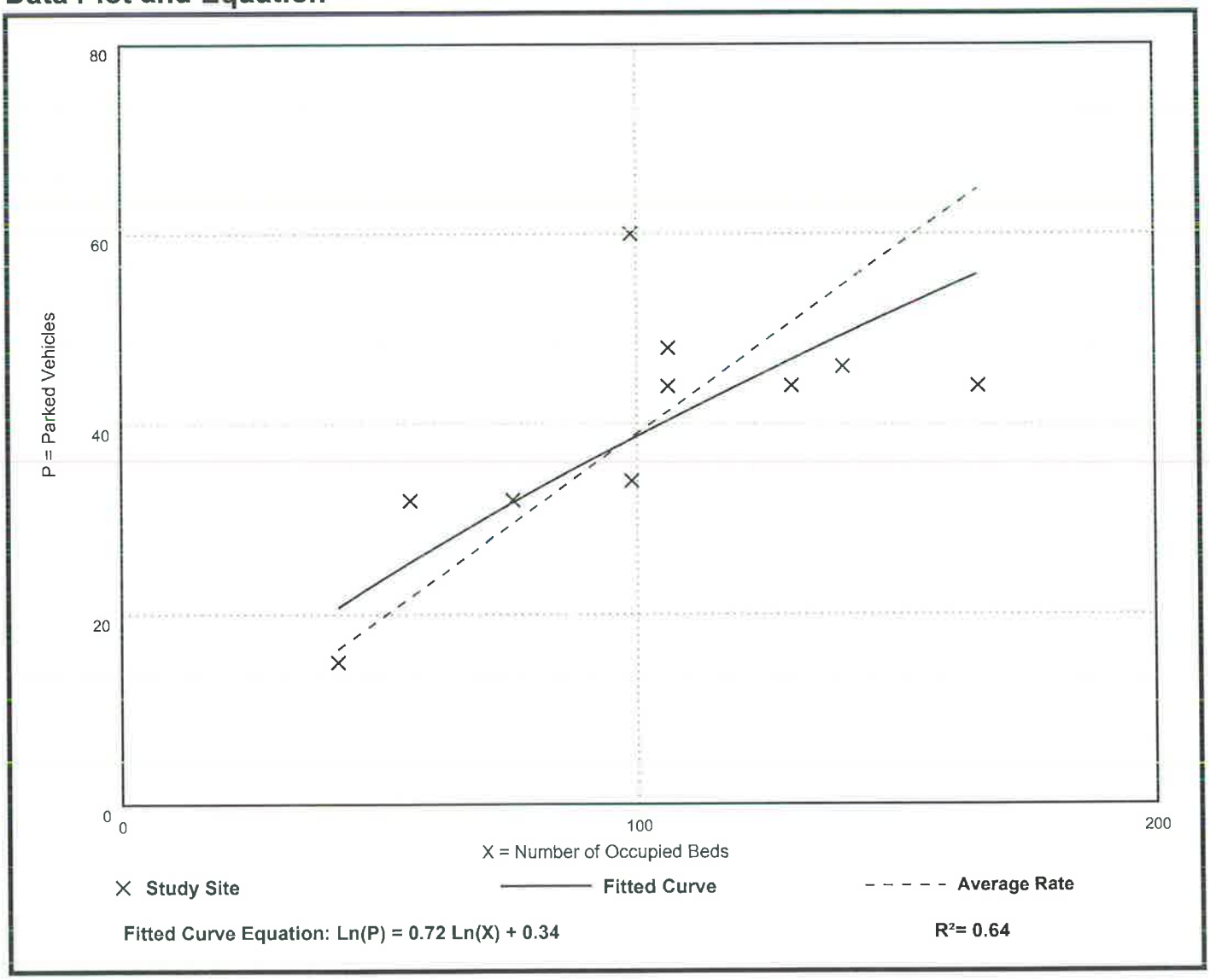
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Occupied Beds: 102

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.61	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 0.34

R^2= 0.64

Assisted Living
(254)

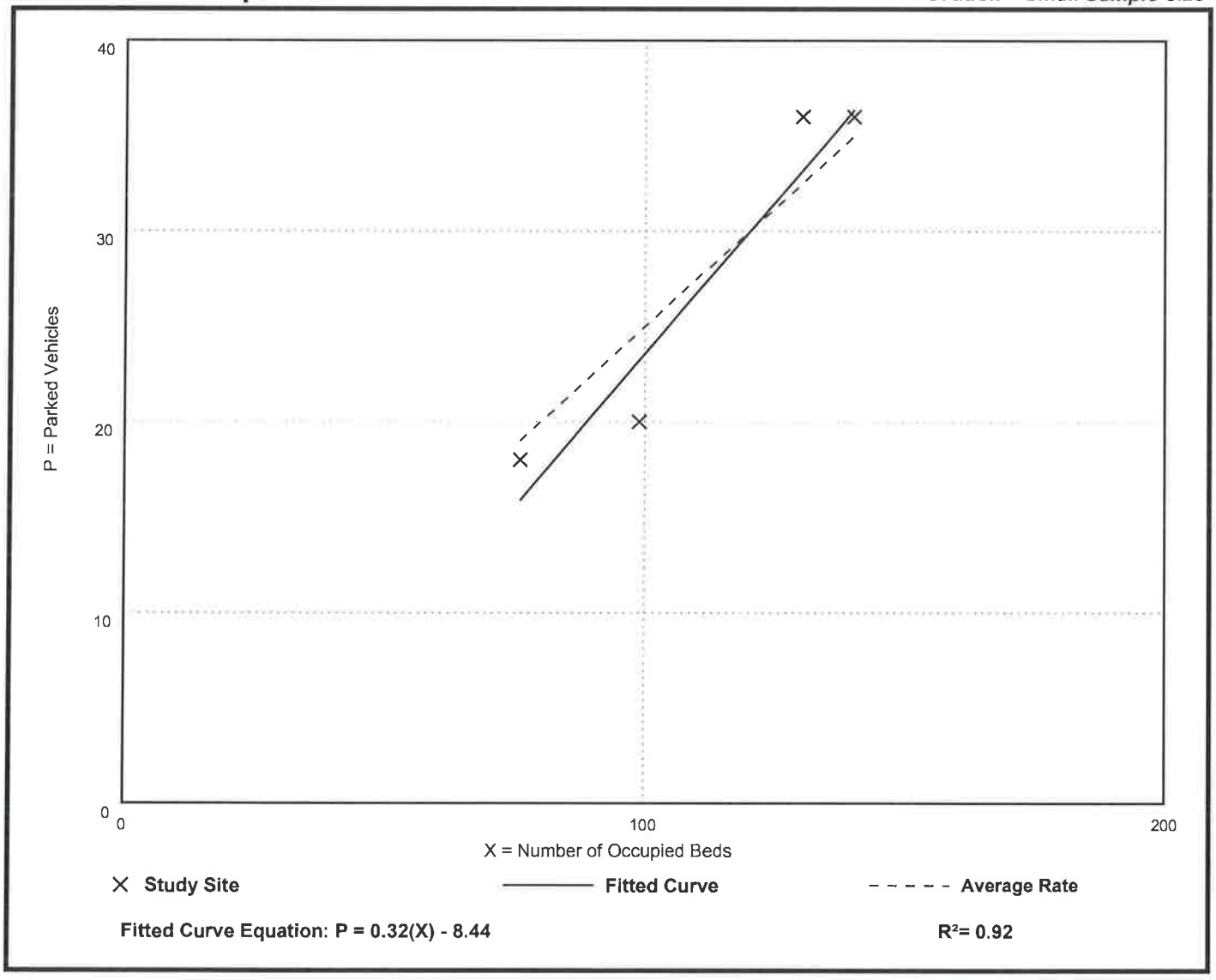
Peak Period Parking Demand vs: Occupied Beds
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 4
Avg. Num. of Occupied Beds: 111

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.20 - 0.28	0.22 / 0.28	***	0.03 (12%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.32(X) - 8.44

R^2= 0.92

Assisted Living
(254)

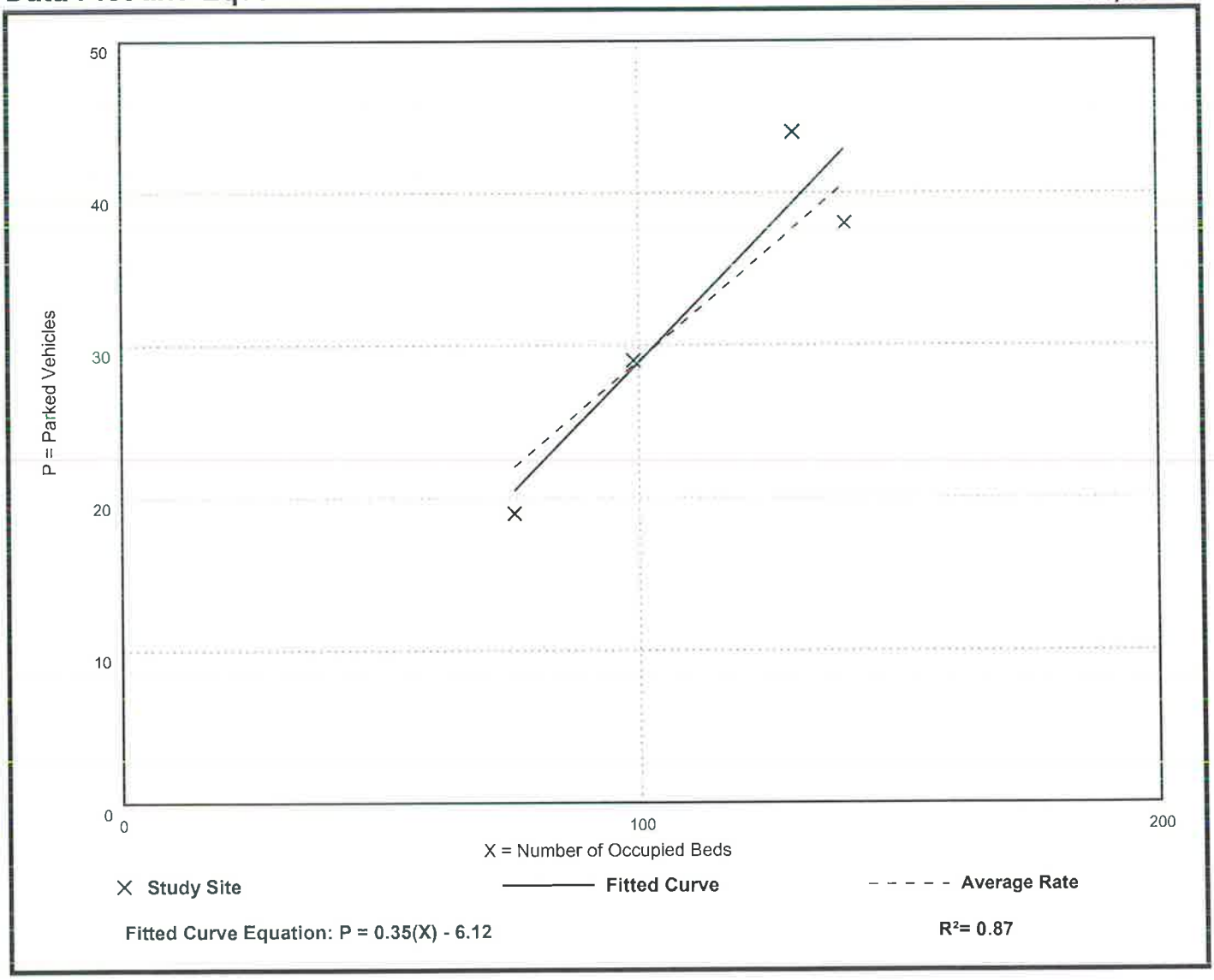
Peak Period Parking Demand vs: Occupied Beds
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 4
Avg. Num. of Occupied Beds: 111

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.29	0.25 - 0.34	0.26 / 0.34	***	0.04 (14%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.35(X) - 6.12

R^2= 0.87

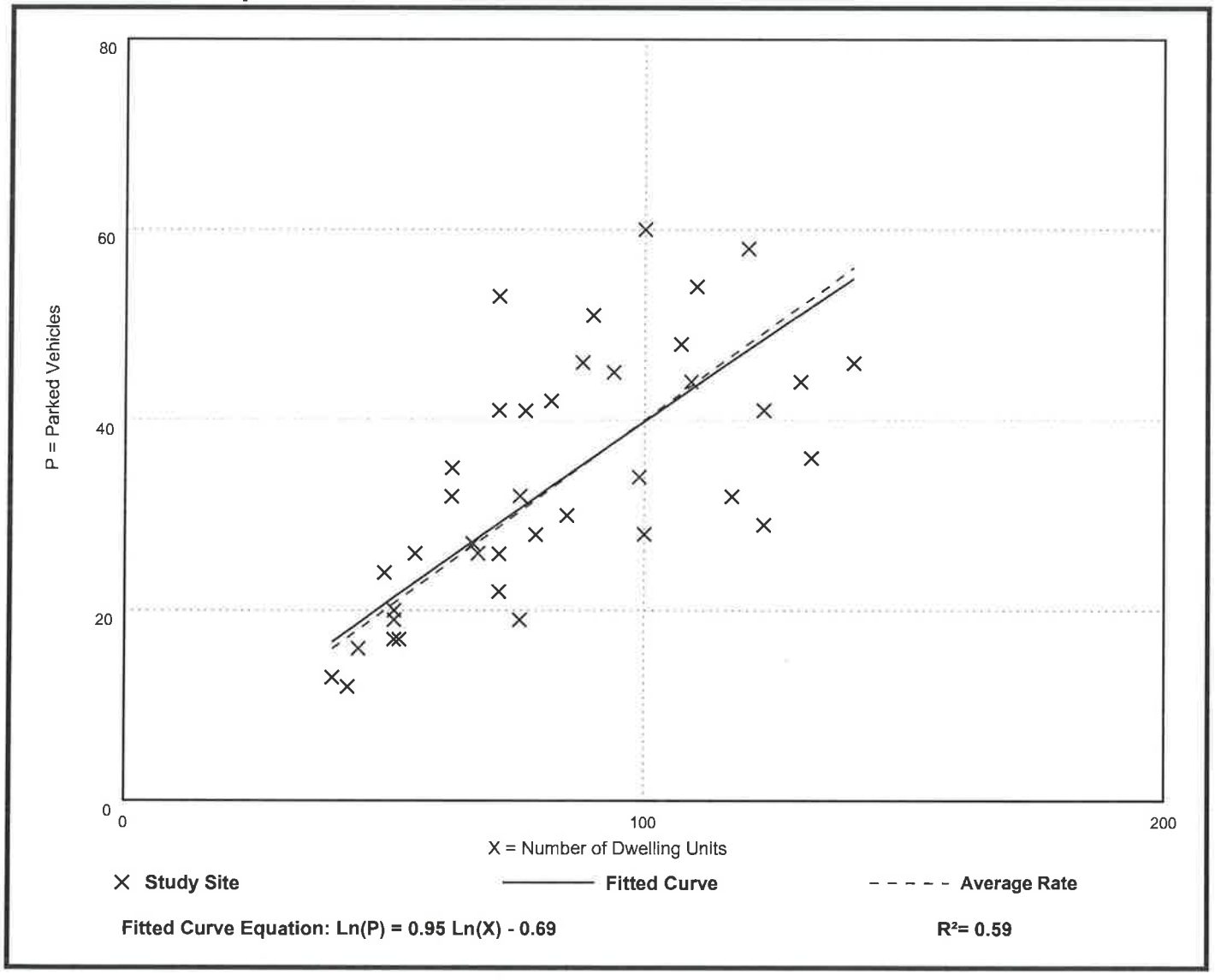
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 39
Avg. Num. of Dwelling Units: 83

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.40	0.24 - 0.74	0.34 / 0.53	0.37 - 0.43	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.95 Ln(X) - 0.69

R^2= 0.59

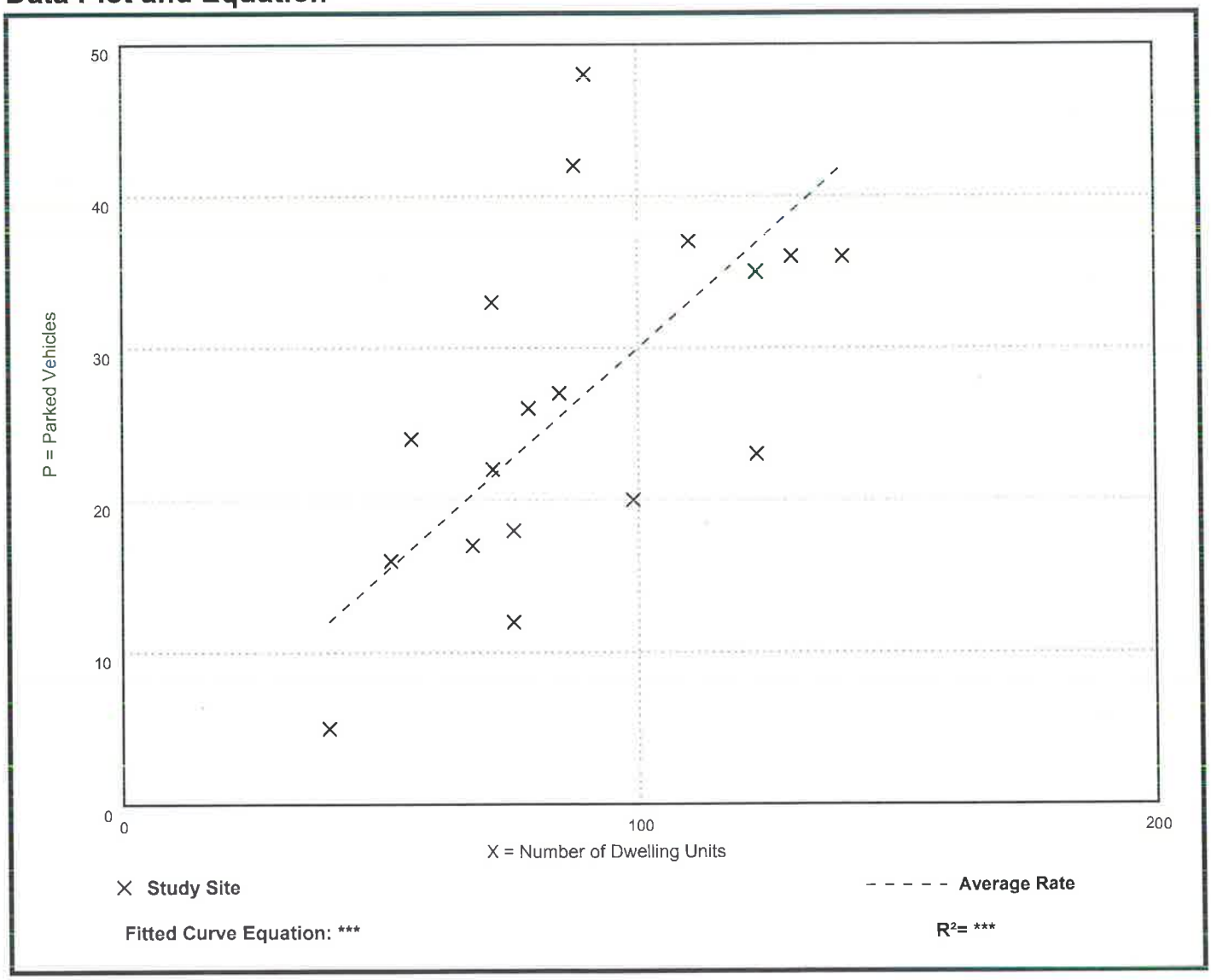
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 18
Avg. Num. of Dwelling Units: 88

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.13 - 0.53	0.25 / 0.46	***	0.11 (37%)

Data Plot and Equation



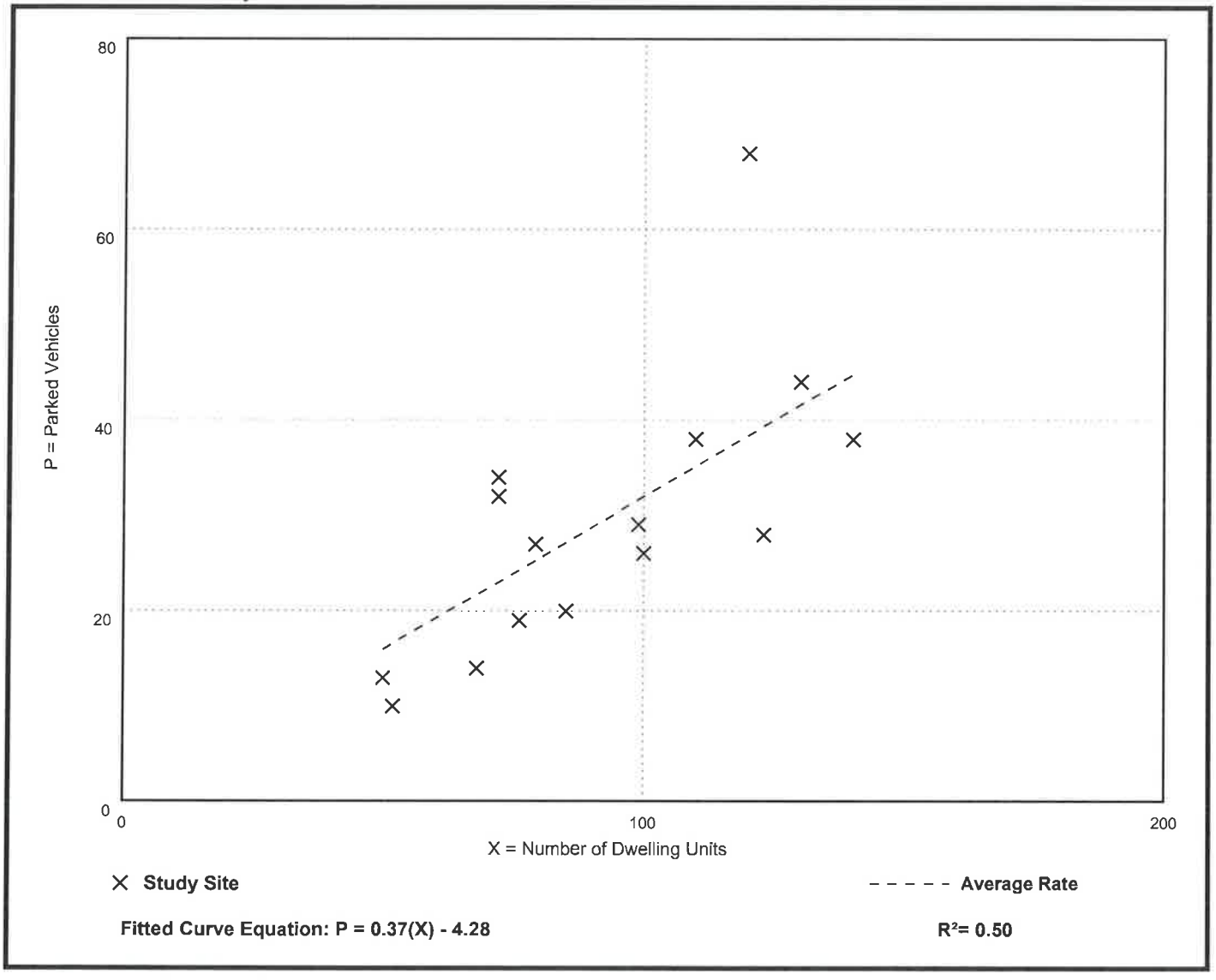
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 15
Avg. Num. of Dwelling Units: 92

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.32	0.19 - 0.57	0.25 / 0.46	***	0.11 (34%)

Data Plot and Equation



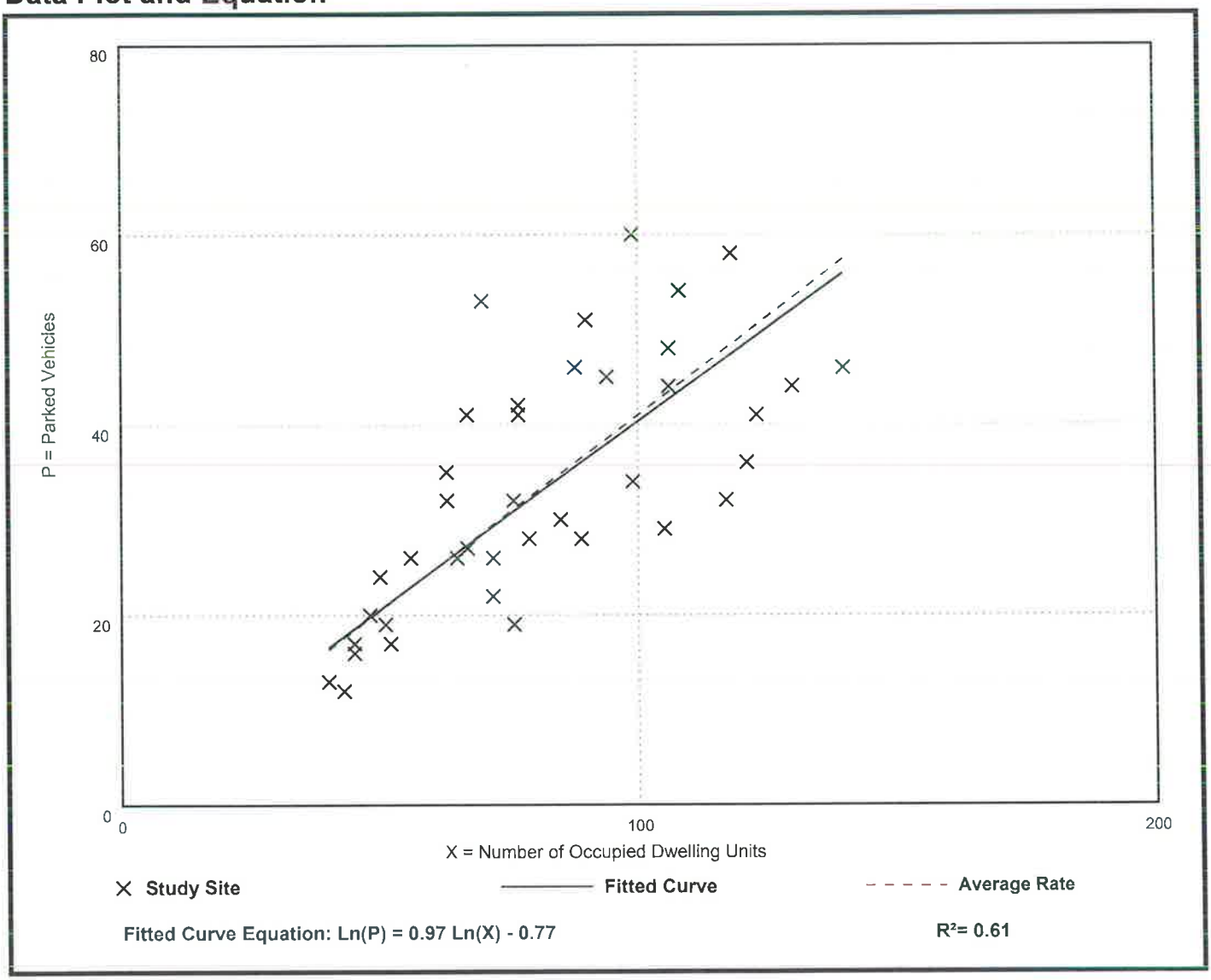
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 39
Avg. Num. of Occupied Dwelling Units: 81

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.41	0.25 - 0.76	0.35 / 0.55	0.38 - 0.44	0.11 (27%)

Data Plot and Equation



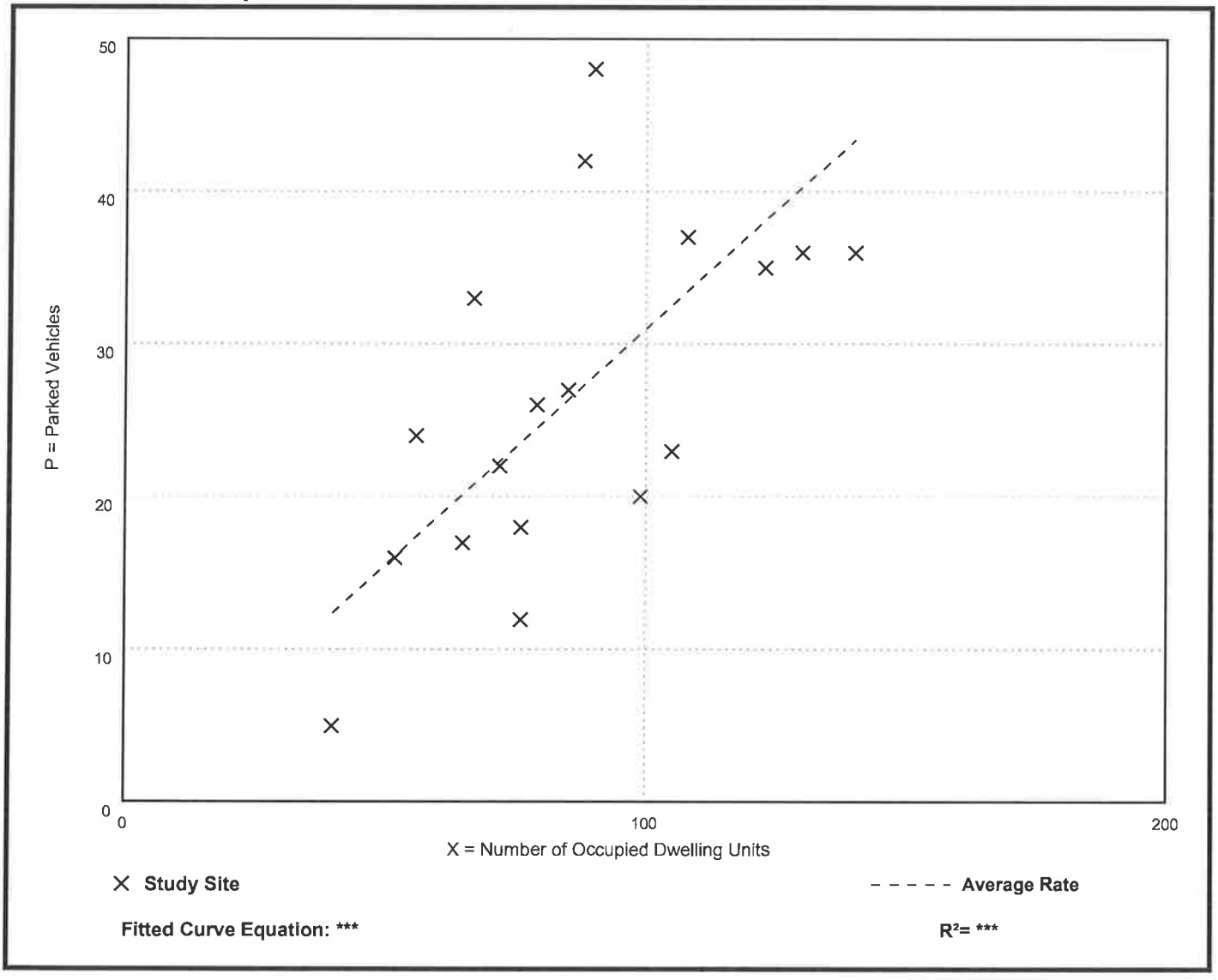
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 18
Avg. Num. of Occupied Dwelling Units: 86

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.31	0.13 - 0.53	0.26 / 0.48	***	0.11 (35%)

Data Plot and Equation



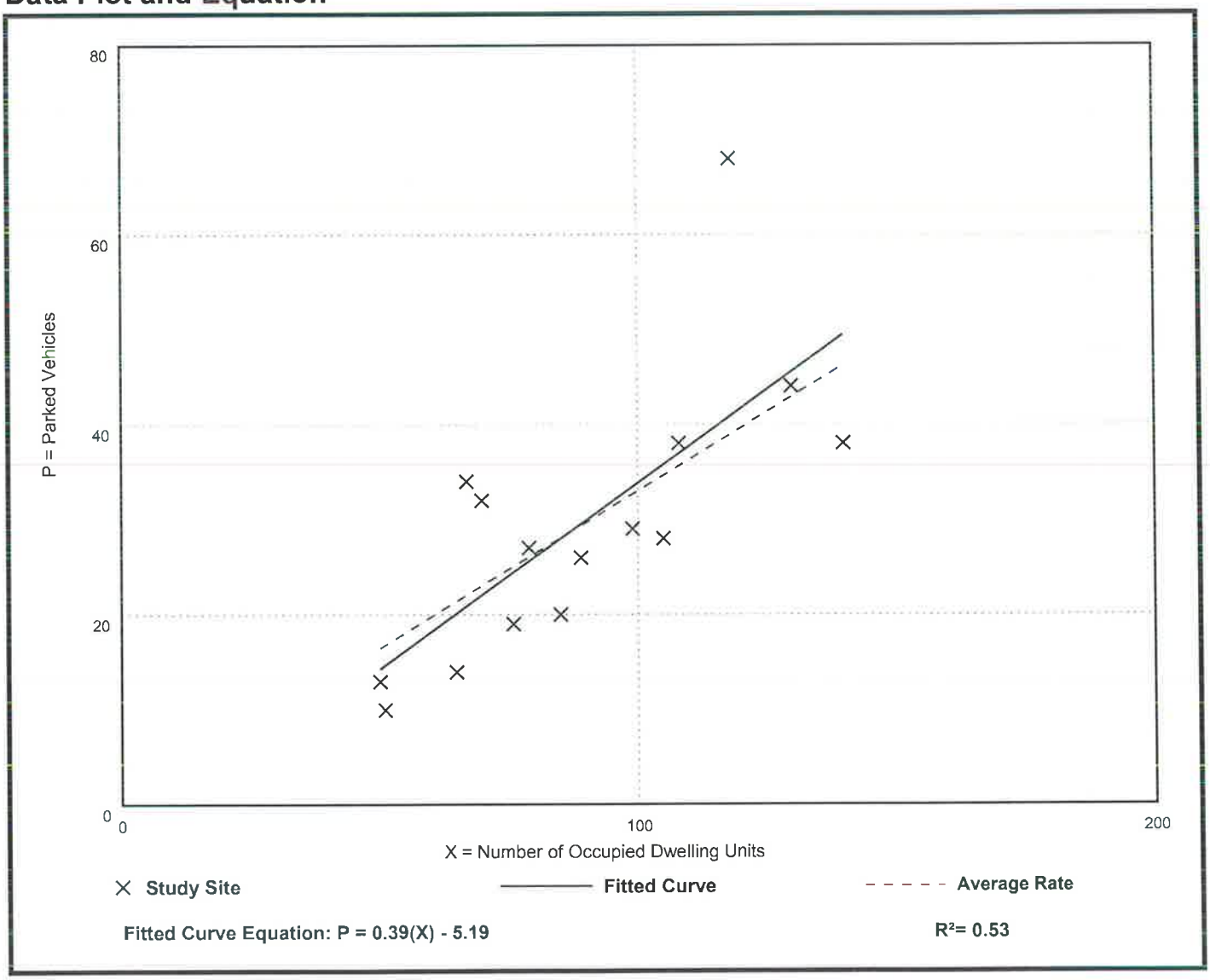
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 15
Avg. Num. of Occupied Dwelling Units: 89

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.33	0.20 - 0.58	0.26 / 0.49	***	0.11 (33%)

Data Plot and Equation



Fitted Curve Equation: P = 0.39(X) - 5.19

R^2= 0.53

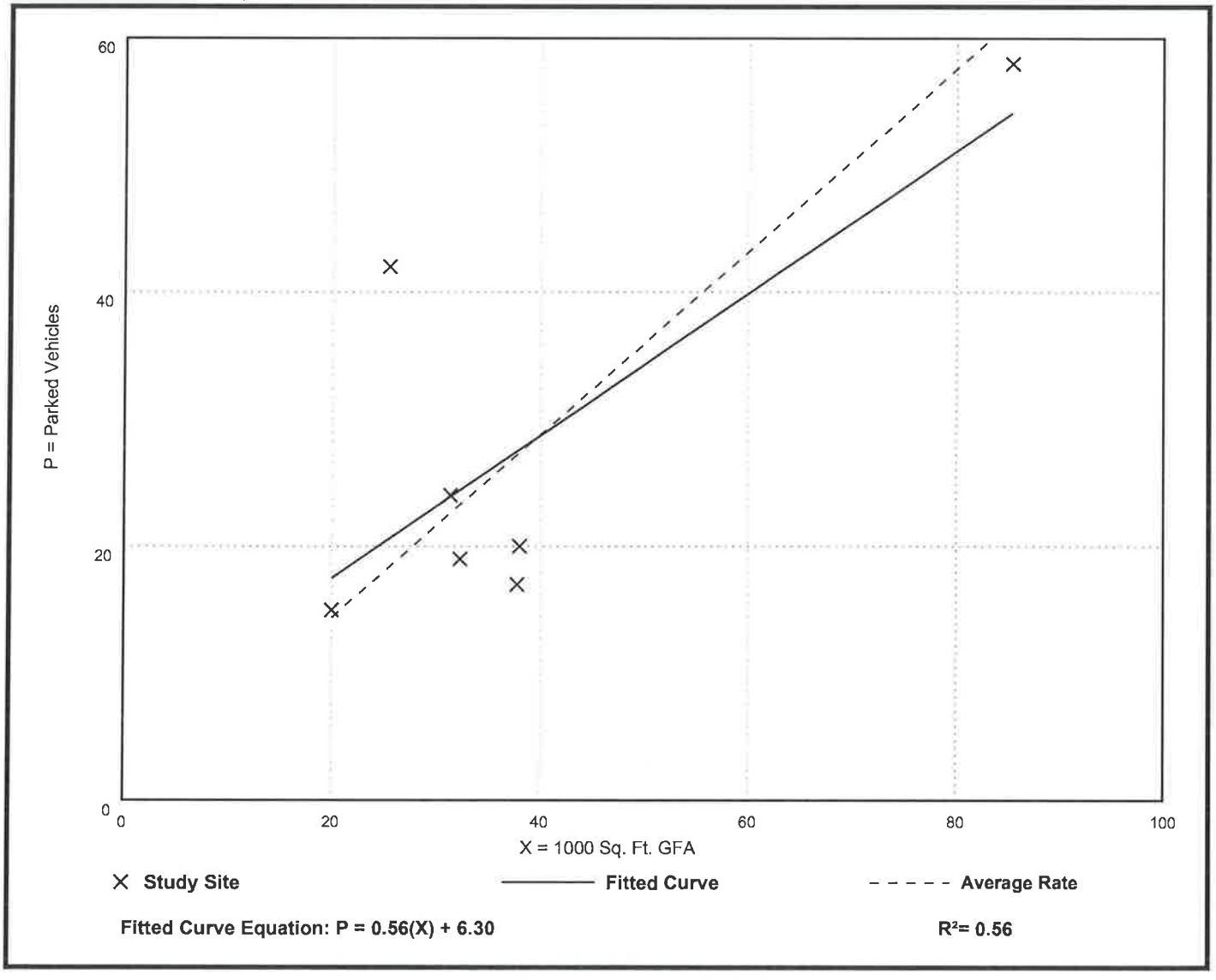
Assisted Living
(254)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 39

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.45 - 1.65	0.56 / 1.47	***	0.34 (47%)

Data Plot and Equation



Assisted Living
(254)

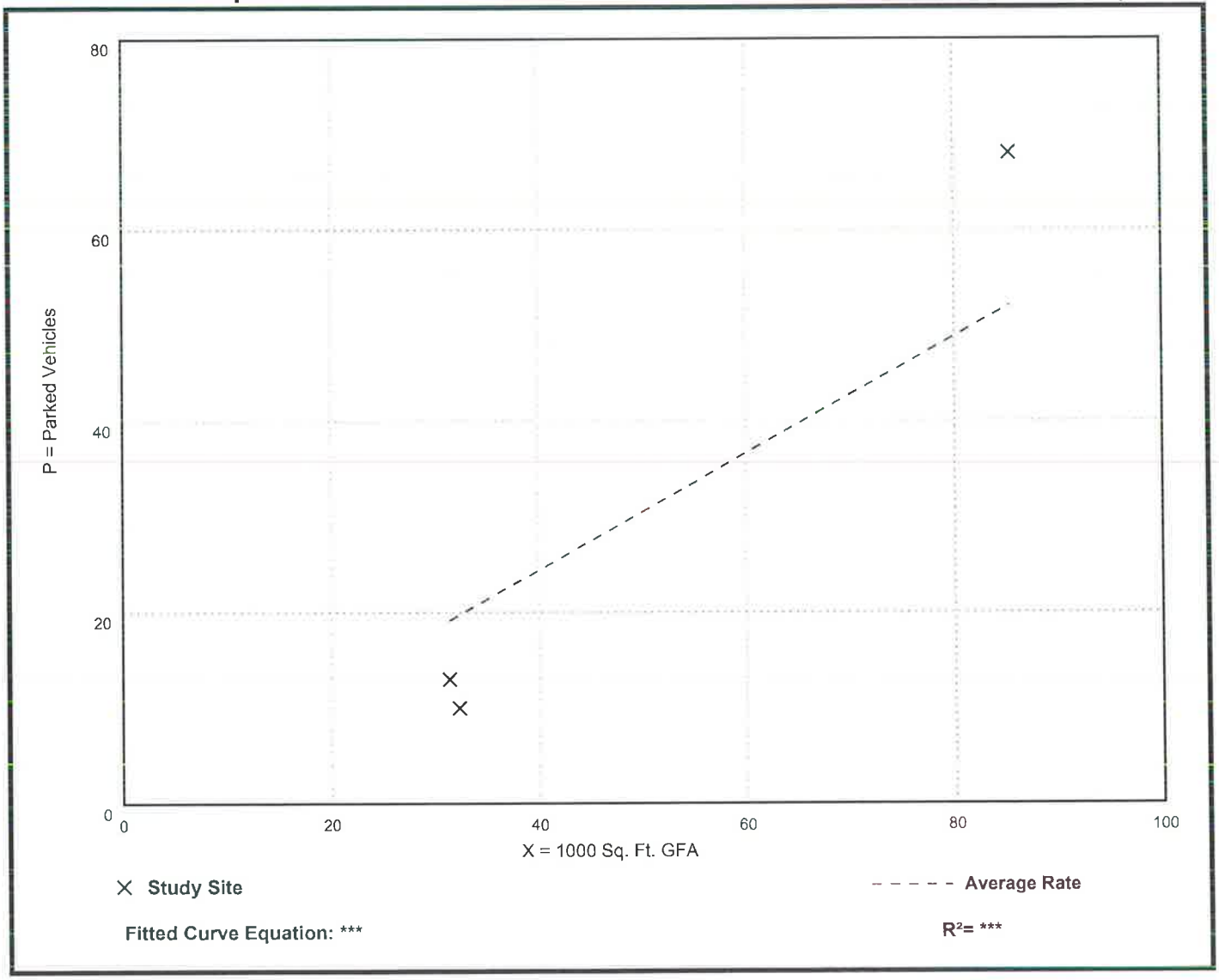
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 50

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.31 - 0.80	0.34 / 0.80	***	0.27 (44%)

Data Plot and Equation

Caution – Small Sample Size



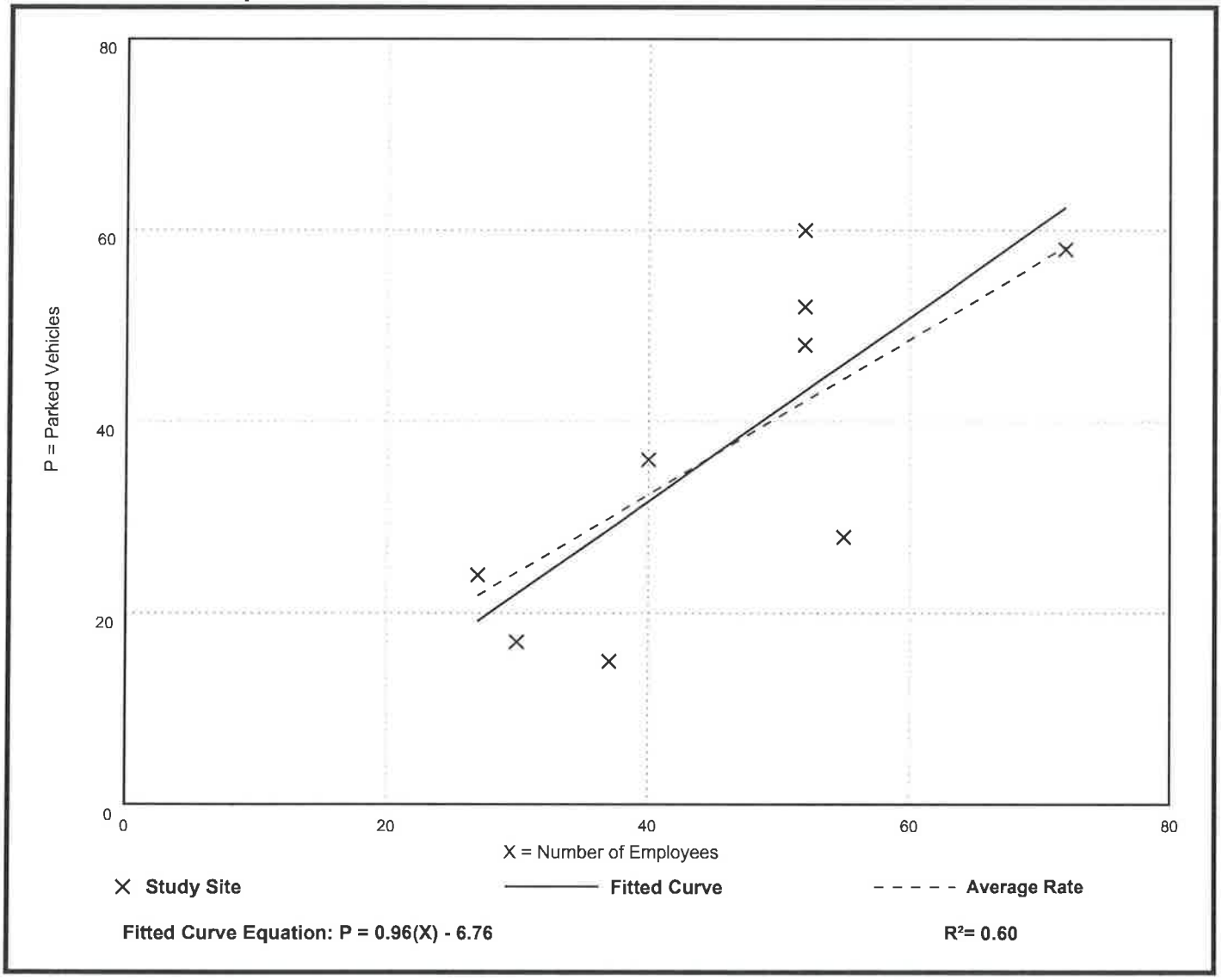
Assisted Living
(254)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 9
Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.41 - 1.15	0.64 / 1.08	***	0.24 (30%)

Data Plot and Equation



Fitted Curve Equation: P = 0.96(X) - 6.76

R^2= 0.60

Assisted Living
(254)

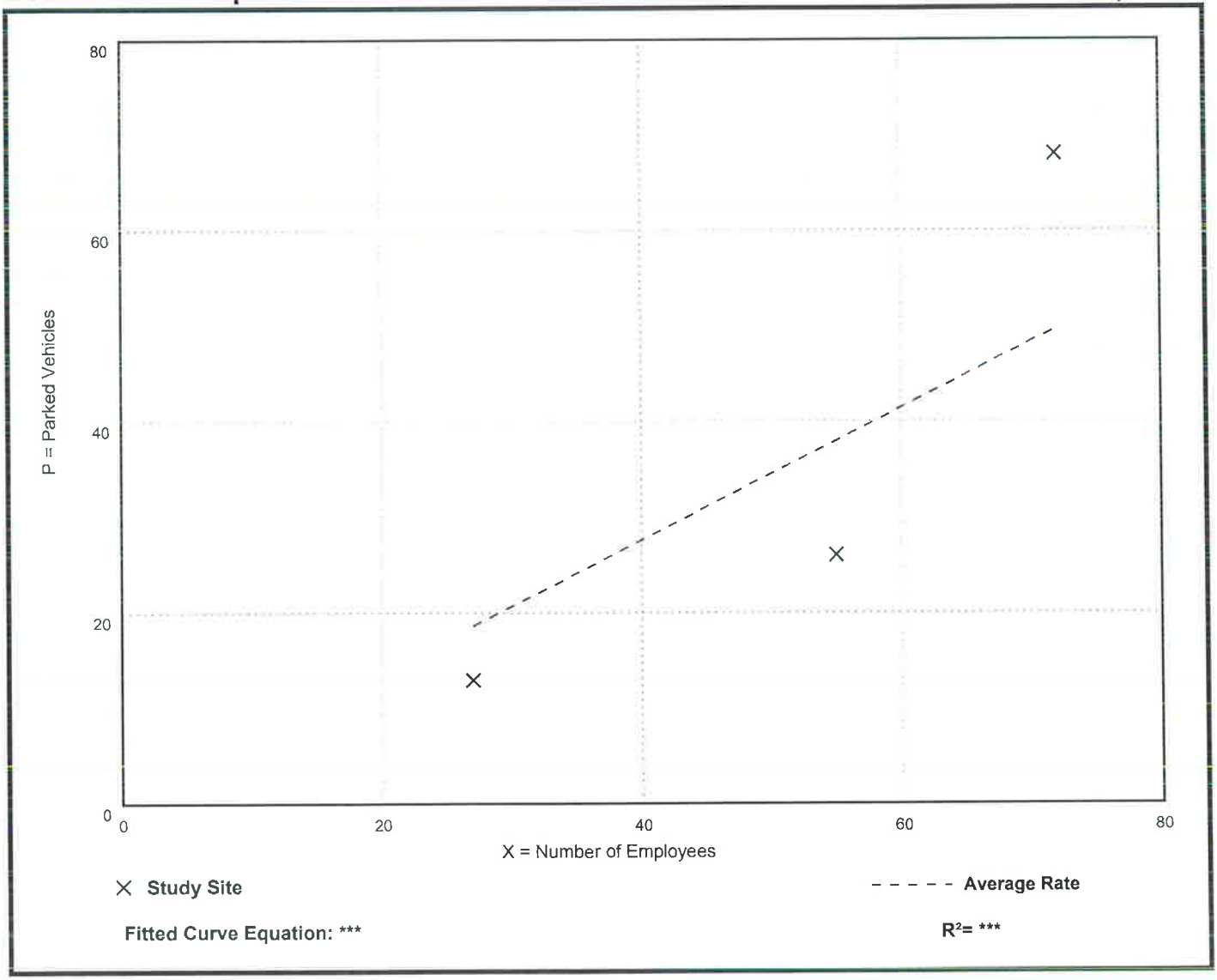
Peak Period Parking Demand vs: Employees
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 3
Avg. Num. of Employees: 51

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.69	0.47 - 0.94	0.48 / 0.94	***	0.29 (42%)

Data Plot and Equation

Caution – Small Sample Size



KLEHR HARRISON
HARVEY BRANZBURG LLP

Matthew J. McHugh, Esquire
Direct Dial: (215) 569-1661
Email: mmchugh@klehr.com

July 20, 2023

VIA ELECTRONIC MAIL ONLY (gheleniak@rudolphclarke.com)
Gregory R. Heleniak, Esquire
Rudolph Clarke, LLC

Re: Abington Township
Conditional Use Application of Chaverim Realty Partners, LLC
1209 Rydal Road (TMP: 30-00-61132-002)

Dear Greg:

As you are aware, I represent Chaverim Realty Partners, LLC (the "Application") in connection with the pending Conditional Use Application (the "Application") before the Abington Township Board of Commissioners for the property located at 1209 Rydal Road and more specifically identified as Montgomery County Tax Parcel Number: 30-00-61132-002 (the "Property").

On behalf of the Applicant, we hereby grant Abington Township an extension of the applicable timeframes and deadlines set forth in the Pennsylvania Municipalities Planning Code and the Abington Township Zoning Ordinance to hold the initial hearing on the Application up through and including October 31, 2023.

Please do not hesitate to contact me if you should have any questions or need anything further with respect to this matter.

Very Truly Yours,

Matthew J. McHugh

Matthew J. McHugh

MJM:

cc: Chaverim Realty Partners, LLC (via email only)

DAVID C. BABBITT & ASSOCIATES, LLC
Land Planning Consultants
P.O. Box 922 • Frazer, PA 19355-0922
610-651-5717 • david@babbittplanning.com

July 28, 2023

Mr. Leor Barazani
Chaverim Realty Partners, LLC
Haverford Avenue, Unit 11
Philadelphia PA 19104

Via email to mail@mbcraftersrealestate.com

Re: Planning Analysis
Proposed 1209 Rydal Road Development
Abington Township, Montgomery County

Dear Mr. Barazani:

As you requested, I have prepared this planning analysis for the proposed development on the 1209 Rydal Road property.

Background

The subject site is comprised of Parcel #30-06-61132–00-2 (Block 3 Unit 9), 7.804 acres gross and 7.316 acres net of existing rights-of-way. It has frontage and an existing access drive on Rydal Road, near its intersection with Cloverly Lane. The site has public sewer and water. An existing single family detached dwelling is located near the Rydal Road frontage. The home is 4,957 square feet in size, built in 1924.

Existing single family detached dwellings surround the site on all sides, on lots ranging from less than a half acre up to several acres. Dorel Road, to the south of the site, has single family homes built in the late 1950's and early 1960's, on lots of about a half acre. Other homes in the vicinity of the site were built in the early twentieth century. Two properties (one on Orchard Hill Lane and the other on Rydal Road) are vacant residential lots. About two blocks to the northwest of the site is the Abington campus of Penn State University, nearly 50 acres in size.

The subject site is roughly evenly divided between the Rydal Road frontage and the Woodland Road frontage. The Rydal Road frontage includes the existing dwelling, garage and driveway, as well as the stream valley along the southwestern property line (i.e., along the Rydal Road and Cloverly Lane frontage). Other than the top of the hill where the existing dwelling is located at an elevation of 229, much of the Rydal Road frontage is heavily wooded. The site slopes away from the dwelling to the east, south and west, with steep slopes in the 15-25 percent and 25+ percent categories. The dwelling is more than 40 feet higher in elevation than the stream, which is approximately 200 feet to the southwest.

Unlike the Rydal Road frontage, the Woodland Road frontage is much more moderately sloped, with almost no land in the steep slope categories. The Woodland Road frontage is at a significantly lower elevation (150-180) than the hilltop where the existing dwelling is located. Much of the Woodland Road frontage is an open field, with few existing mature trees or woodlands. In contrast to the Rydal Road

frontage, the Woodland Road frontage contains far fewer environmental constraints to development.

The subject site is shown in the photographs below, taken on July 26, 2023.

Photo 1 shows the subject site frontage and existing drive along Rydal Road.

Photo 2 shows the existing dwelling at the top of the hill, with the driveway that loops in the foreground. The existing garage is to the left of the house.

Photo 3 shows the existing stream in the southwestern portion of the site. An existing outbuilding (labeled "Wood Playhouse" on the plan set) is along the stream in the distance.

Photo 4 shows the Woodland Road frontage of the site.

Photo 5 shows the open field in the eastern portion of the site, looking to the southeast and the Woodland Road frontage.

Photo 6 shows the open field in the eastern portion of the site, looking to the northwest from the Woodland Road frontage. The existing dwelling is at the top of the hill in the distance.

Proposed Development

The proposal involves two elements: subdivision and land development. The proposed subdivision divides the site into two properties. Lot 1 is to be 1.747 acres gross and 1.622 acres net, and is to include the existing dwelling, garage, and driveway from Rydal Road. Other than the rehabilitation of the buildings, no additional land development is proposed for Lot 1. No activity is proposed for the steep slopes and existing vegetation.

Lot 2 is to be 6.038 acres gross and 5.696 acres net, and is to include the proposed land development of

two buildings in the existing open field along the Woodland Road frontage. Building 1 is proposed to be a facility for assisted living, memory care and nursing care. It is proposed to be 74 units with 88 beds total, and a 20,850 square foot building footprint. Building 2 is proposed to be an independent living facility, with 46 units and 55 beds total, and a 11,894 square foot building footprint, closer to the Woodland Road frontage. Each building is proposed to be three stories in height above pedestal parking under a portion of the building, with additional surface parking near and between the buildings.

Access to Lot 2 is proposed to be through two new driveways along Woodland Road. The northern driveway is proposed to be full movement with right and left turns into and out of the driveway, while the southern driveway is proposed to be right out only. The two proposed buildings are designed as an integrated campus, with shared access, parking, utilities, pedestrian facilities, and trash and recycling facilities. Extensive landscaping is proposed around the two buildings, with 164 trees to be planted to replace the 82 existing trees to be removed. Additional landscaping is proposed for property line buffers, parking lot landscaping, street trees, and building foundation landscaping.

Zoning

The subject site is within the Township's R1 Low Density Zoning District (Article III of the Zoning Ordinance). Section 301 of the R-1 District references Article XXI, Use Regulations, and the Comprehensive Use Matrix in the Appendix of the Ordinance shows that both proposed Use E-10 (Life Care Facility) and Use E-12 (Nursing Home) are permitted by conditional use in the R1 District. The current proposal includes the conditional use application.

The proposed development of Lot 2 complies with the dimensional requirements of the R1 District, as shown in Section 302 of the Ordinance. The proposed Lot 2 is 5.696 acres net, which meets the minimum lot area of 5 acres. The proposed 312 foot width of Lot 2 meets the minimum lot width of 300 feet. The proposed 475 foot depth of Lot 2 meets the minimum lot depth of 300 feet. The proposed building setbacks of 115 feet (front), 50 and 101 feet (sides) and 84 feet (rear) meet the requirements of 100 feet (front), 50 feet (side) and 50 feet (rear). The proposed building coverage of 13.2 percent complies with the limit of 40 percent, the proposed impervious surface coverage of 38.8 percent complies with the limit of 70 percent, and the proposed green area of 61.2 percent complies with the minimum of 30 percent. Both proposed buildings comply with the maximum height of 40 feet and maximum building length of 160 feet. The two buildings are proposed to be minimum 30 feet apart.

The proposed development also complies with the same dimensional provisions of Uses E-10 Life Care Facility and E-12 Nursing Home of Section 2103 of the Zoning Ordinance. The permitted density is 36 beds per gross acre for Use E-10 and Use E-12 (translating to a maximum of 217 beds on the 6.038 gross acre Lot 2, since density is based on gross lot acreage), and the proposed development includes only 143 beds, in compliance with this provision. The proposed development includes 118 parking spaces, in compliance with Section 2304, Parking Use Requirements, of the Zoning Ordinance, as well as a loading zone between the two buildings.

Conditional Use Criteria

The proposed application complies with the provisions of Section 1806.B of the Zoning Ordinance, on conditional uses. The proposed development is in accordance with the Abington Township Comprehensive Plan (see below), which includes community service (or institutional) uses in the residential future land use area, which applies to the subject site. The proposed development is consistent with the spirit, purposes and intent of the R1 District, which permits Uses E-10 and E-12 by conditional use. It is also consistent with Section 102, General Purpose and Intent of the Zoning

Ordinance, especially with respect to Paragraph E, by "promoting well-designed buildings and a mix of synergistic land uses that integrate age and income groups, and provide a range of housing types . . .". The proposed development will not be a detriment to surrounding properties, and it will be in the best interest of the Township. It will also conform with all applicable requirements of the Zoning Ordinance as well as other municipal, state and federal codes.

The proposed development also complies with the criteria for conditional use approval in Section 1806.G of the Zoning Ordinance. Again, the proposed development is consistent with the Township Comprehensive Plan. It is a suitable use for the subject site, and harmonious with the surrounding residential neighborhood. It will not create nuisances or safety hazards. The existing roads (especially Woodland Road) will be able to accommodate the limited traffic generated by the proposed development. The site is served by the public sewer and water systems. And the proposed development includes deeper setbacks and additional landscaping to reduce any negative impacts on neighboring properties.

Comprehensive Plan

The Abington Township Comprehensive Plan of 2007 recommended development of senior housing that will encourage existing Township residents to remain in Abington (page 8-13). The Plan noted the "issue of not enough suitable housing for our aging residents and future residents that are looking to be free of property maintenance" (page 8-8). In part as a result of this Plan, the Zoning Ordinance was amended to permit Use E-10 (Life Care Facility) and Use E-12 (Nursing Home) in the R1, R2 and R3 Zoning Districts, which previously did not permit these uses.

The Abington Township proposed Comprehensive Plan is called *Vision 2035*, which has not yet been adopted by the Board of Commissioners. The residential future land use category of the Comprehensive Plan includes most of the community service (or institutional) uses in the Abington, such as schools and colleges, health care institutions, religious uses, and cemeteries. These uses contribute to the Township's quality of life by providing a variety of important municipal, health care, education, and other services.

In order to ensure that proposed institutional uses are compatible with surrounding residential neighborhoods, the Future Land Use chapter recommends requiring adequate setbacks and landscaping, as well as lower building heights. The proposed development meets all of these standards. The building setbacks are significantly deeper than those for single family detached dwellings, and the proposed buildings are three stories above parking, which is in keeping with the scale of nearby residential buildings.

Conclusion

It is my professional opinion that the proposed development will be consistent with the provisions of the Township Zoning Ordinance and Comprehensive Plan, and it will be compatible with the surrounding land uses. It meets the specific requirements of Uses E-10 and E-12, the R1 District, and the conditional use standards and criteria in the Zoning Ordinance.

There are several examples of community service (institutional) uses within residential neighborhoods in Abington Township, including the following near the proposed development:

- Penn State Abington at 1600 Woodland Road, zoned CS Community Service.
- Meadowbrook School at 1641 Hampton Road, zoned CS Community Service.

- PHS Meadowbrook Farm at 1633 Washington Lane. Please note that this use could be considered Use B-1 Agriculture. But the public and community aspects of this property (including the large parking lot and large number of daily visitors) extend well beyond solely agriculture and effectively make this site a community service (or institutional) use.

Similar to the proposed 1209 Rydal Road development, these facilities are all completely surrounded by the residential neighborhood of the R1 District, and not along major roads. Other, larger institutional uses in the Township surrounded by residential development include the Holy Redeemer Hospital and St. Joseph's Manor Rehabilitation Center on Huntingdon Pike, Rydal Elementary School complex between Meetinghouse Road and Huntingdon Pike, Saint Hilary of Poitiers Church and School on Susquehanna Road, Redeemer Sisters Chapel and Monastery on Moredon Road, and Roslyn Nursing and Rehab Center on Woodland Road. A comparable situation exists in adjacent Cheltenham Township, with the Wyncote Church Home (now called Phoebe Wyncote) on Fernbrook Avenue.

It is common and appropriate to have smaller institutional uses located within residential neighborhoods and adjacent to existing single family homes, as long as those institutional uses are compatible with surrounding neighborhoods, as the proposed 1209 Rydal Road development is.

Please feel free to contact me should you have any questions.

Sincerely,

David C. Babbitt

David C. Babbitt, AICP
President

McMAHON
a Bowman company

July 28, 2023

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

RE: 1209 Rydal Road
Trip Generation and Parking Evaluation
Proposed Life-Care Facility and Nursing Home

Dear Mr. Manfredi:

As requested by Chaverim Realty Partners, LLC, McMahon a Bowman Company, has revised the trip generation assessment and parking evaluation for the proposed development of Lot 2 of the 1209 Rydal Road parcel to address revisions to the site plan and comments issued by the Township. The existing 7.316-acre property will be subdivided into two separate lots with Lot 1 containing the existing single-family home, which will remain, and Lot 2 developed to provide two buildings for senior care facilities. Building 1 will contain 74 units with 88 beds for an assisted living/memory care/nursing home facility (Township Use E-12), while Building 2 will consist of 46 units with 55 beds for a senior care/independent living facility (Township Use E-10). Both uses for Lot 2 are permitted by Conditional Use within the R1-Low Density Residential Zoning District.

Access to the existing single-family home on Lot 1, which is in the northeast quadrant of the intersection of Rydal Road and Cloverly Lane, will remain in its current location along Rydal Road approximately 140 feet north of Cloverly Lane. Access to Lot 2, which is located to the west of Woodland Road, will be provided via two new driveways. The southern driveway located approximately 190 feet north of Valley Road will be restricted to right-turn egress only movements, while the northern driveway located approximately 375 feet north of Valley Road will be full-movement.

This letter report provides a comparison of the trip generation characteristics associated with the previously proposed townhomes for Lot 2 to the currently proposed life care facility for Lot 2. A sight distance evaluation for the two proposed driveways along Woodland Road is also provided. A review of the required parking for the life care facility based upon the Township's zoning is provided along with an evaluation of the parking demand based upon available data within the Institute of Transportation Engineers' publication entitled *Parking Generation Manual, 5th Edition.*

TRIP GENERATION CHARACTERISTICS

Traffic volumes generated by the development of Lot 2 were prepared based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers' publication entitled, *Trip Generation Manual, 11th Edition.* A comparison of the former development plan for Lot 2 to provide up to 34 townhomes to the current proposed development for the life care facility is provided. Specifically, the equations for Land Use Code 220: Multifamily Housing Low-Rise were utilized for proposed townhomes, while the Assisted Living/Memory Care/Nursing Home building is based on the rates for Land Use Code 254:

Assisted Living and the Independent Living Units is based on the equations for Land Use Code 252: Senior Adult Housing - Multifamily. The descriptions for these codes are provided in **Attachment A.**

Table 1 provides a summary of the vehicular trip generation characteristics for the adjacent street peak hours, which is one hour between 7:00 AM to 9:00 AM in the morning and one hour between 4:00 PM to 6:00 PM, whereas the peak hour of generator can occur during other times of the day. As can be seen from the table, the current life care facility is anticipated to generate more traffic on a daily basis than the prior proposed townhomes but will generate less traffic during the peak hours.

Table 1 –Vehicular Trip Generation Characteristics [1]

Land Use	Size	Daily	Weekday Morning			Weekday Afternoon		
			In	Out	Total	In	Out	Total
Prior Proposed Townhomes [2]								
Adjacent Street Peak Hour	34 dwelling units	293	8	25	33	22	13	35
Peak Hour of Generator			**10**	**30**	**40**	**30**	**19**	**49**
Current Proposed Life Care Facility								
Adjacent Street Peak Hour								
Assisted Living/Memory Care/ Nursing Home [3]	88 beds	229	10	6	16	8	13	21
Independent Living Facility [4]	46 units	158	3	7	10	6	6	12
Total		387	13	13	26	14	29	33
Peak Hour of Generator								
Assisted Living/Memory Care/ Nursing Home [3]	88 beds	229	13	6	19	13	16	29
Independent Living Facility [4]	46 units	158	8	9	17	8	6	14
Total		**387**	**21**	**15**	**36**	**21**	**27**	**43**

(1) Based on data from the Trip Generation Manual, 11th Edition.
(2) Based on the equations for Land Use Code 220: Multifamily Housing (Low-Rise).
(3) Based on the rates for Land Use Code 254: Assisted Living.
(4) Based on equations for Land Use Code 252: Senior Adult Housing – Multifamily.

WOODLAND ROAD ACCESSES

Woodland Road is a local road that provides a single lane of travel in each direction with a posted speed limit of 25 miles per hour. There currently are no sidewalks provided along the Woodland Road site frontage; however, there is sidewalk provided along the adjacent parcel to the south that terminates at its driveway.

With the development of Lot 2, the plan illustrates a sidewalk system along the site frontage that will extend along the Woodland Road site frontage with ADA compliant ramps provided for the driveway crossings. The sidewalk is also proposed to be provided along both sides of the southern driveway and on the south side of the northern driveway. Additionally, the Woodland Road site frontage will also be widened to provide a four-foot shoulder.

The two proposed accesses for Lot 2 will be located along Woodland Road. The southern driveway located approximately 190 feet north of Valley Road will be restricted to right-turn egress only movements, while the northern driveway located approximately 375 feet north of Valley Road will be full-movement Both accesses will be 24 feet wide with a single ingress and a single egress lane. Stop-control will be provided along the access approach to Woodland Road.

Generally, the prevailing travel speed, roadway grades and profiles, and number of travel lanes play a role in determining if safe sight distances are available. The existing sight distances were compared to PennDOT's sight distance requirements contained in *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads.* The field measured sight distance and comparison to the desirable and minimum criteria are summarized in **Tables 2 and 3**.

Table 2
Sight Distance Evaluation: Northern Full-Movement Woodland Road Access

Movement	Direction	Posted Speed Limit (mph)	Approach Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable (1)	Minimum (2)	
Exiting	Looking Left	25	-5%	250	155	255 (3)
	Looking Right	25	+4%	195	142	165 (3,4)
Left-Turn Entering	Looking Ahead	25	-5%	190	155	339
	From the Rear	25	+4%	190	142	145 (4)

(1) Based on the desirable sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit for two-lane roads.
(2) Based on the safe stopping sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
(3) Distance estimated based upon removal of vegetation along Woodland Road.
(4) Distance is limited due to curvature along Woodland Road.

Table 3
Sight Distance Evaluation: Southern Right-Out Only Woodland Road Access

Movement	Direction	Posted Speed Limit (mph)	Approach Grade	PennDOT Requirements (feet)		Available Sight Distance (feet)
				Desirable (1)	Minimum (2)	
Exiting	Looking Left	25	-6%	250	157	239 (3)

(1) Based on the desirable sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit for two-lane roads.
(2) Based on the safe stopping sight distance requirements contained in the *Pennsylvania Code, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads* and the posted speed limit.
(3) Distance estimated based upon removal of vegetation along Woodland Road.

For both accesses, the existing vegetation and trees along the Woodland Road site frontage would need to be removed. With the installation of the sidewalk and the four-foot shoulder along the site frontage, the trees and vegetation will no longer impede the sight distance for either proposed driveway, and the future available sight distance will exceed the minimum safe sight distance requirements. *Section 146-25.F of the Subdivision and Land Development Ordinance* states for all intersections, there shall be measured along the

centerline a minimum clear sight triangle of 65 feet from the point of intersection, in which no trees, hedges, shrubbery or other obstructions to sight distance are permitted. This triangle is illustrated on the latest plan for the site. The future available sight distance should be confirmed during the land development process.

REQUIRED PARKING PER ZONING

Based upon a review of *Section 2304 of the Zoning Ordinance,* the following is a summary of the required parking for each building use:

- Use E-10: Life Care Facility – One space for each employee on the largest shift plus visitor parking provided at a rate of 1 space for every 5 beds, plus 1.5 parking spaces for every independent living unit.
- Use E-12: Nursing Home: One space for each employee on the largest shift plus visitor parking at a rate of 1 space for every 5 beds.

According to the applicant, the combined total employees on the largest shift for both buildings will be nineteen (19), as the independent living building will share maintenance staff with the life care facility. This would then result in nineteen (19) required parking spaces for employees.

The number of beds within each building totals 143; however, for the parking calculation, it has been determined that 132 beds will be classified as Use E10: Life Care Facility that are a combination of independent and assisted living beds, while the remaining 11 beds are classified as E-12 Nursing Home for memory care. The two combined then require a total of 30 parking spaces for the 143 beds with 27 spaces required for Use E-10 and 3 spaces required for Use E-12. An additional 69 parking spaces are then required for the 46 independent living units.

The total required parking for the site based upon the Township's *Zoning Ordinance* is 118 parking spaces (19 employee spaces plus 30 visitor spaces based on number of beds for each use plus 69 spaces for the 46 independent unit spaces). As the site provides 118 parking spaces, the parking would then be compliant.

PROJECTED PARKING DEMAND

A supplemental parking evaluation based upon the projected parking demand from upon available data within the Institute of Transportation Engineers' publication entitled *Parking Generation Manual, 5th Edition* has been provided as well. The 85th percentile rate for the parking demand from the manual, which are provided in **Attachment B** for reference, is as follows for each use:

- Land Use Code 252: Senior Adult Housing – Attached
  0.67 spaces per unit or occupied unit: 31 spaces for 46 units

- Land Use Code 254: Assisted Living
  0.58 spaces per bed or occupied bed: 51 spaces for 88 beds
  0.53 spaces per unit: 40 spaces for 74 units
  0.55 spaces per occupied unit: 41 spaces for 74 units
  1.08 spaces per employee: 21 spaces for 19 employees

Based upon the *Parking Generation Manual*, the parking demand for the independent units would be for up to 31 spaces, while the parking demand for the assisted living would be for up to 51 spaces. This would result in a total parking demand of 82 parking spaces, which is well below the 118 provided parking spaces.

SUMMARY

Based upon the evaluation conducted for the proposed senior care facility, the site is anticipated to generate approximately 387 total trips (entering and exiting) on a typical weekday, of which 36 and 43 total trips (entering and exiting) are anticipated to be generated during the weekday morning and afternoon periods, respectively. While the weekday trips are higher than the former proposed townhomes for the site, the weekday morning and afternoon peak trips are lower with the current proposed senior care facility.

A review of the site access driveways indicates that the minimum safe sight distance can be achieved, since the existing vegetation and trees located along the site frontage will be removed with the installation of the sidewalk and a four-foot wide shoulder along the Woodland Road site frontage. ADA compliant ramps will then be provided for the crosswalks across the two proposed accesses. Sidewalk will also be provided along both sides of the southern access and the south side of the northern access.

A review of the required parking (118 spaces) for the site compared to the proposed parking supply (118 spaces) indicates that the number of parking spaces will comply with the Township's requirements in *Section 2304 of the Zoning Ordinance*. A review of the parking demand as projected from the *Parking Generation Manual* indicates the peak parking demand for the site would be for up to 819 parking spaces, which is below the proposed parking supply of 118 spaces.

If you have any questions regarding this traffic evaluation, please feel free to contact me at skoza@bowman.com or 215-283-9444 ext. 1250.

Sincerely,

Sandy A. Koza

Sandy A. Koza, P.E., PTOE
Senior Project Manager

Attachments

CC: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO
Allison A. Lee, Pennoni, Assistant Zoning Officer
Leor Barazani, Chaverim Realty Partners, LLC
Moshe Barazani, Chaverim Realty Partners, LLC

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McMAHON
a Bowman company

ATTACHMENT A

TRIP GENERATION MANUAL
LAND USE CODE DETAILS

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444
mcmahonassociates.com | bowman.com

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

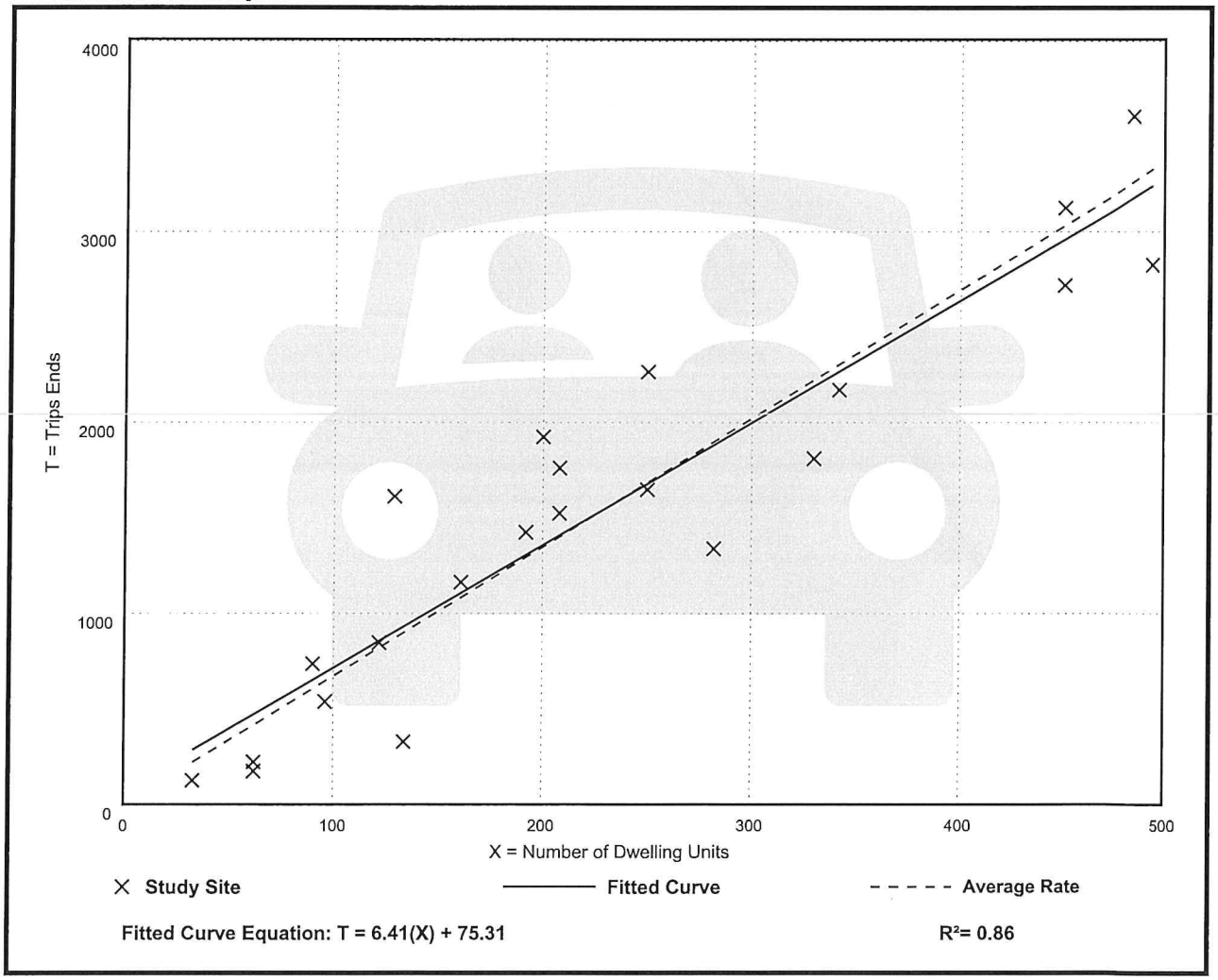
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



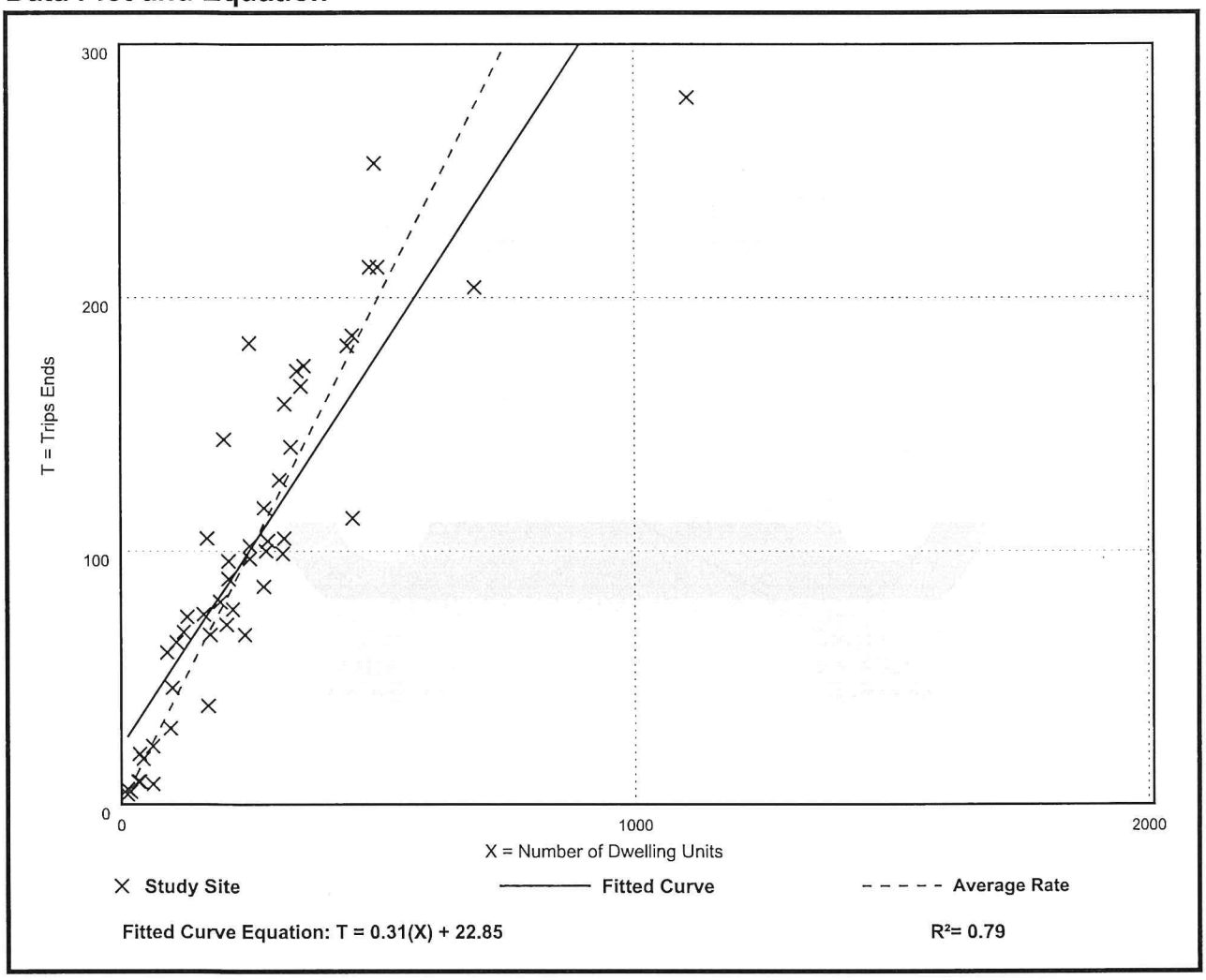
Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

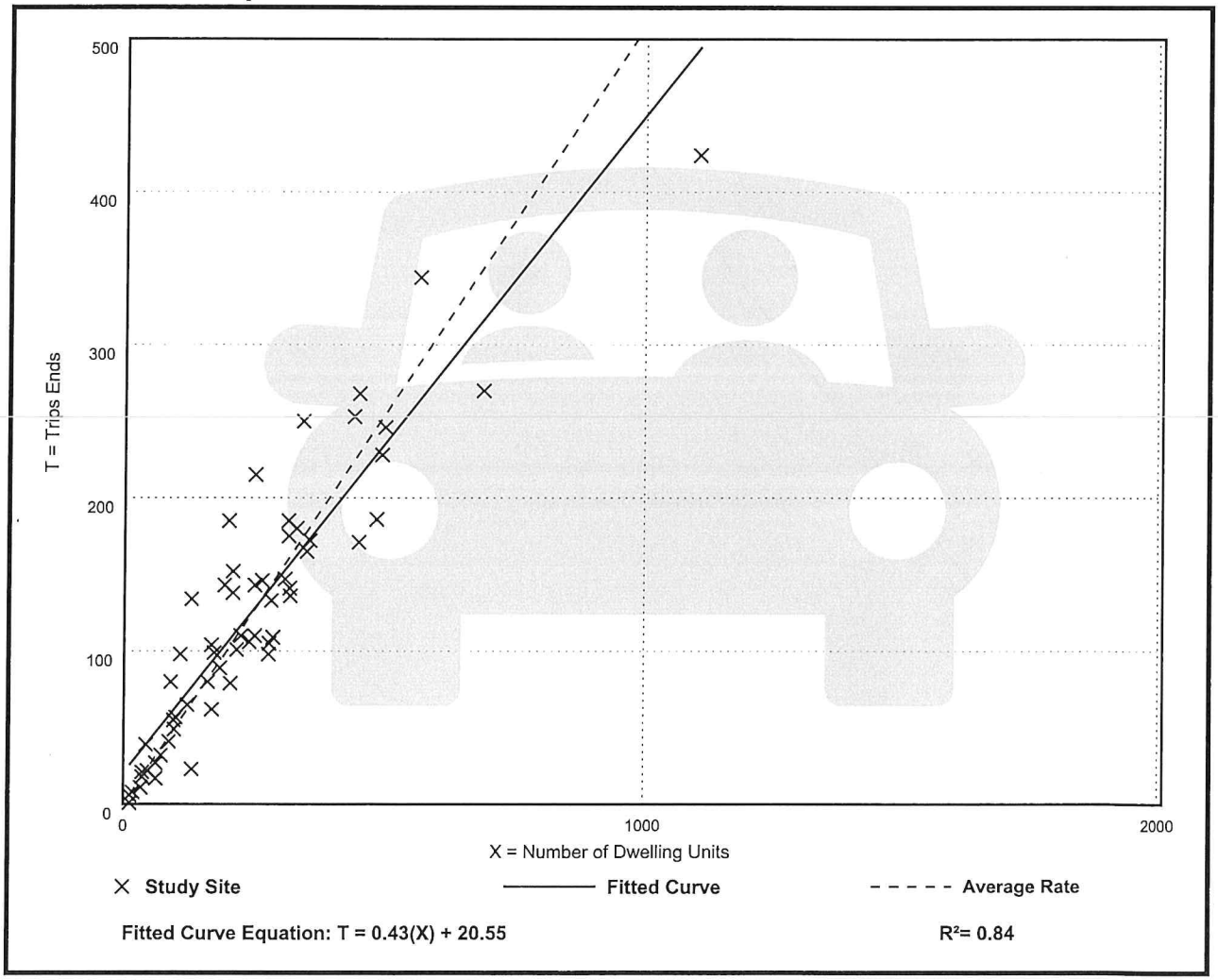
Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

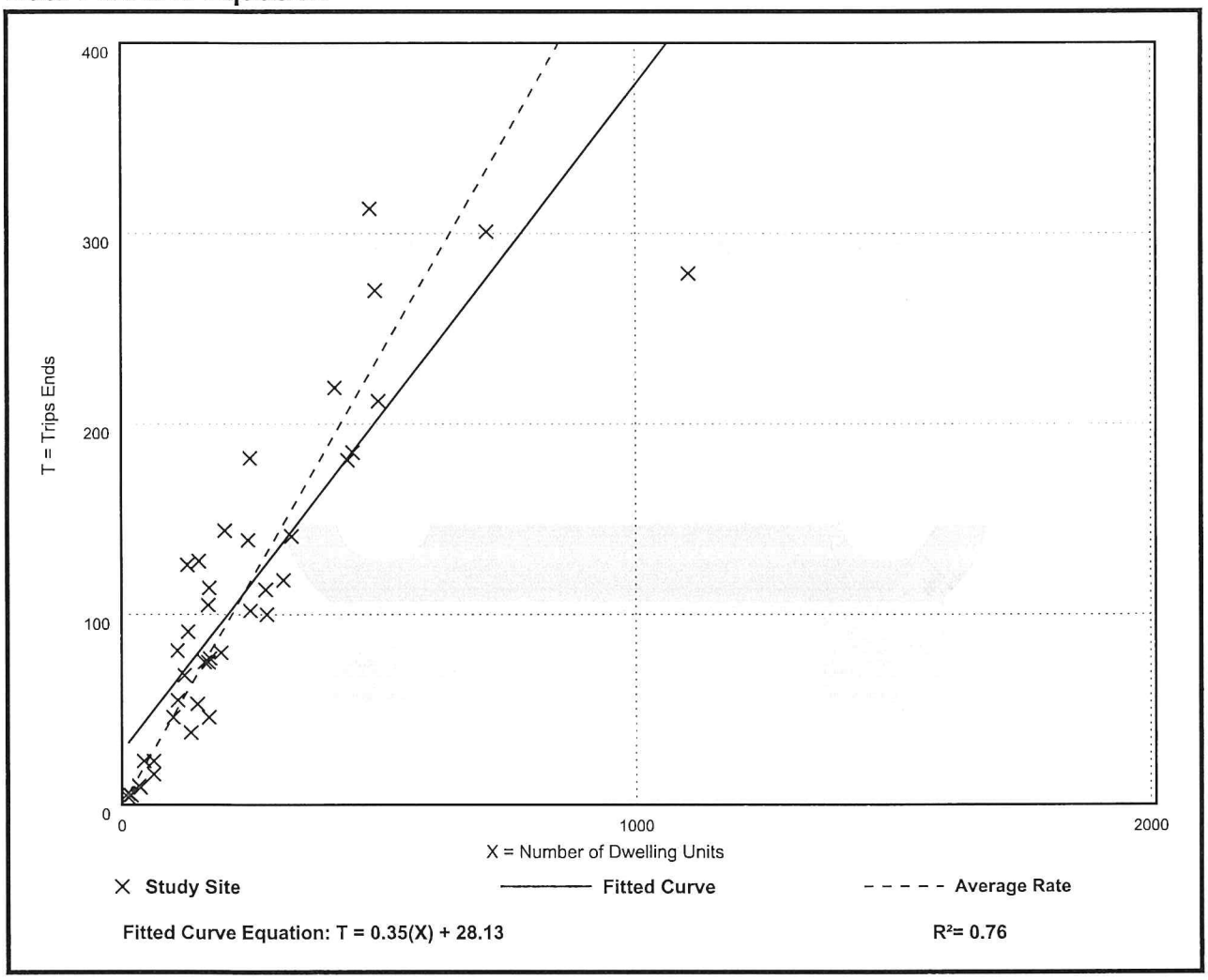
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 28.13

R^2= 0.76

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

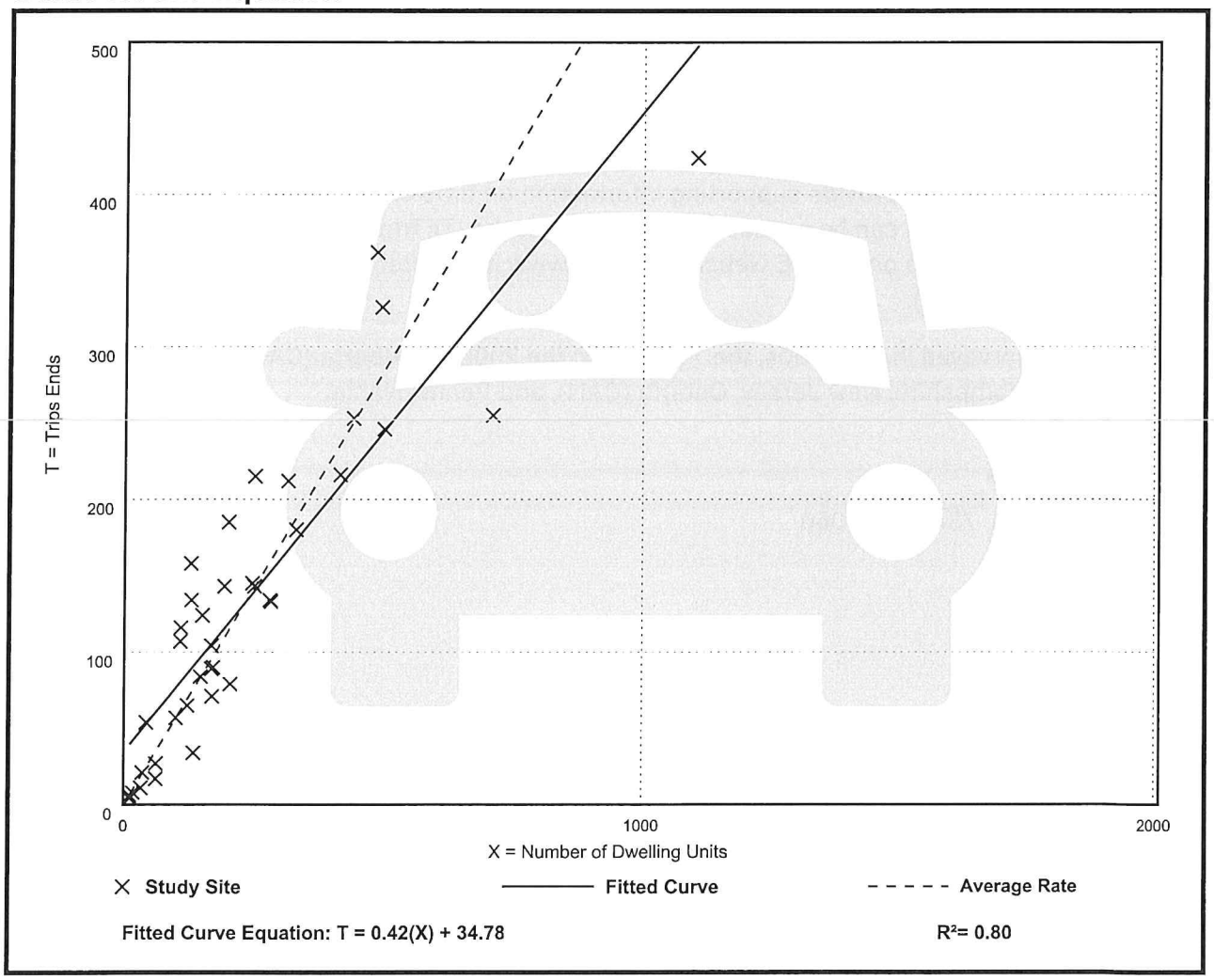
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Fitted Curve Equation: T = 0.42(X) + 34.78

R^2= 0.80

Land Use: 252
Senior Adult Housing—Multifamily

Description

Senior adult housing–multifamily sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units share both floors and walls with other units in the residential building. Senior adult housing—single-family (Land Use 251), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Alberta (CAN), California, Maryland, New Hampshire, New Jersey, Ontario (CAN), and Pennsylvania.

Source Numbers

237, 272, 576, 703, 734, 970, 1060

Senior Adult Housing - Multifamily
(252)

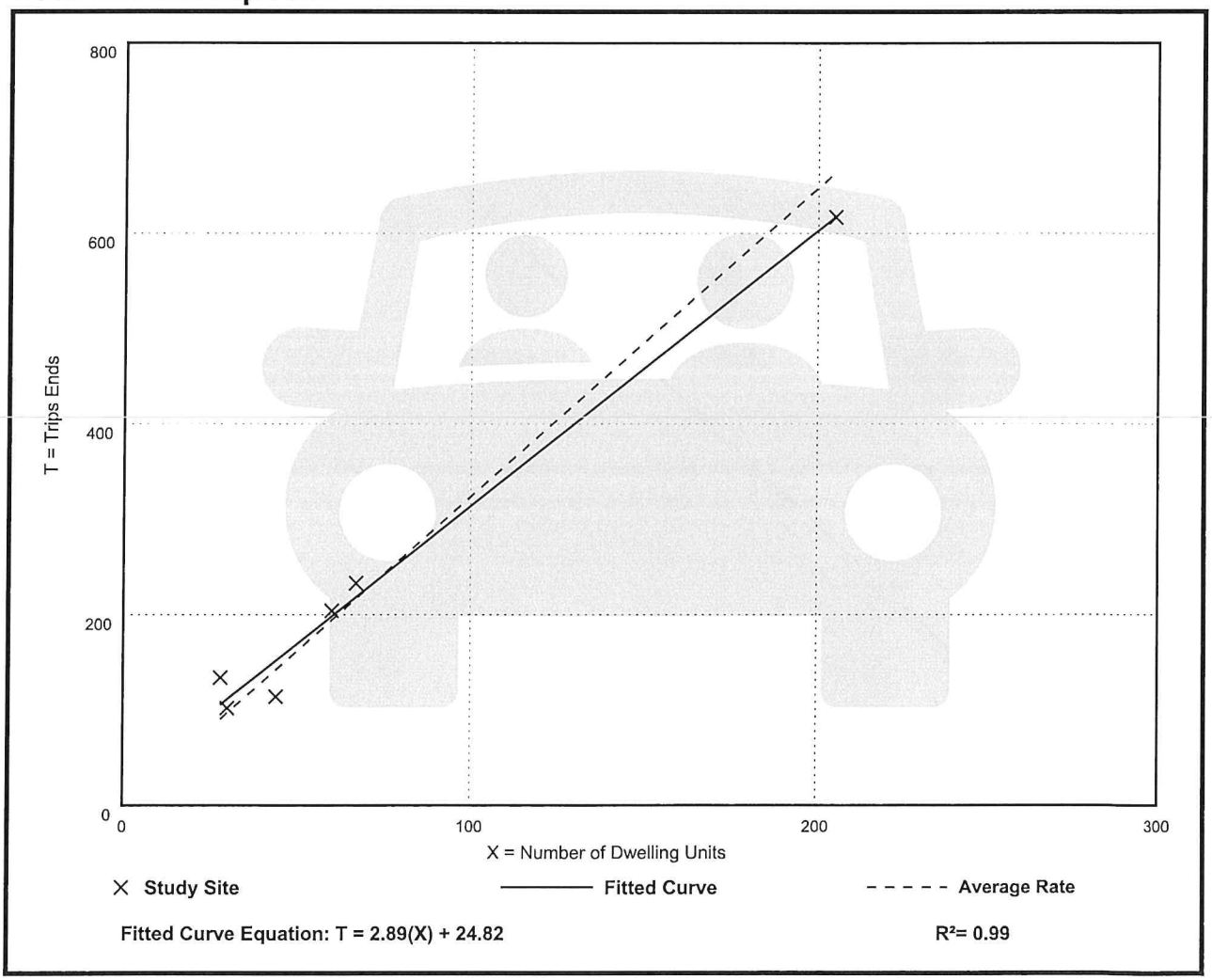
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



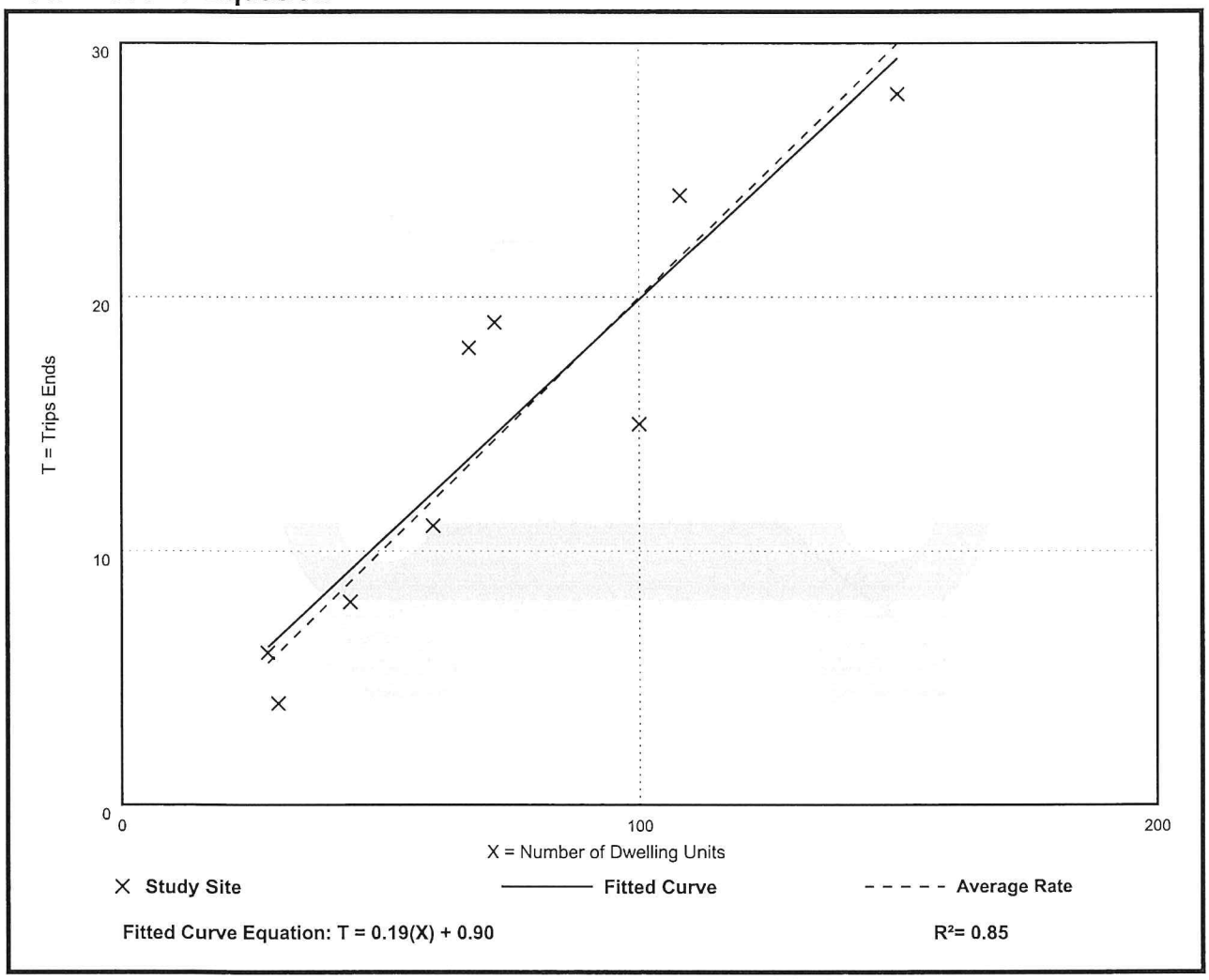
Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



Fitted Curve Equation: T = 0.19(X) + 0.90

R^2= 0.85

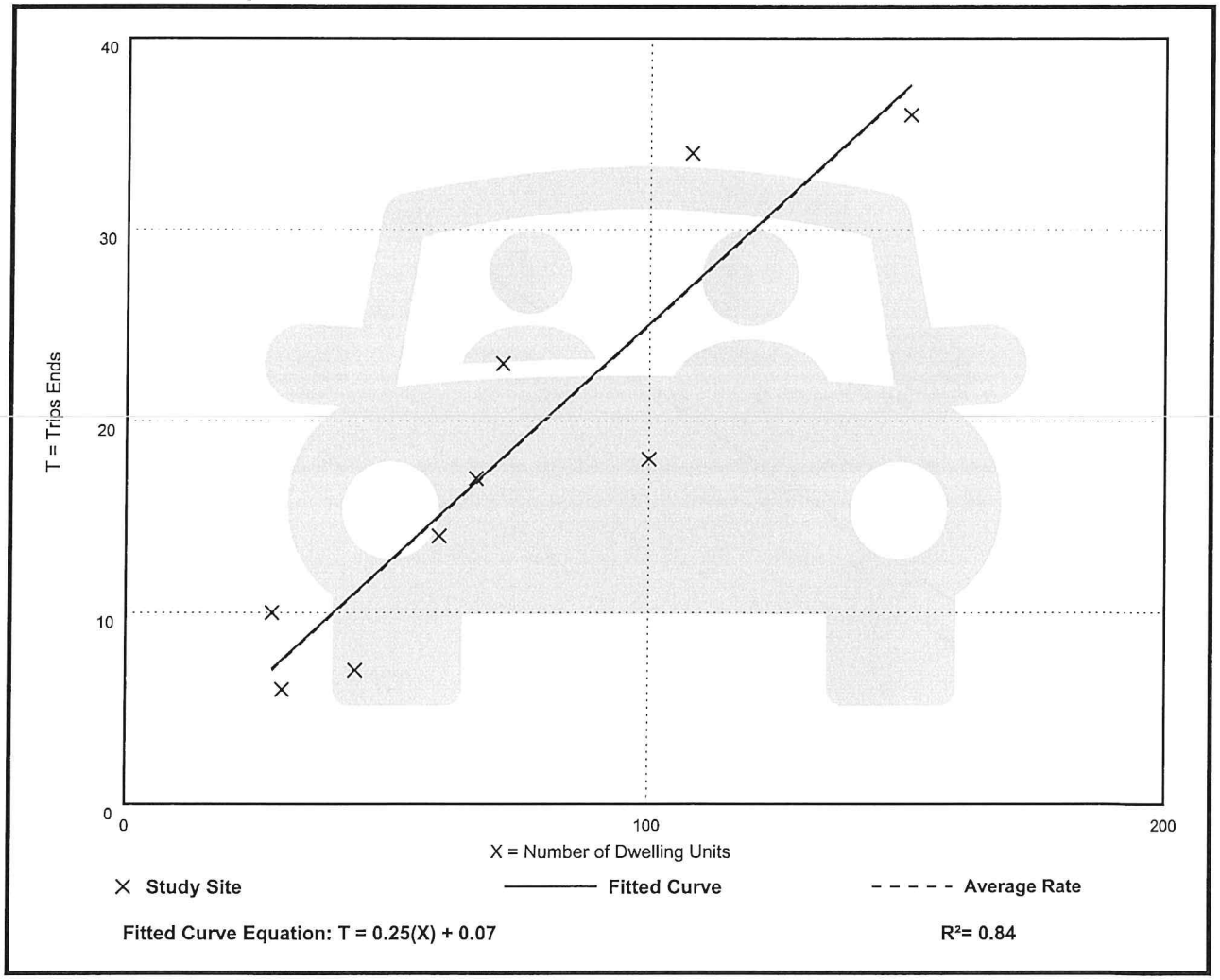
Senior Adult Housing - Multifamily
(252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 73
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.25(X) + 0.07

R^2= 0.84

Senior Adult Housing - Multifamily
(252)

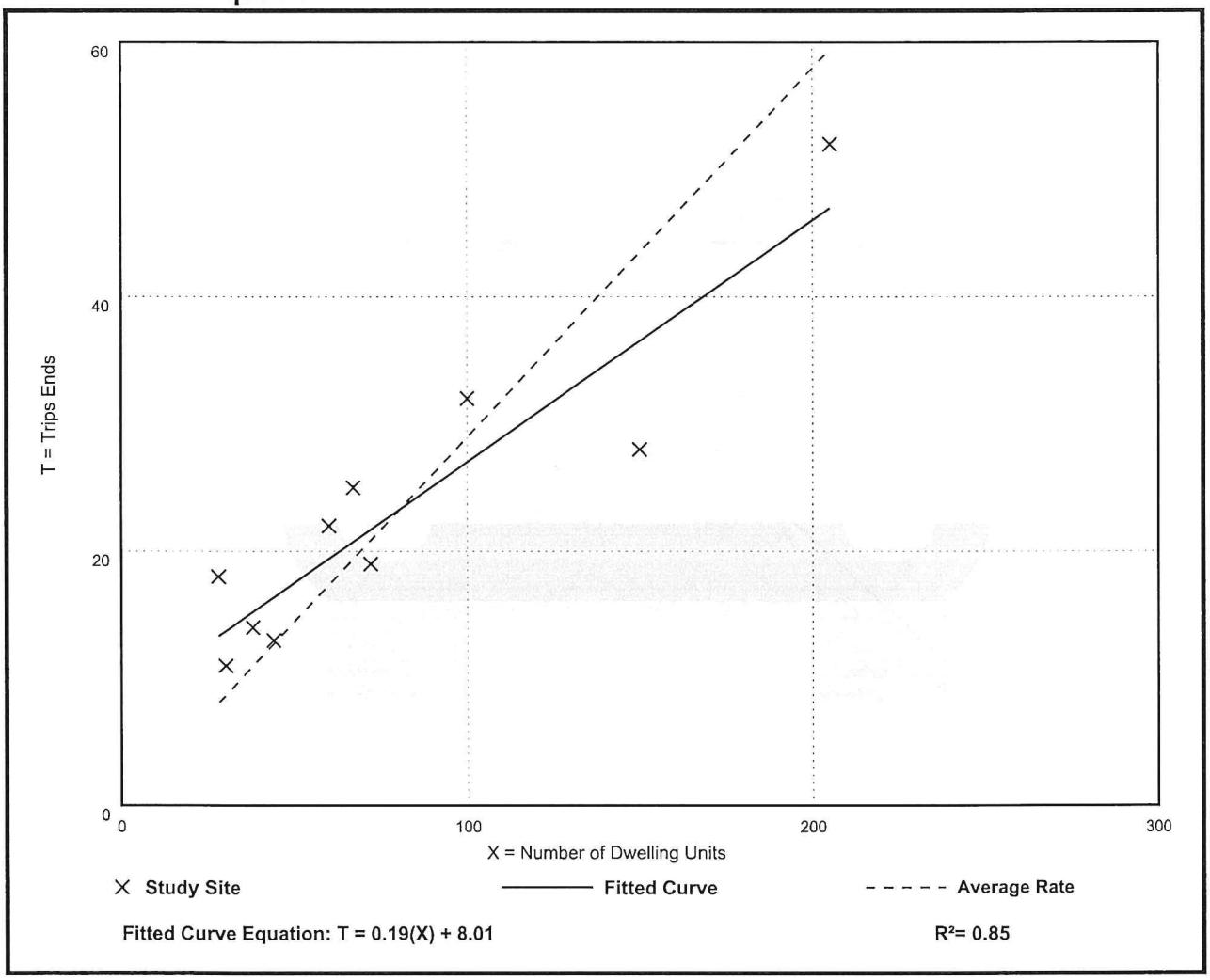
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 79
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.29	0.19 - 0.64	0.10

Data Plot and Equation



Senior Adult Housing - Multifamily
(252)

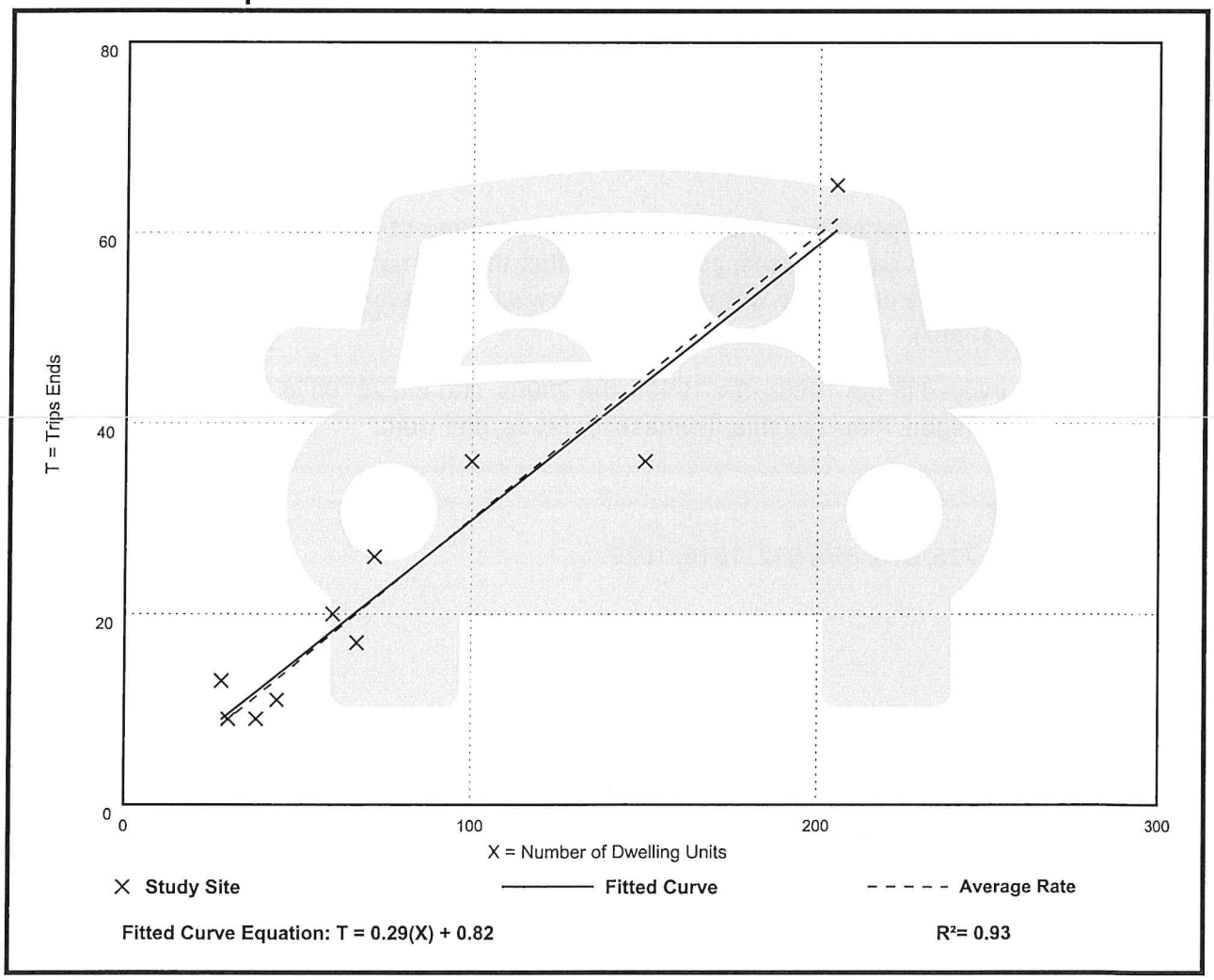
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 79
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.24 - 0.46	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.29(X) + 0.82

R^2= 0.93

Land Use: 254
Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday

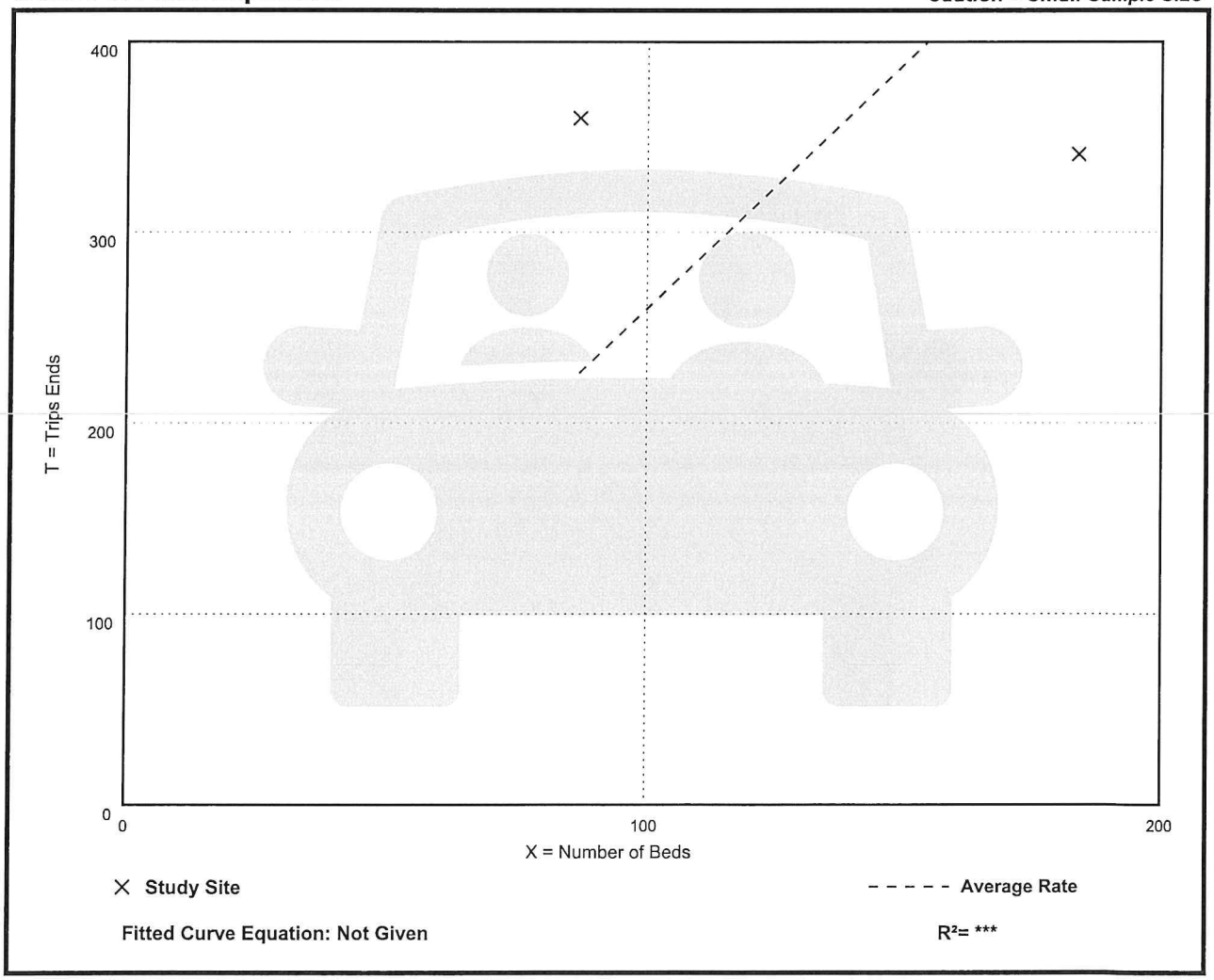
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	***

Data Plot and Equation

Caution – Small Sample Size



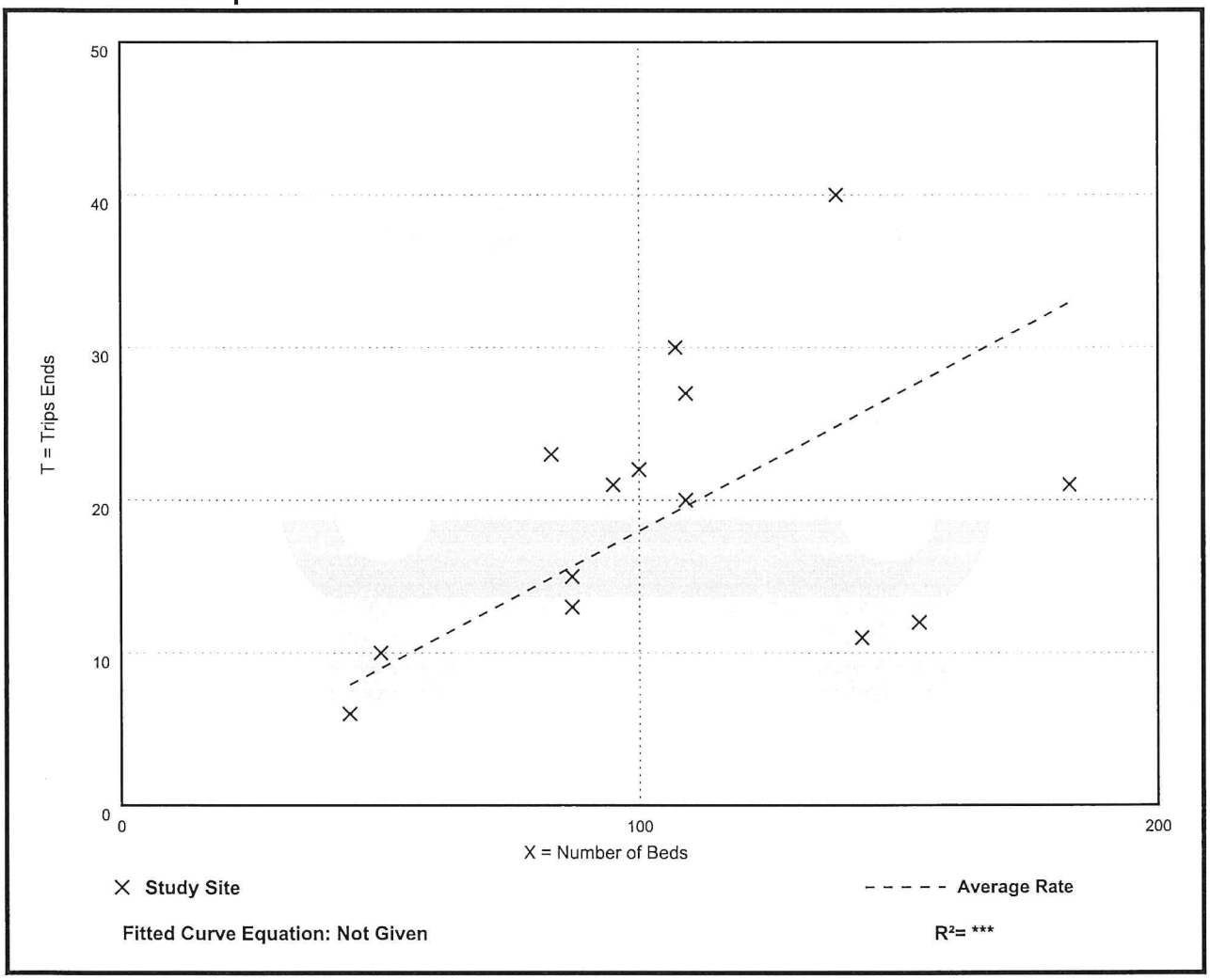
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.29	0.08

Data Plot and Equation



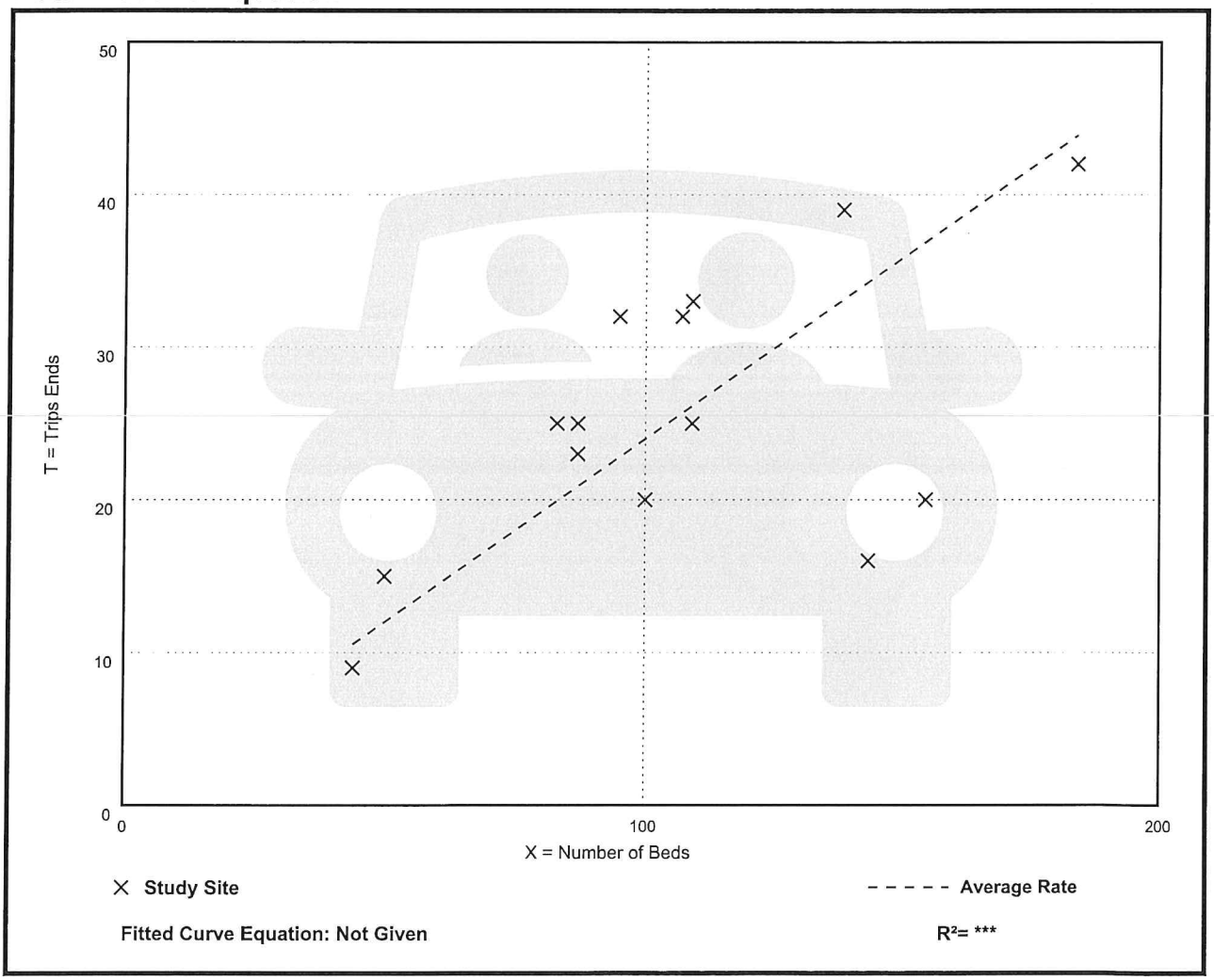
Assisted Living
(254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Beds: 106
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.24	0.11 - 0.34	0.07

Data Plot and Equation



Assisted Living
(254)

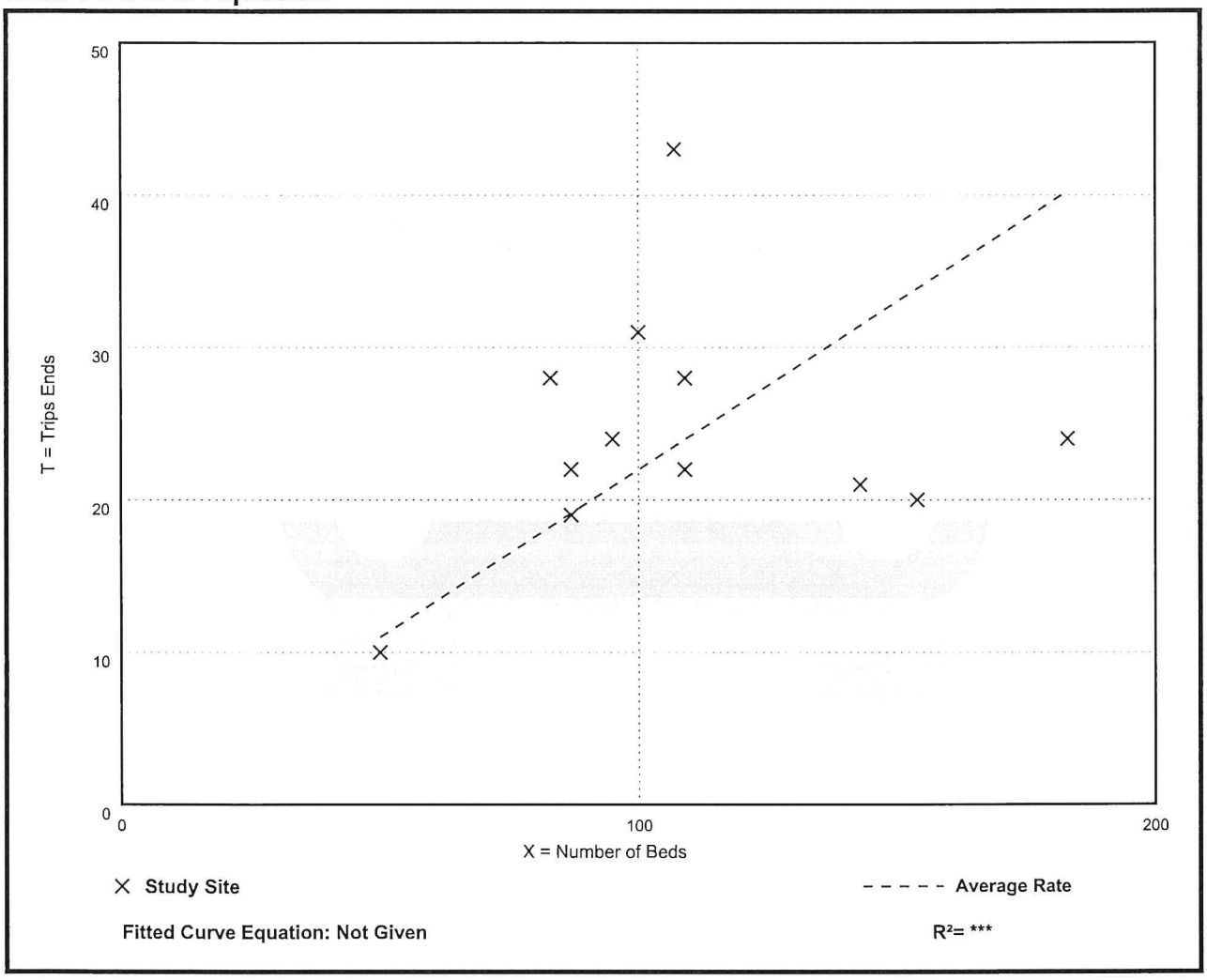
Vehicle Trip Ends vs: Beds
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Beds: 109
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.13 - 0.40	0.09

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Assisted Living
(254)

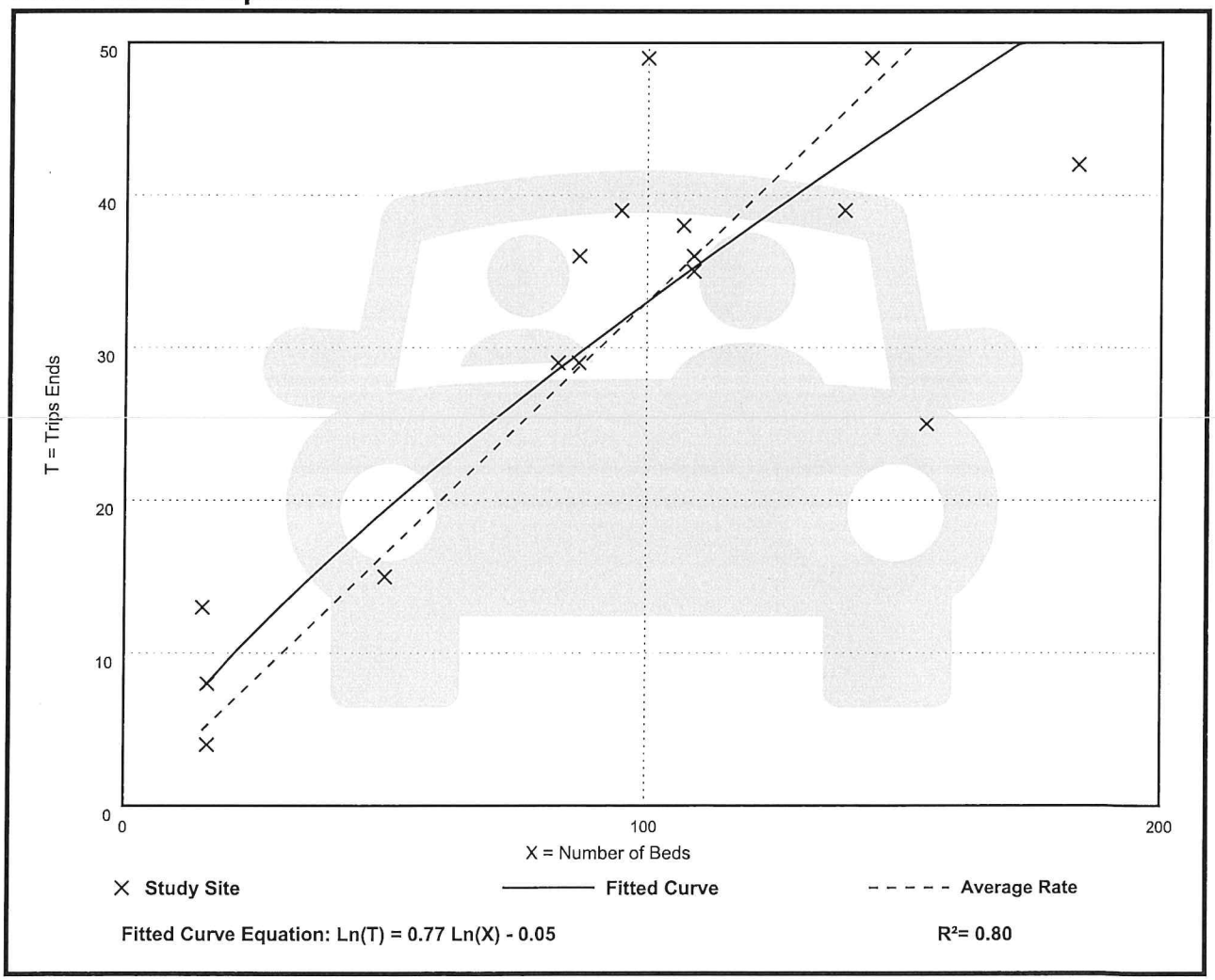
Vehicle Trip Ends vs: Beds
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. Num. of Beds: 93
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.33	0.16 - 0.87	0.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.77 Ln(X) - 0.05

R^2= 0.80

Assisted Living
(254)

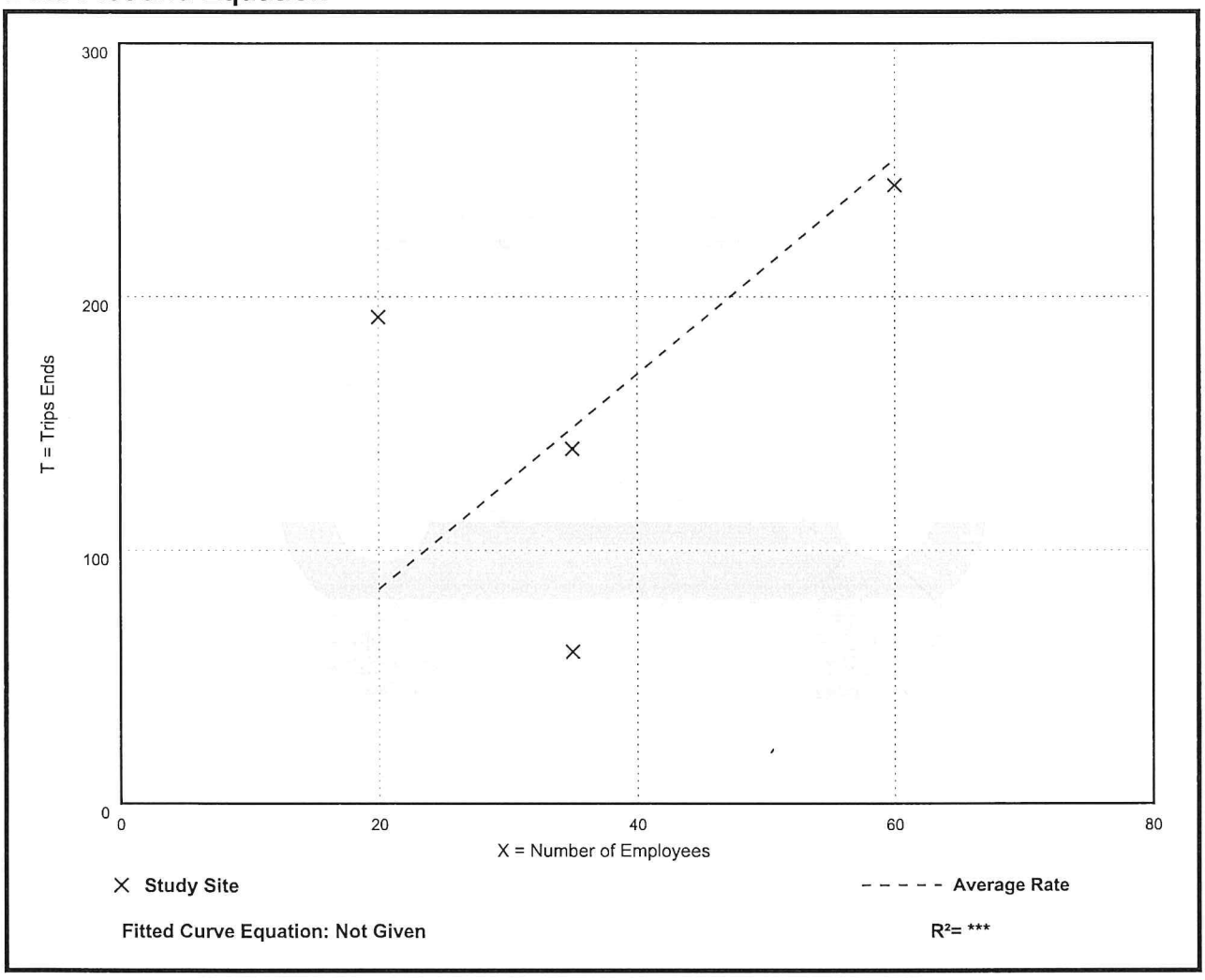
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 38
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.24	1.71 - 9.60	2.67

Data Plot and Equation



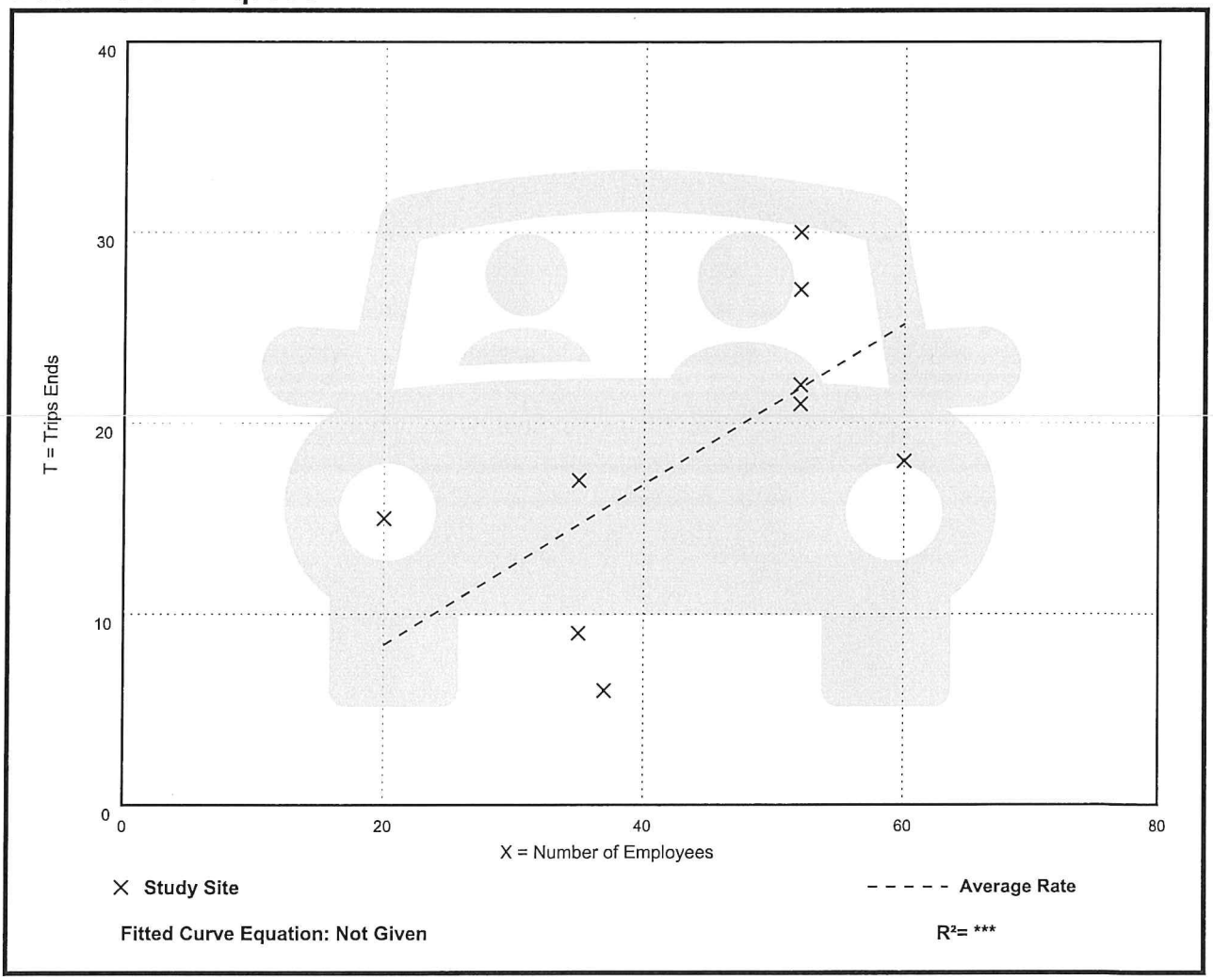
Assisted Living
(254)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 44
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.42	0.16 - 0.75	0.15

Data Plot and Equation



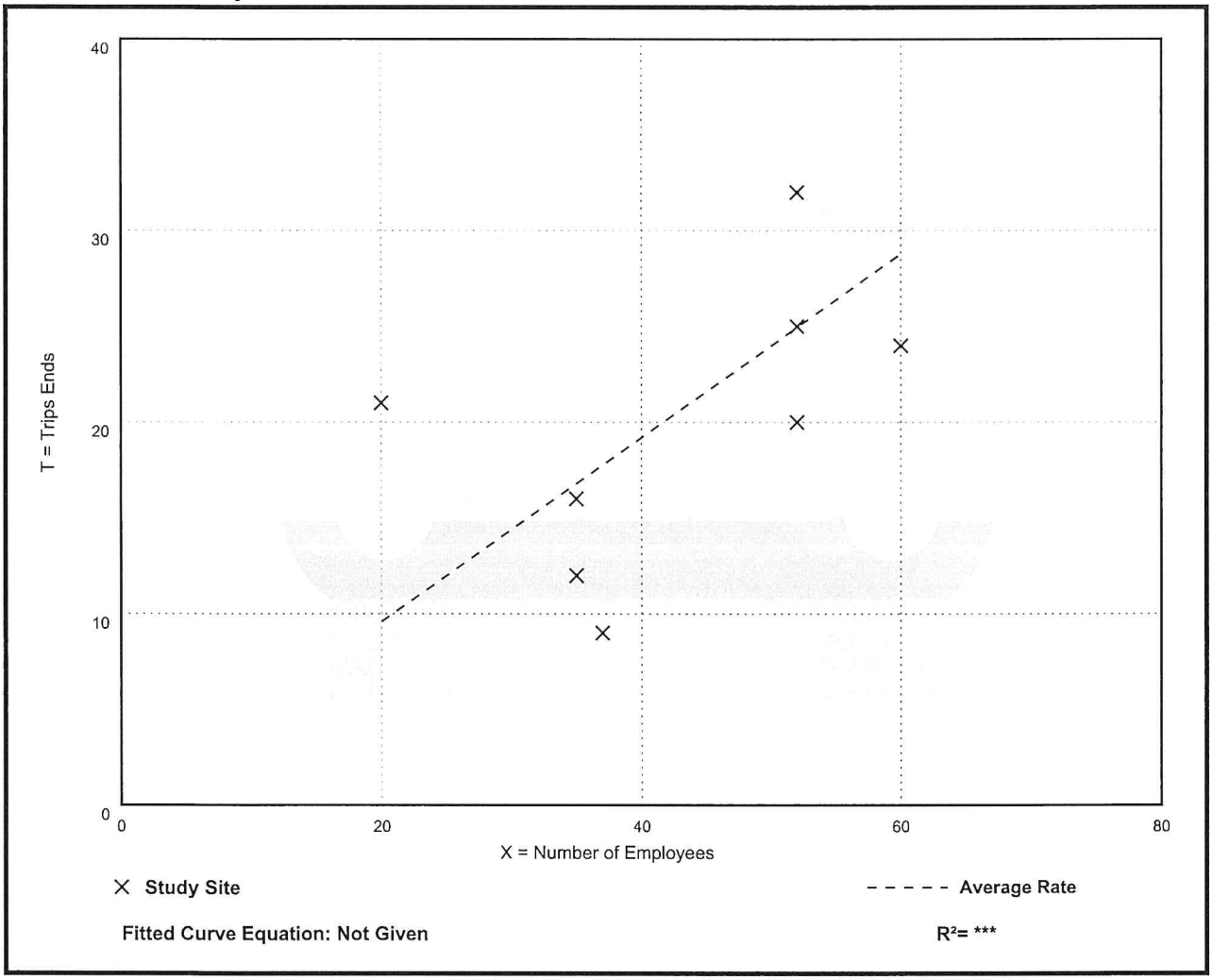
Assisted Living
(254)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 44
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.48	0.24 - 1.05	0.18

Data Plot and Equation



Assisted Living
(254)

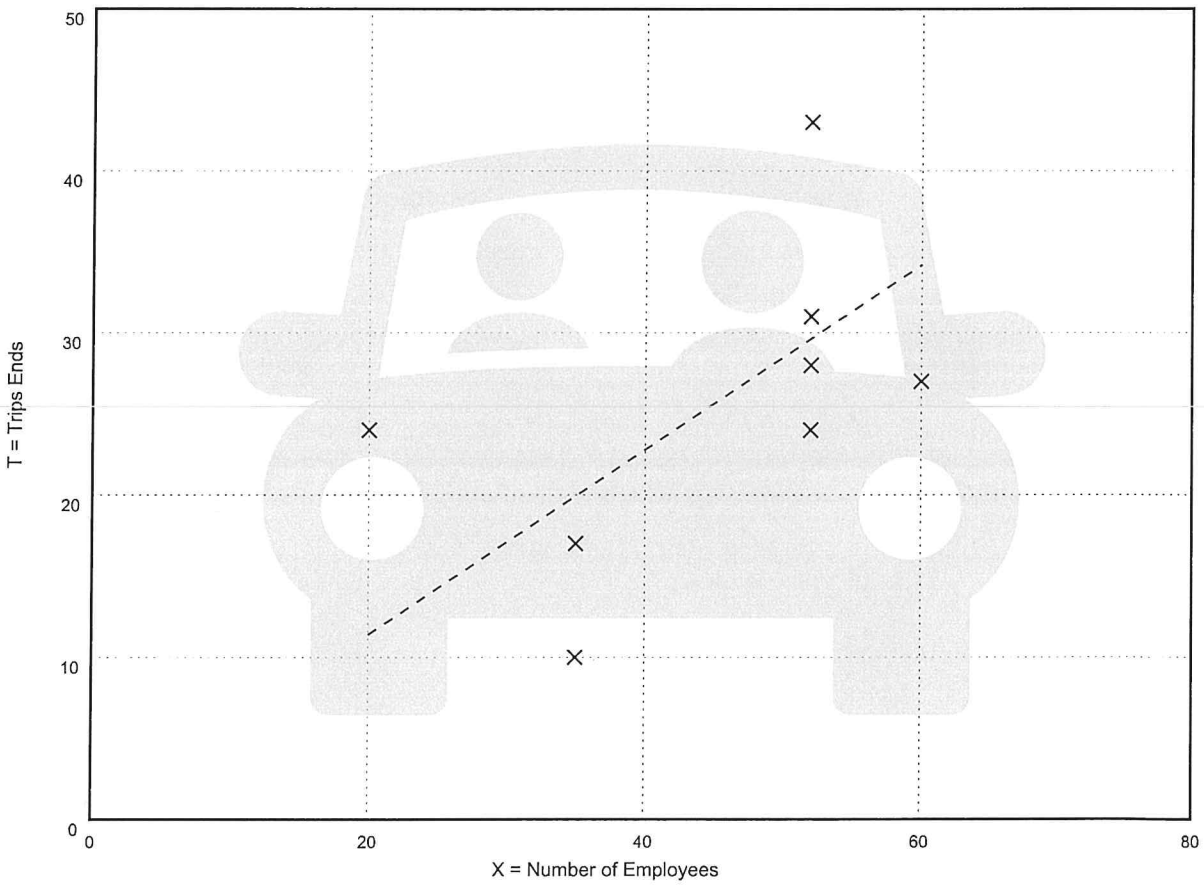
Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Employees: 45
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.57	0.29 - 1.20	0.23

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Assisted Living
(254)

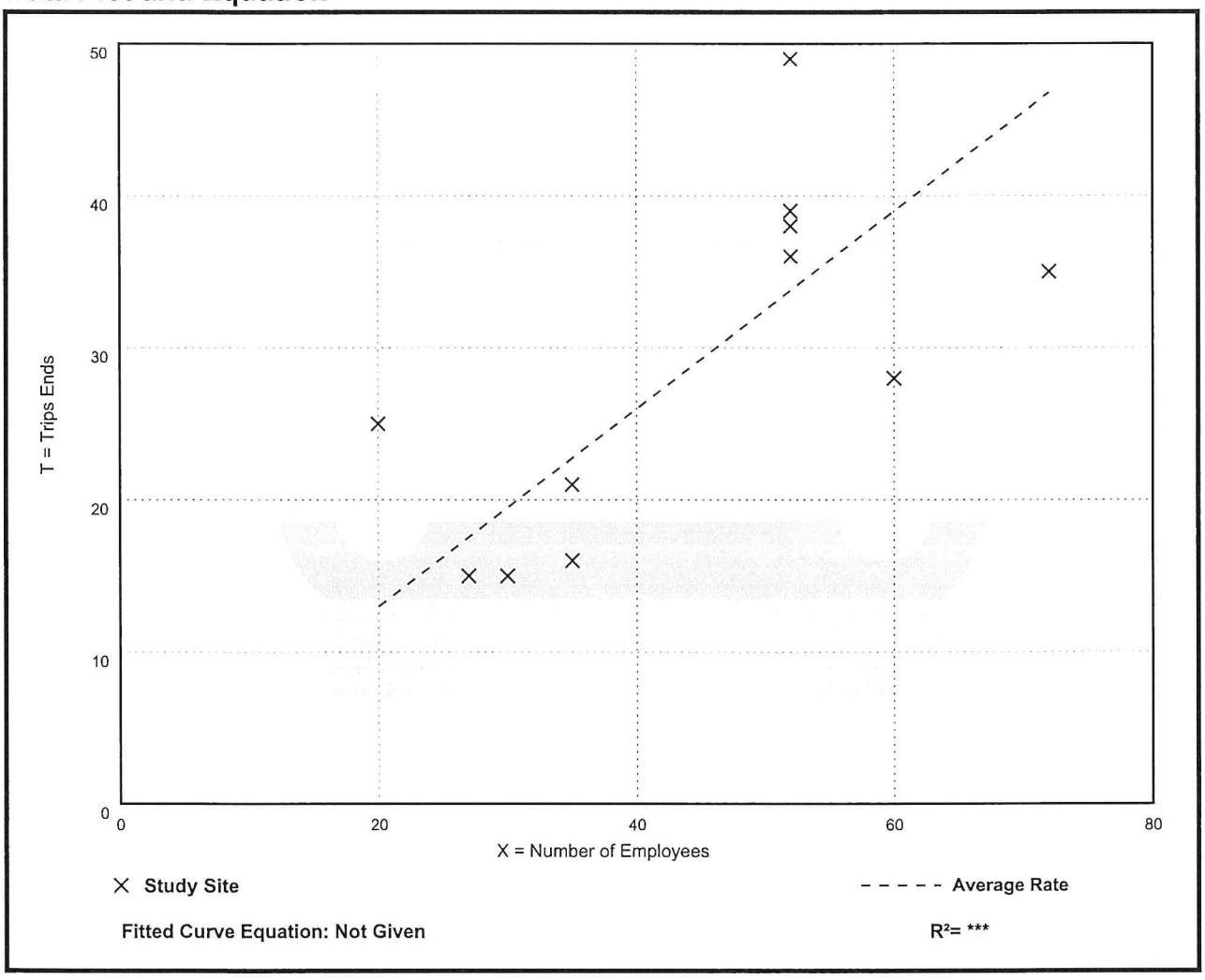
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Employees: 44
Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.65	0.46 - 1.25	0.21

Data Plot and Equation



McMAHON
a Bowman company

ATTACHMENT B

PARKING GENERATION MANUAL
LAND USE CODE DETAILS

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444
mcmahonassociates.com | bowman.com

Land Use: 252 Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data.

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Number

431

Senior Adult Housing - Attached
(252)

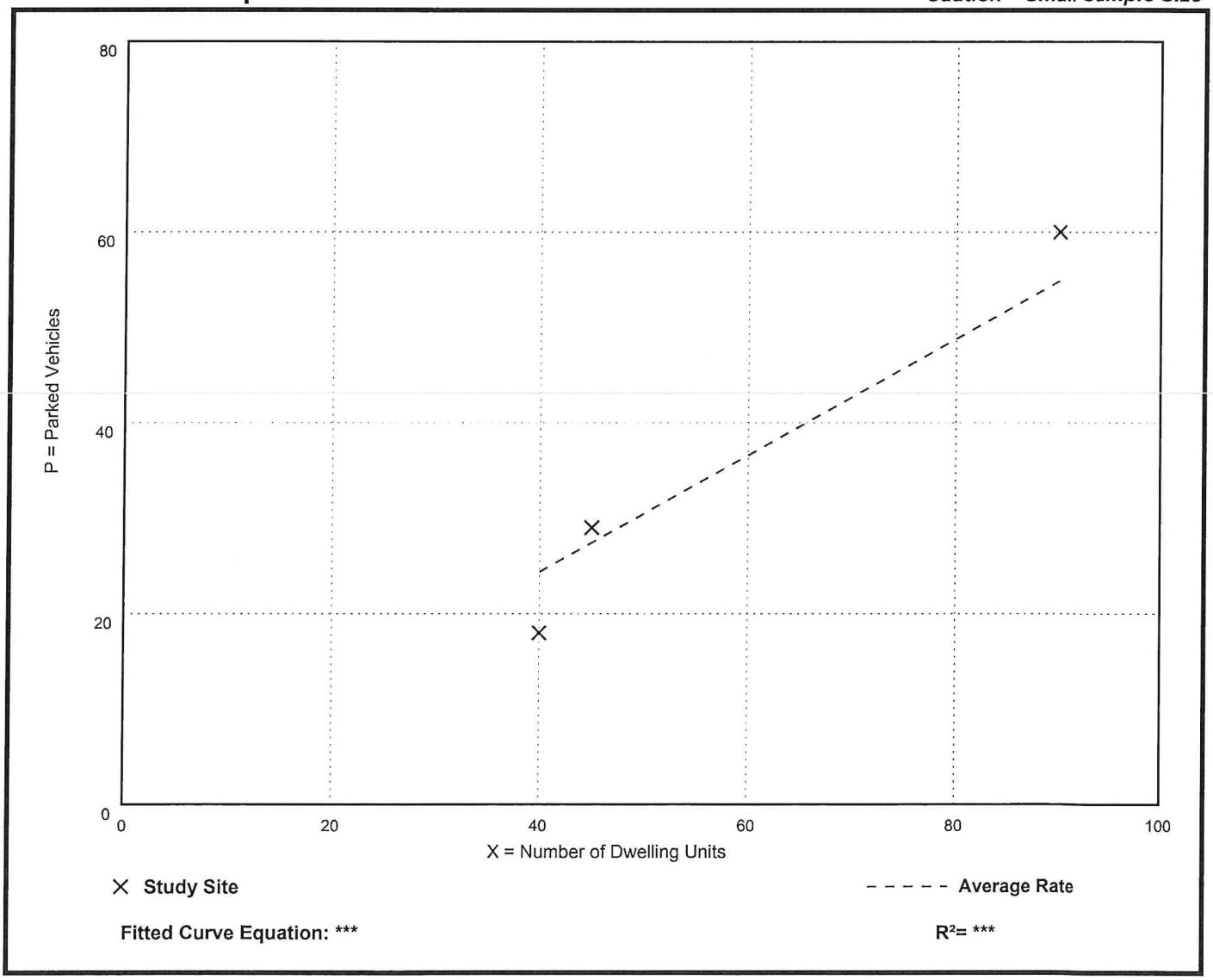
Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.
Number of Studies: 3
Avg. Num. of Dwelling Units: 58

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Senior Adult Housing - Attached
(252)

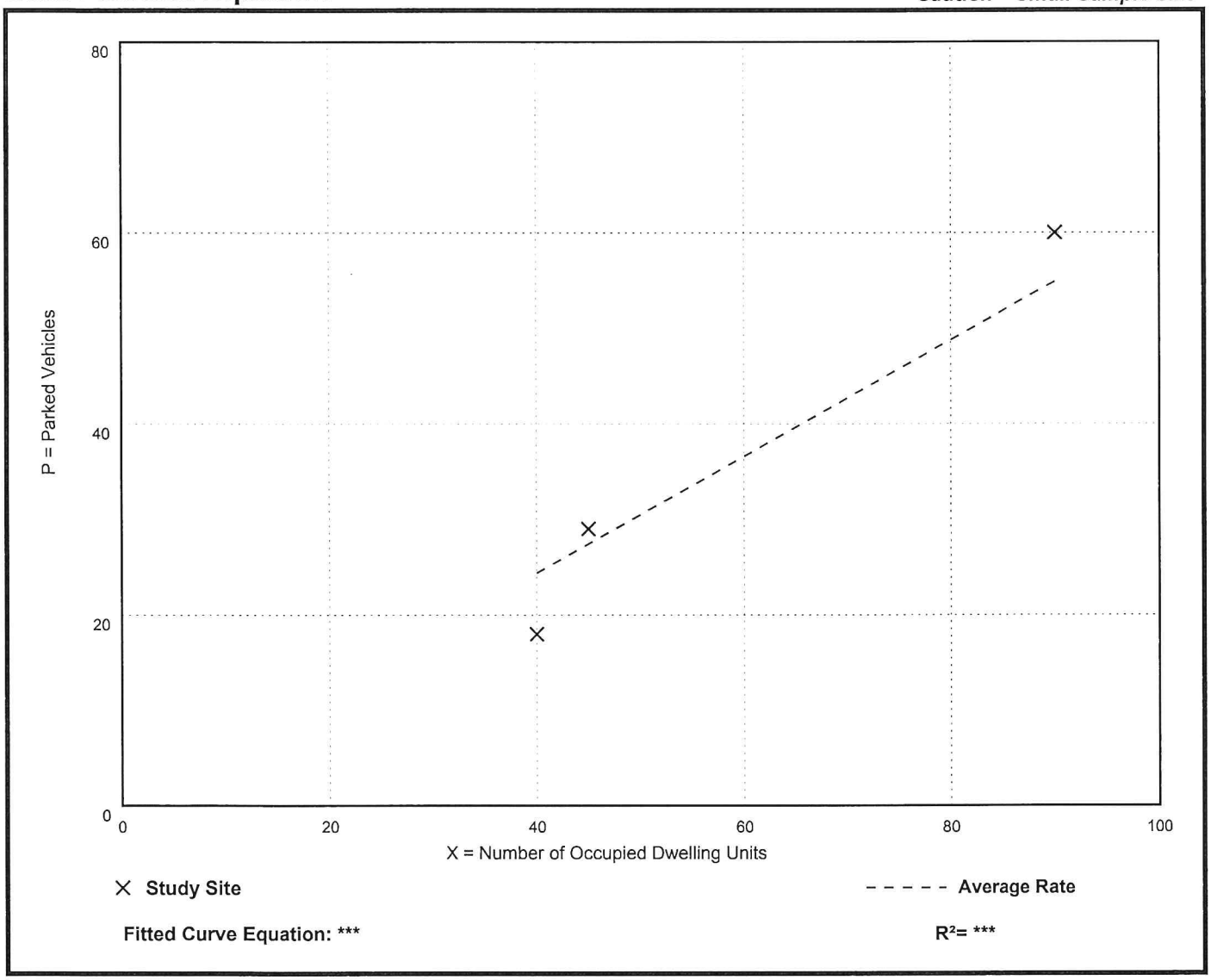
Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.
Number of Studies: 3
Avg. Num. of Occupied Dwelling Units: 58

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/ suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	52	–	–
8:00 a.m.	62	–	–
9:00 a.m.	78	–	–
10:00 a.m.	82	–	–
11:00 a.m.	93	97	89
12:00 p.m.	96	100	90
1:00 p.m.	100	95	100
2:00 p.m.	95	78	96
3:00 p.m.	85	68	86
4:00 p.m.	75	70	90
5:00 p.m.	68	63	80
6:00 p.m.	61	56	65
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 30 study sites in a general urban/suburban setting and not located within ½ mile of rail transit is 0.5 spaces per dwelling unit. For two study sites in a general urban/suburban setting and located within ½ mile of rail transit, the average parking supply ratio is 0.4 spaces per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Illinois, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, Virginia, and Washington.

Future parking demand studies should record the building size and the numbers of dwelling units, occupied dwelling units, beds, and employees.

Source Numbers

42, 59, 121, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539

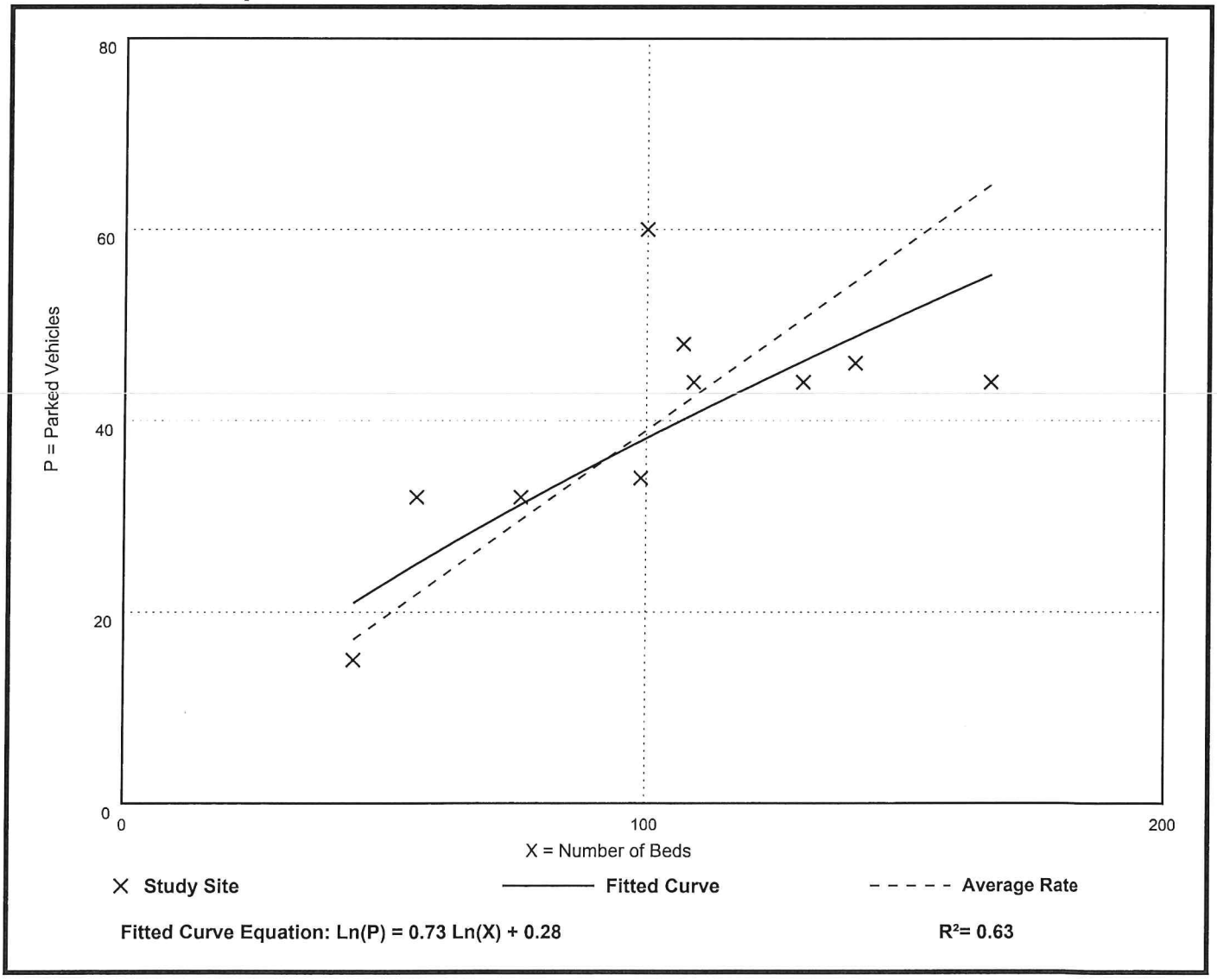
Assisted Living
(254)

Peak Period Parking Demand vs: Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



Assisted Living
(254)

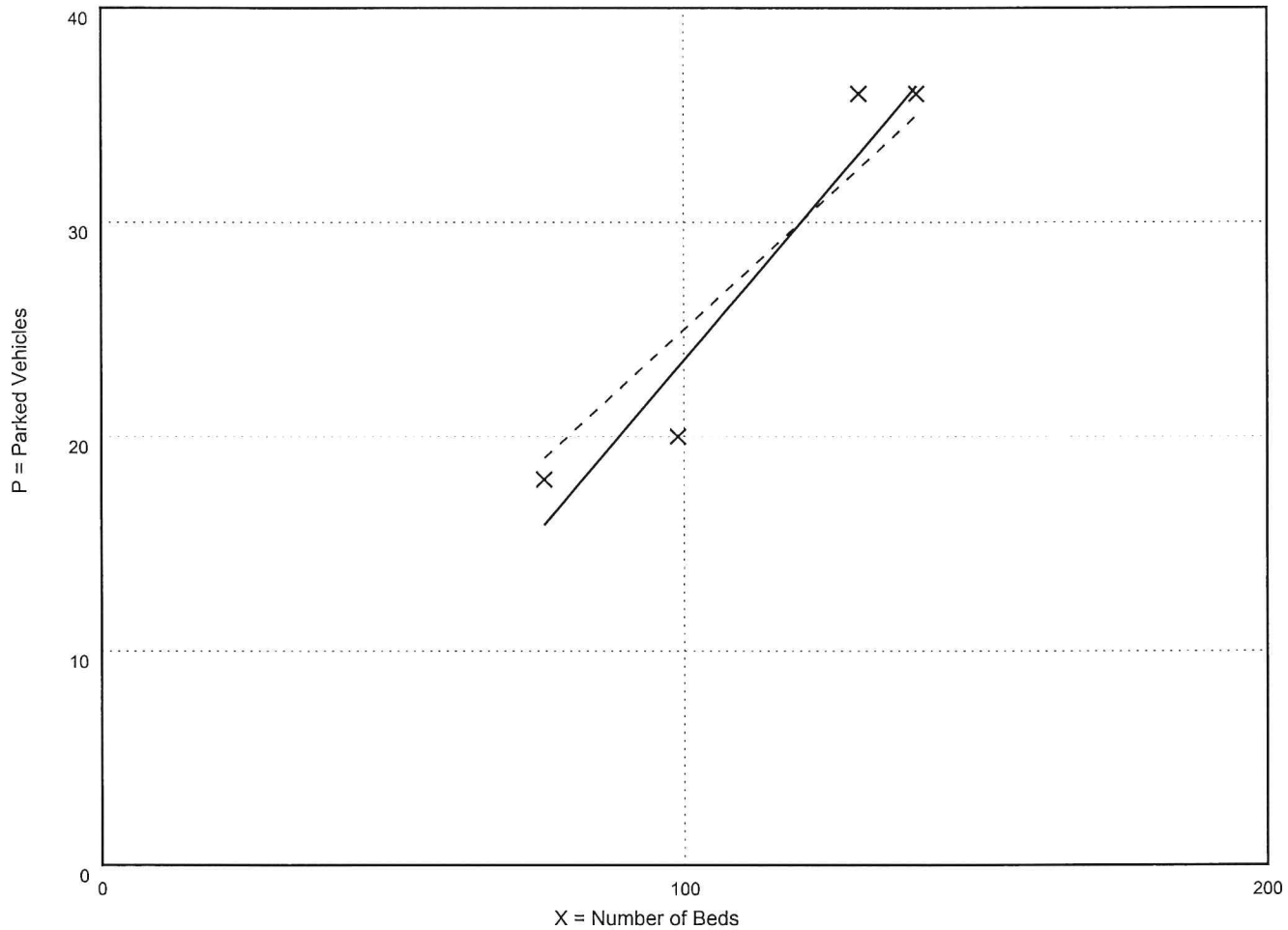
Peak Period Parking Demand vs: Beds
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 4
Avg. Num. of Beds: 111

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.20 - 0.28	0.22 / 0.28	***	0.03 (12%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.32(X) - 8.44

R^2= 0.92

Assisted Living
(254)

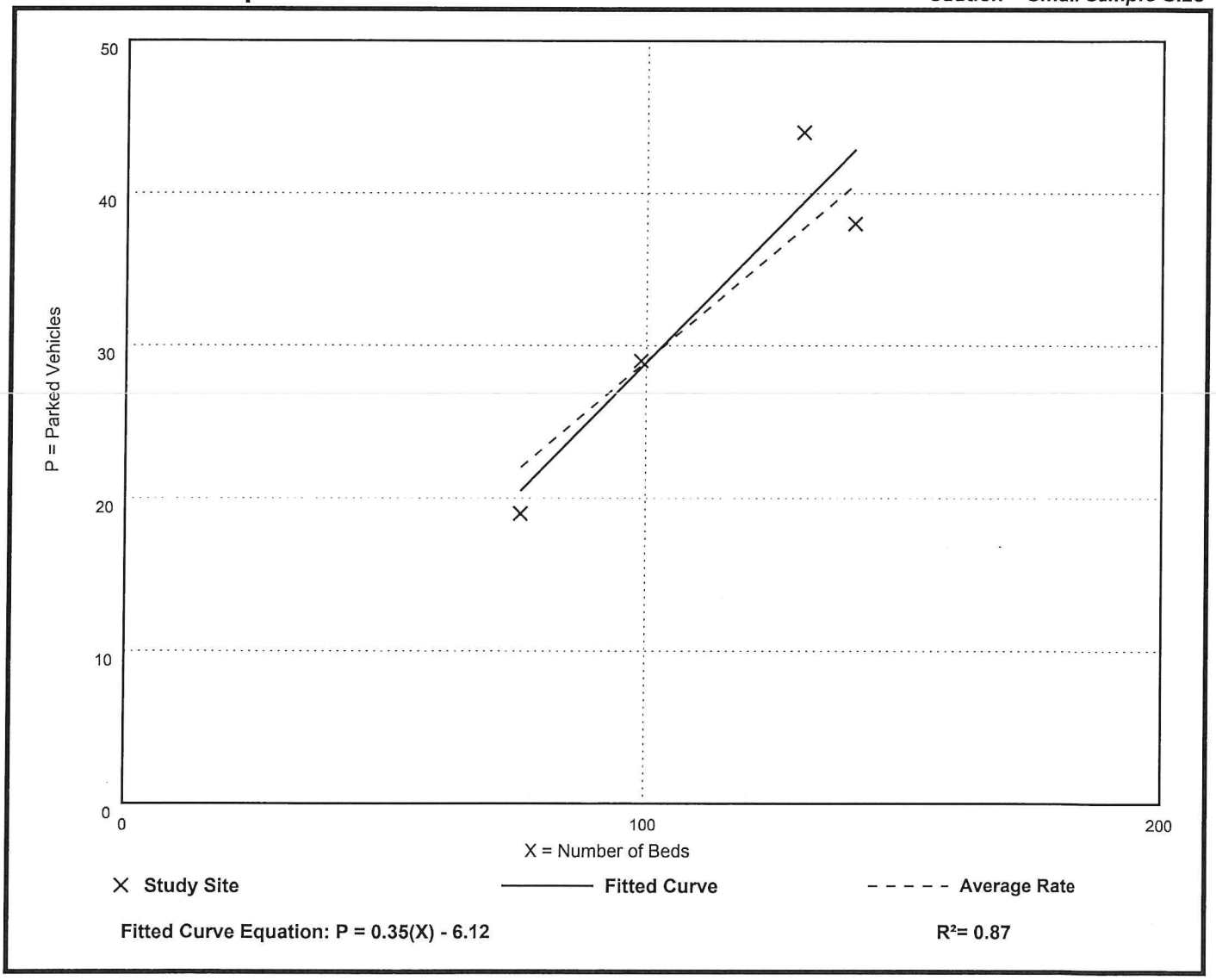
Peak Period Parking Demand vs: Beds
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 4
Avg. Num. of Beds: 111

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.29	0.25 - 0.34	0.26 / 0.34	***	0.04 (14%)

Data Plot and Equation

Caution – Small Sample Size



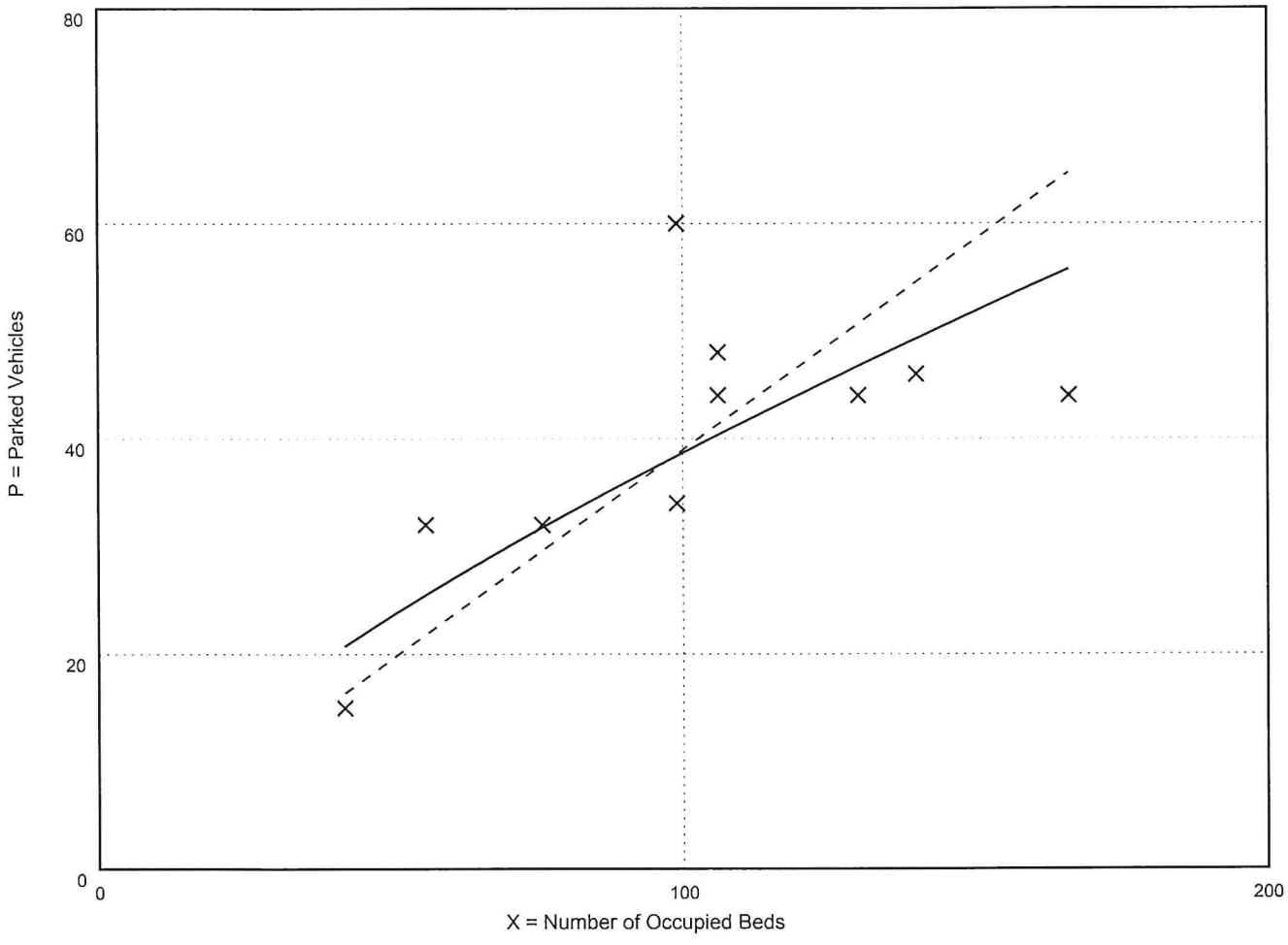
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Occupied Beds: 102

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.61	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 0.34

R^2= 0.64

Assisted Living
(254)

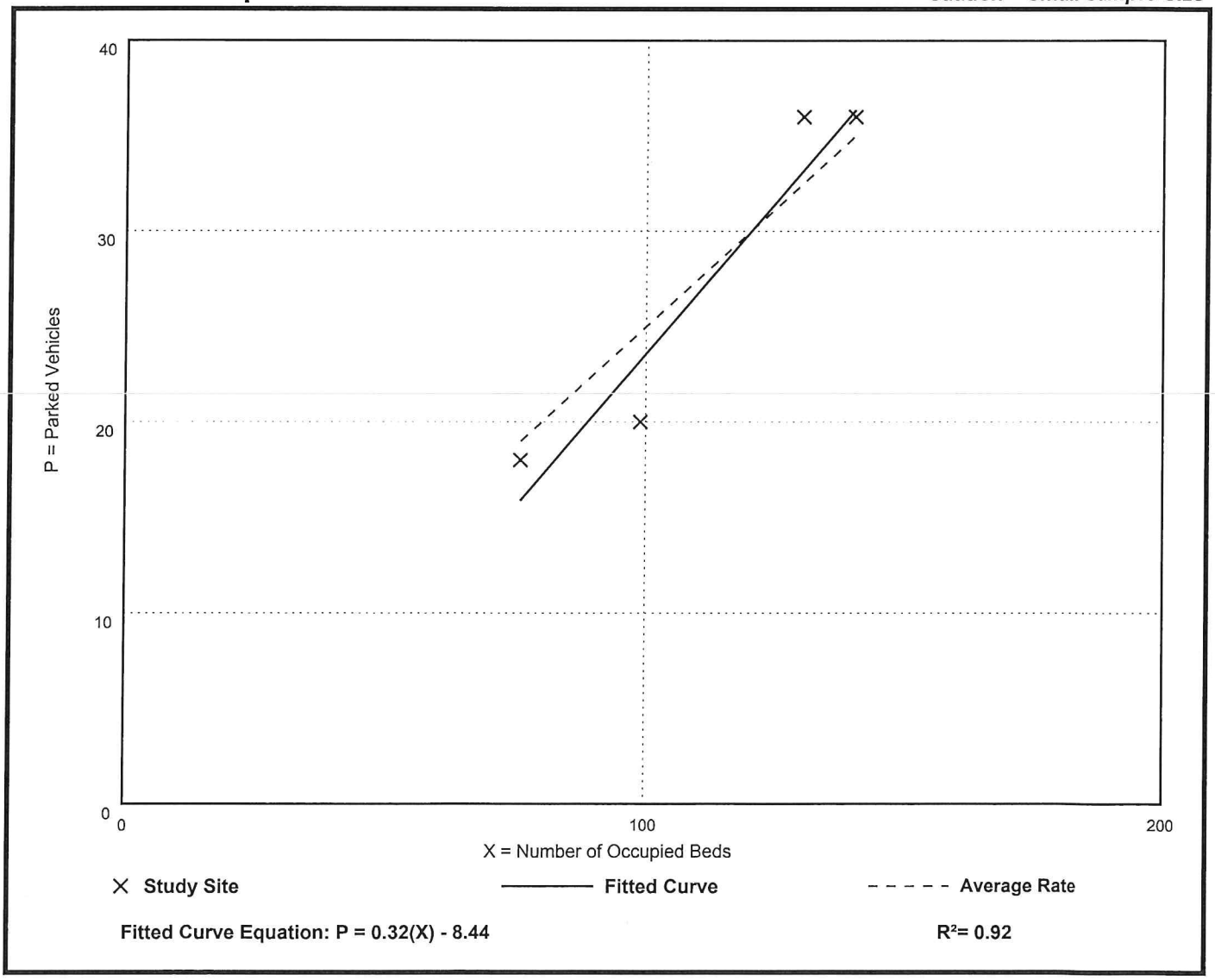
Peak Period Parking Demand vs: Occupied Beds
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 4
Avg. Num. of Occupied Beds: 111

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.20 - 0.28	0.22 / 0.28	***	0.03 (12%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.32(X) - 8.44

R^2= 0.92

Assisted Living
(254)

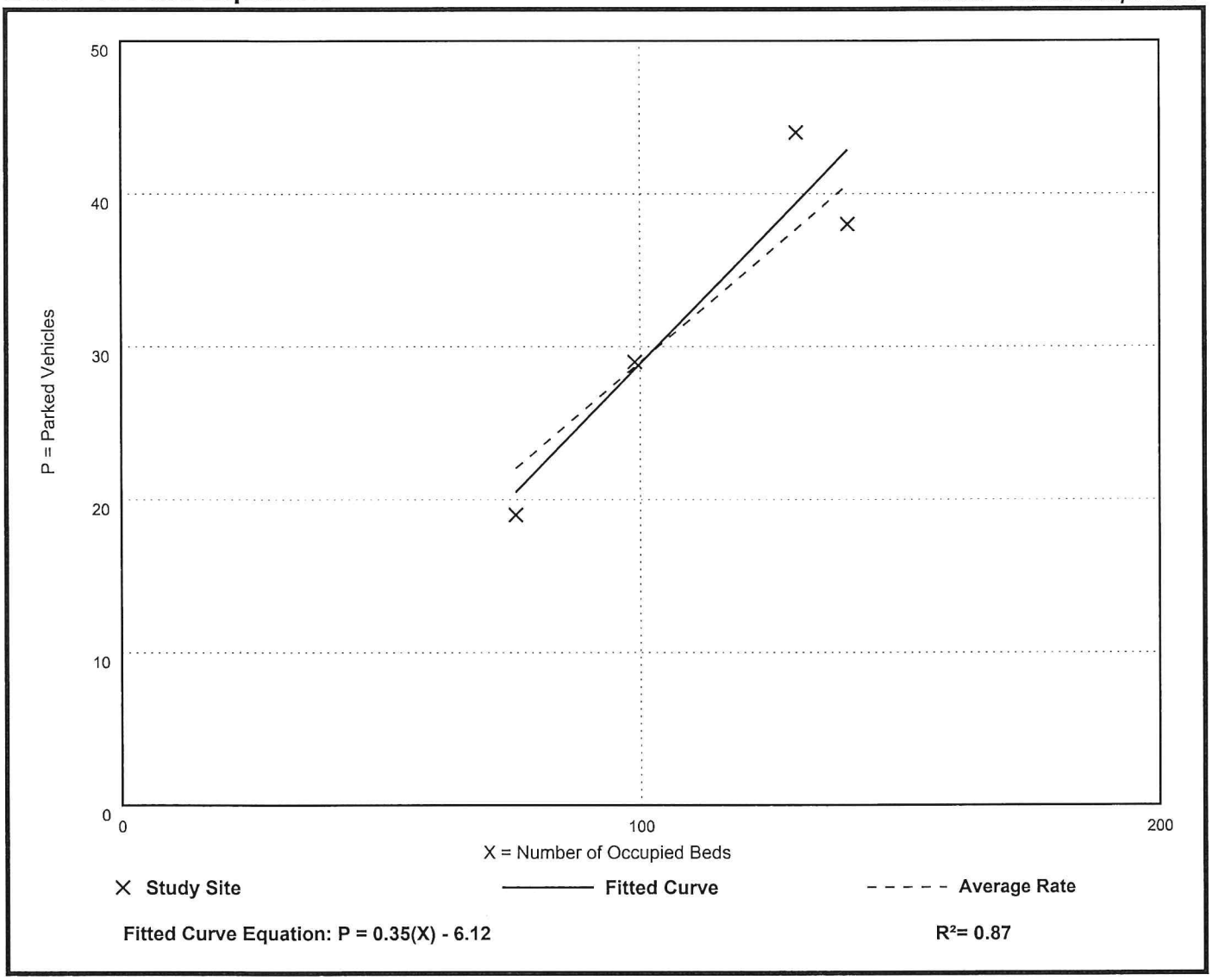
Peak Period Parking Demand vs: Occupied Beds
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 4
Avg. Num. of Occupied Beds: 111

Peak Period Parking Demand per Occupied Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.29	0.25 - 0.34	0.26 / 0.34	***	0.04 (14%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: P = 0.35(X) - 6.12

R^2= 0.87

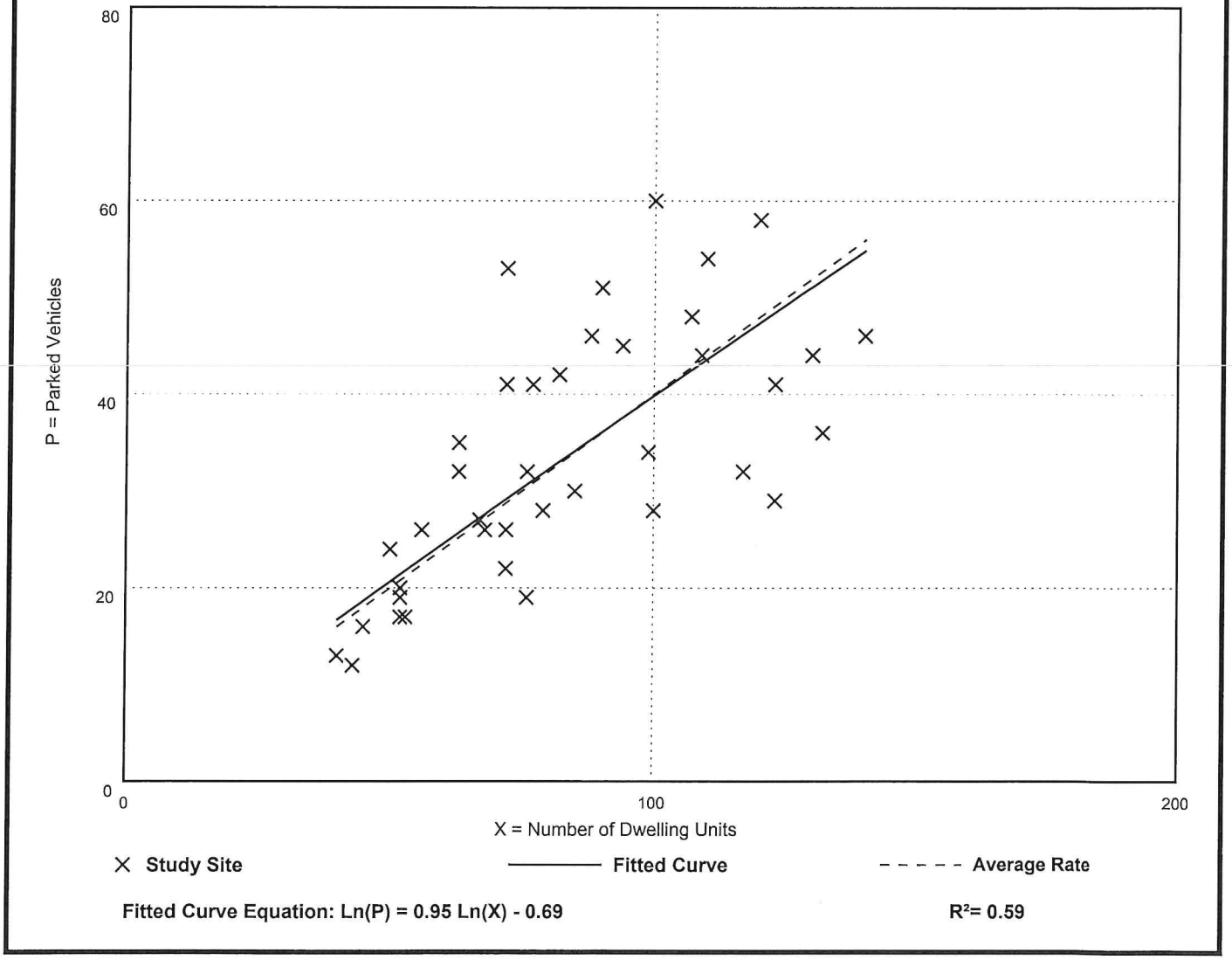
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 39
Avg. Num. of Dwelling Units: 83

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.40	0.24 - 0.74	0.34 / 0.53	0.37 - 0.43	0.11 (28%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.95 Ln(X) - 0.69

R^2= 0.59

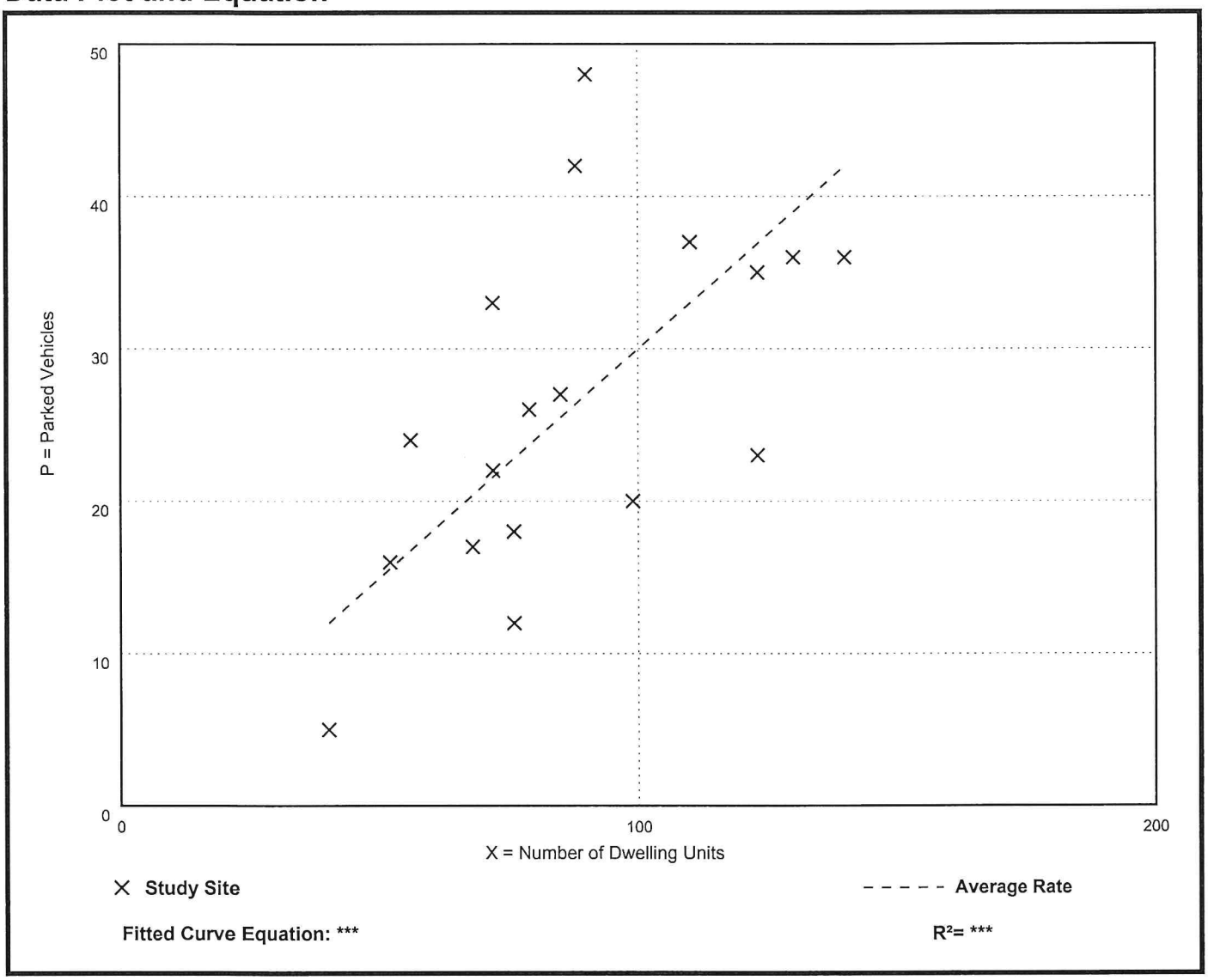
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 18
Avg. Num. of Dwelling Units: 88

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.13 - 0.53	0.25 / 0.46	***	0.11 (37%)

Data Plot and Equation



Fitted Curve Equation: ***

R^2= ***

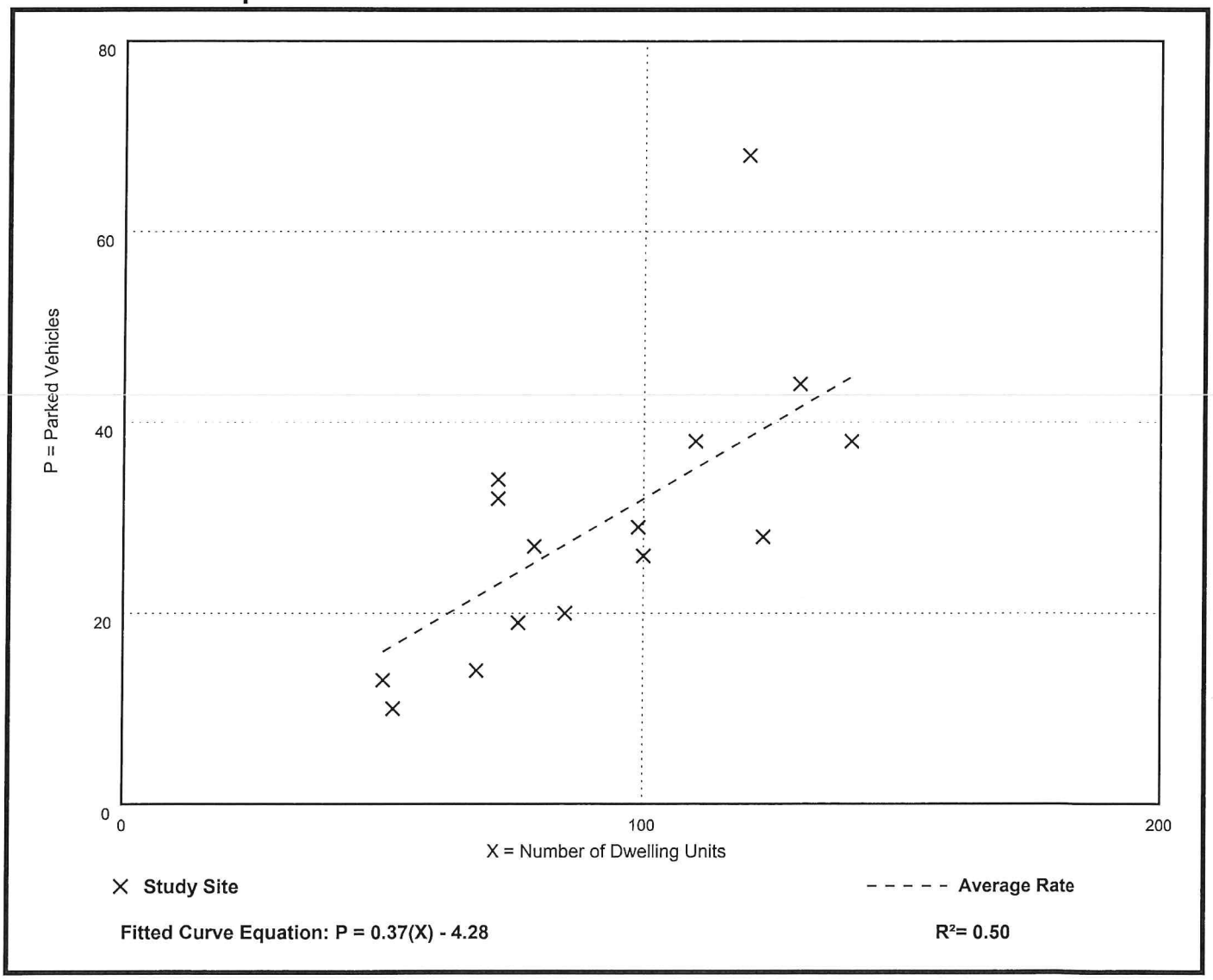
Assisted Living
(254)

Peak Period Parking Demand vs: Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 15
Avg. Num. of Dwelling Units: 92

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.32	0.19 - 0.57	0.25 / 0.46	***	0.11 (34%)

Data Plot and Equation



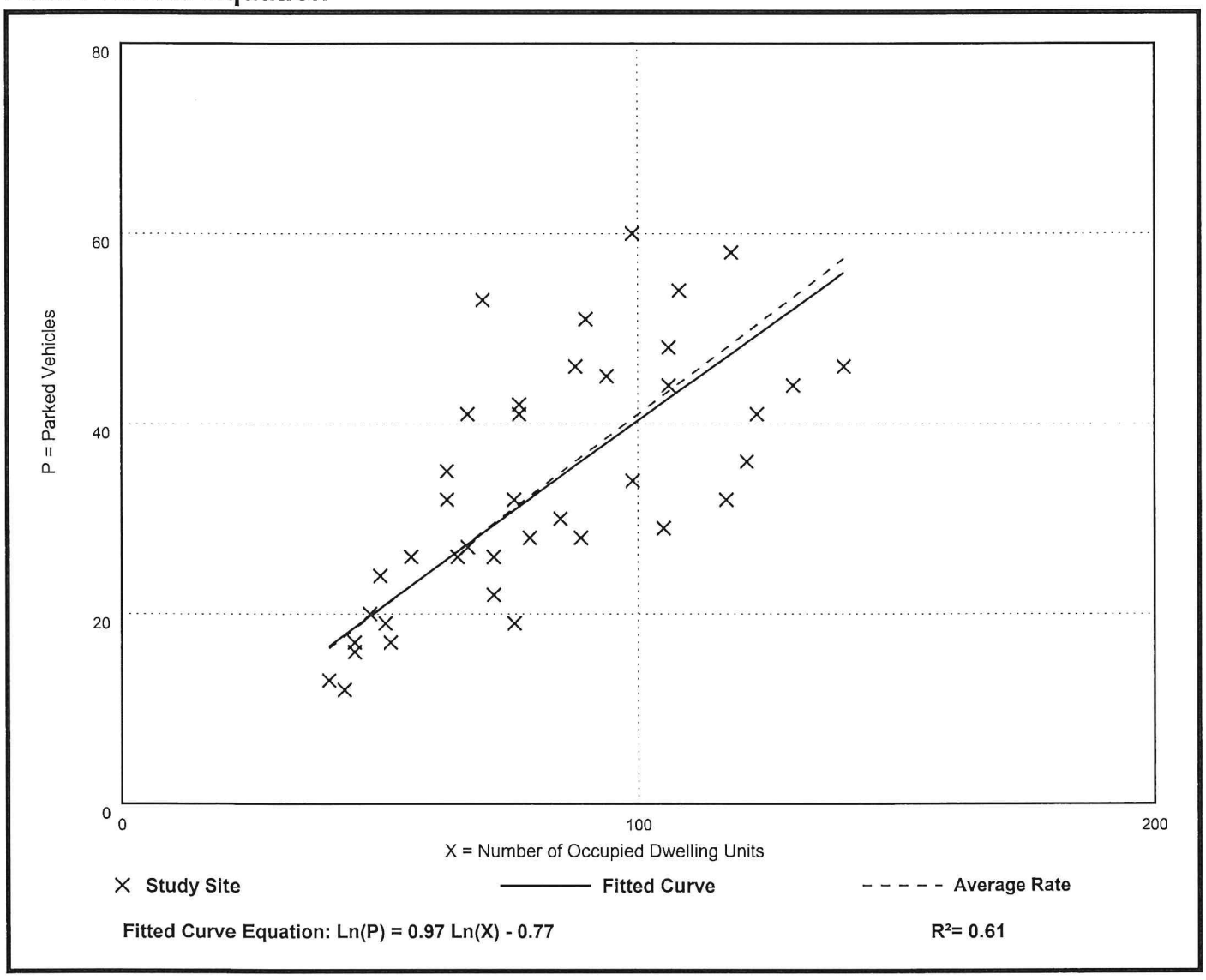
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 39
Avg. Num. of Occupied Dwelling Units: 81

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.41	0.25 - 0.76	0.35 / 0.55	0.38 - 0.44	0.11 (27%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.97 Ln(X) - 0.77

R^2= 0.61

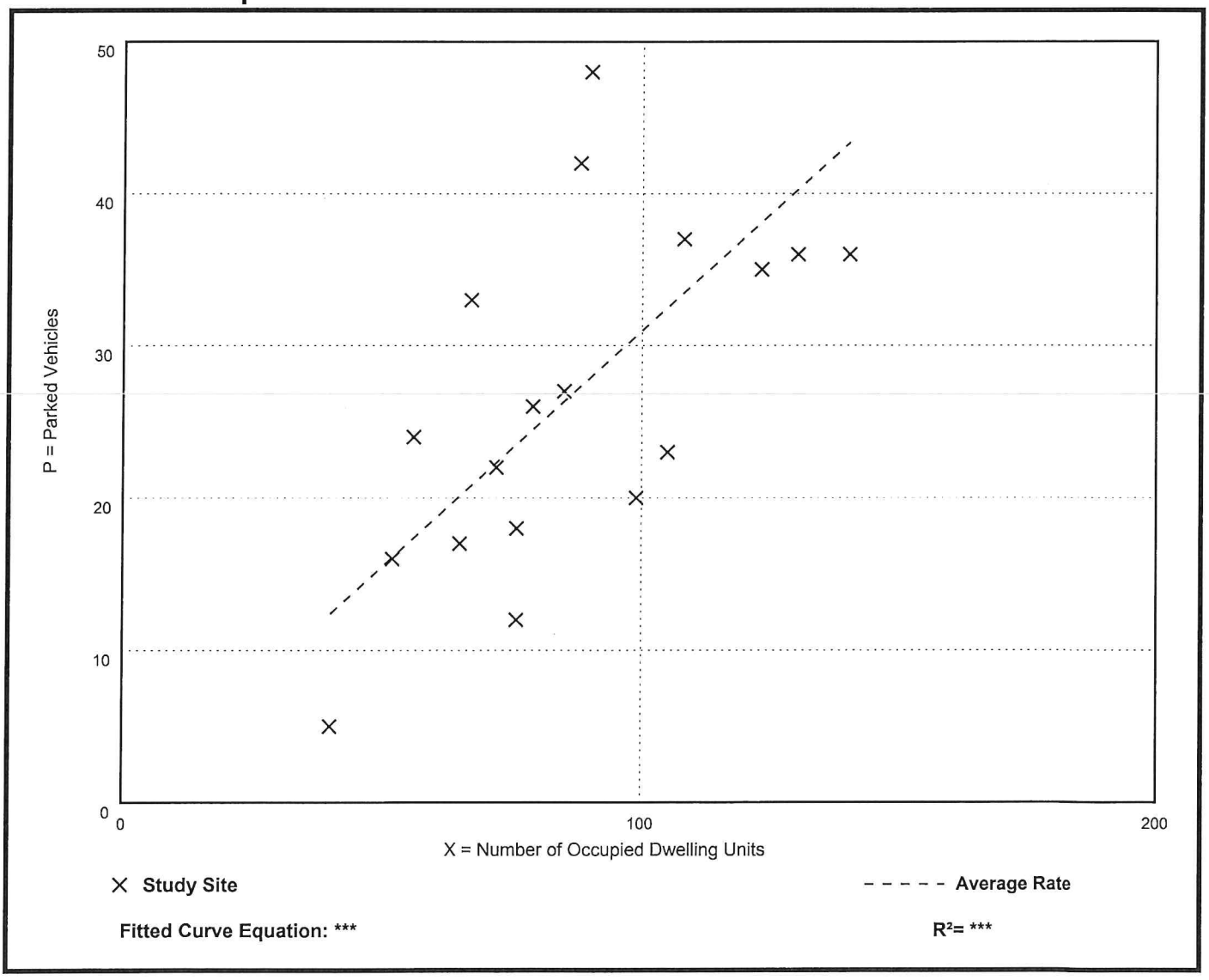
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.
Number of Studies: 18
Avg. Num. of Occupied Dwelling Units: 86

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.31	0.13 - 0.53	0.26 / 0.48	***	0.11 (35%)

Data Plot and Equation



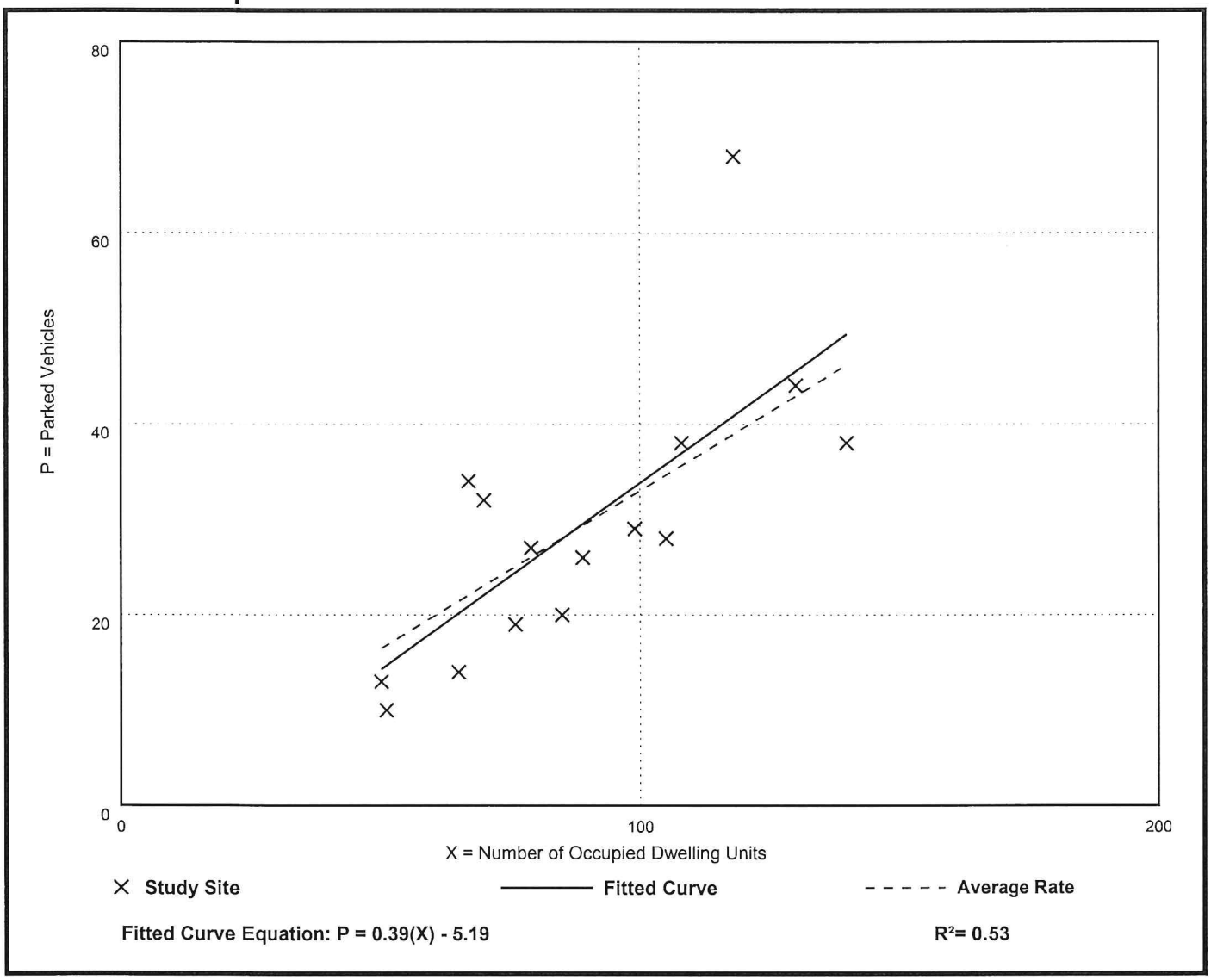
Assisted Living
(254)

Peak Period Parking Demand vs: Occupied Dwelling Units
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 15
Avg. Num. of Occupied Dwelling Units: 89

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.33	0.20 - 0.58	0.26 / 0.49	***	0.11 (33%)

Data Plot and Equation



Fitted Curve Equation: P = 0.39(X) - 5.19

R^2= 0.53

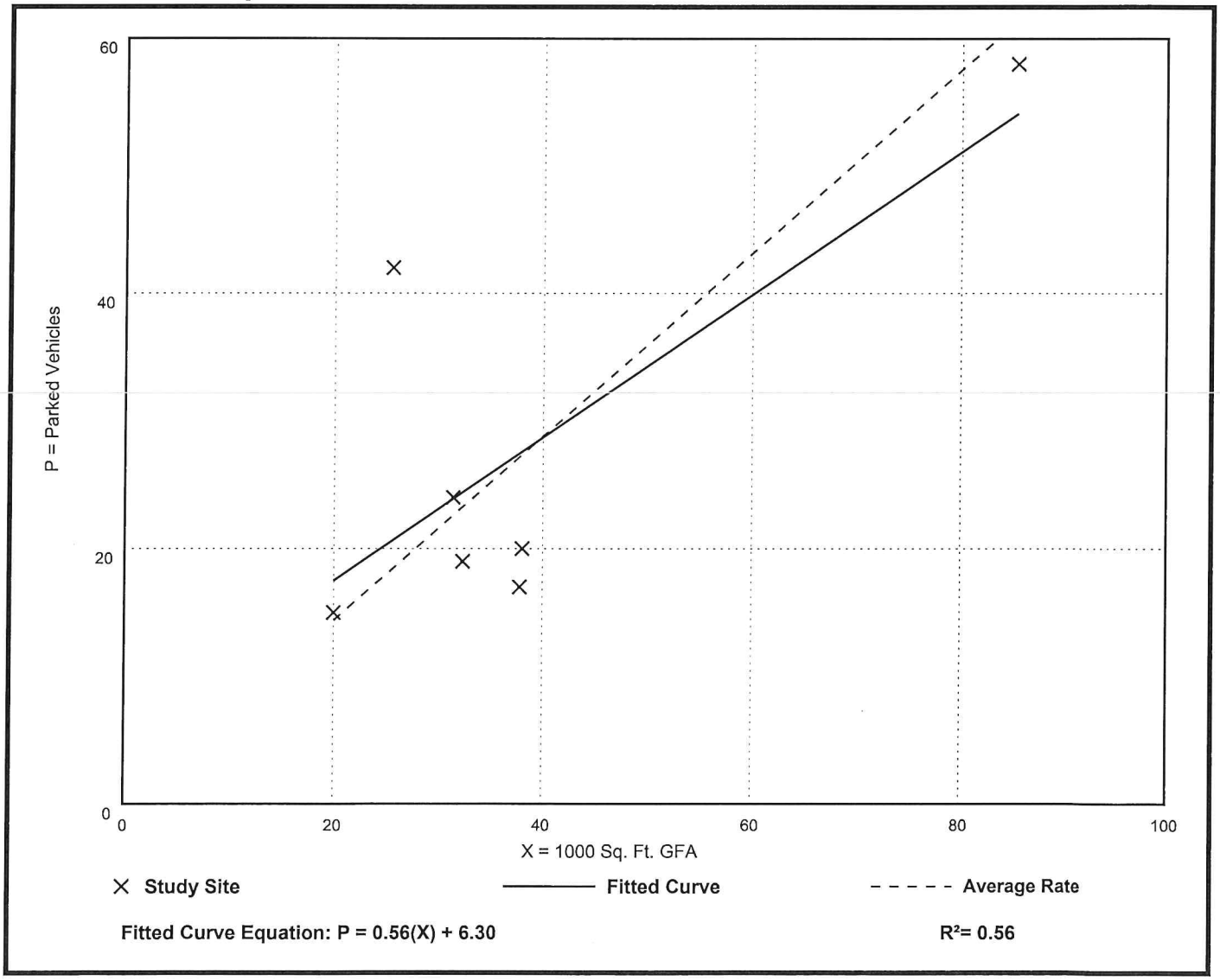
Assisted Living
(254)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 39

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.45 - 1.65	0.56 / 1.47	***	0.34 (47%)

Data Plot and Equation



Fitted Curve Equation: P = 0.56(X) + 6.30

R^2= 0.56

Assisted Living
(254)

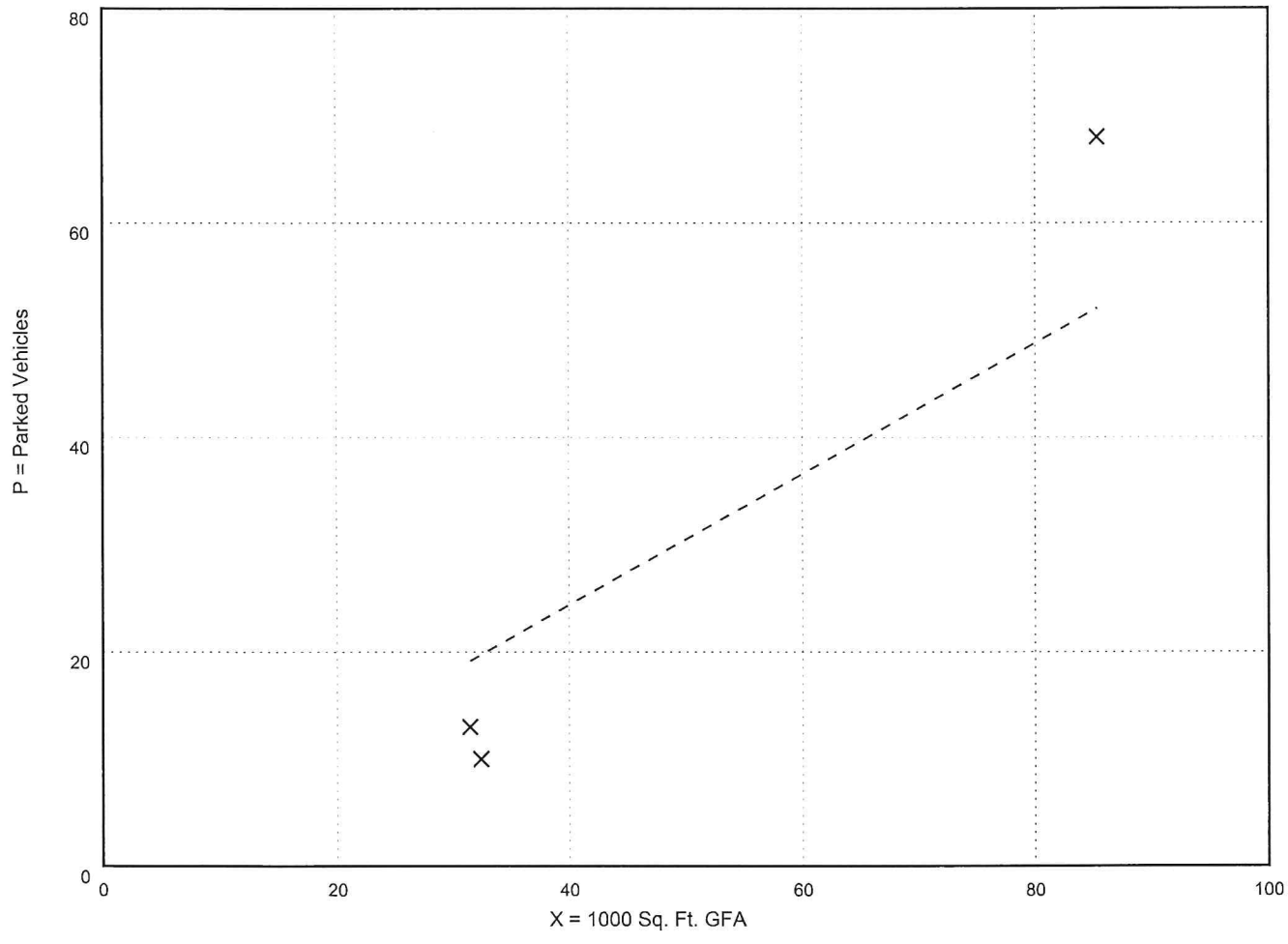
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 50

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.31 - 0.80	0.34 / 0.80	***	0.27 (44%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

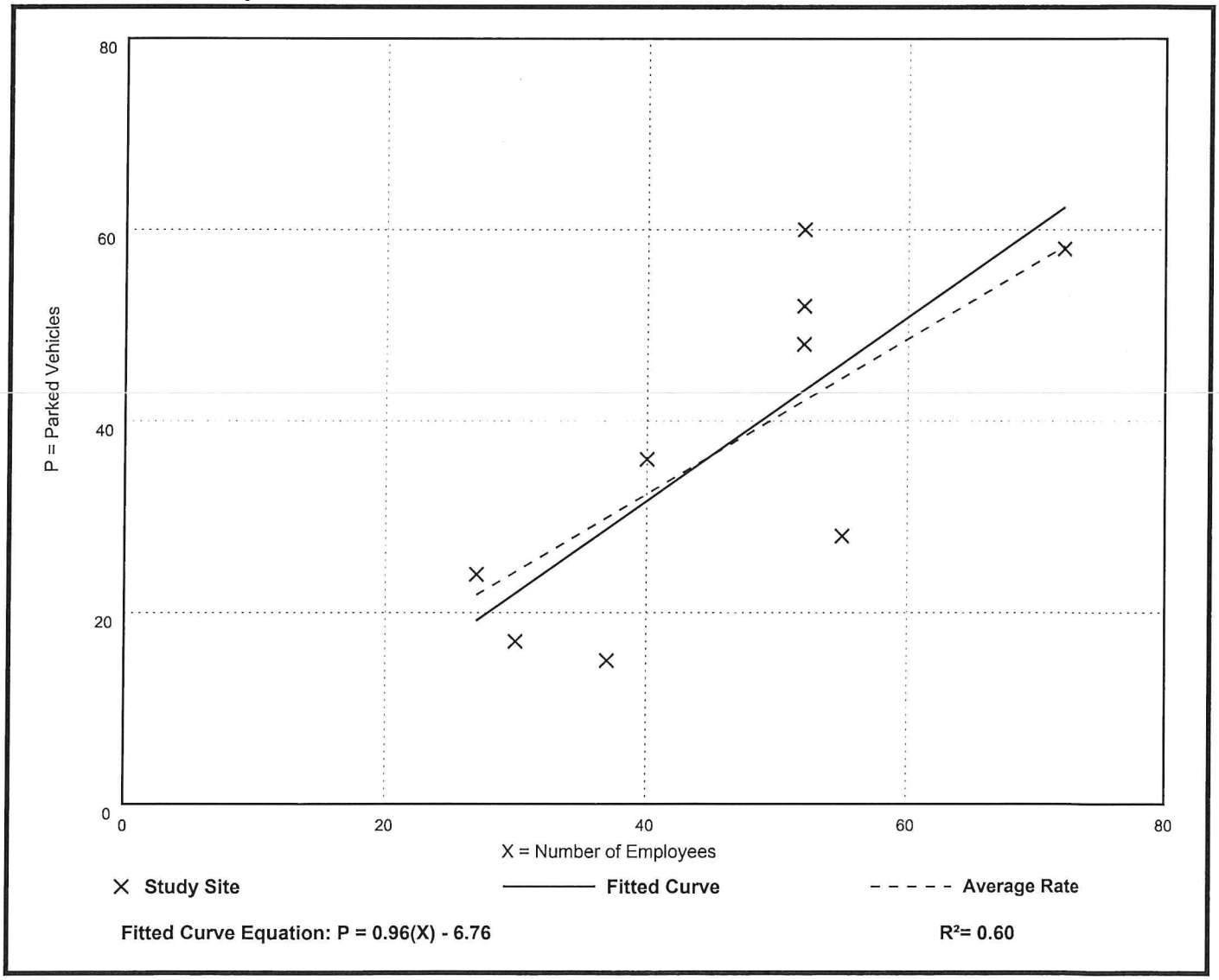
Assisted Living
(254)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 9
Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.41 - 1.15	0.64 / 1.08	***	0.24 (30%)

Data Plot and Equation



Fitted Curve Equation: P = 0.96(X) - 6.76

R^2= 0.60

Assisted Living
(254)

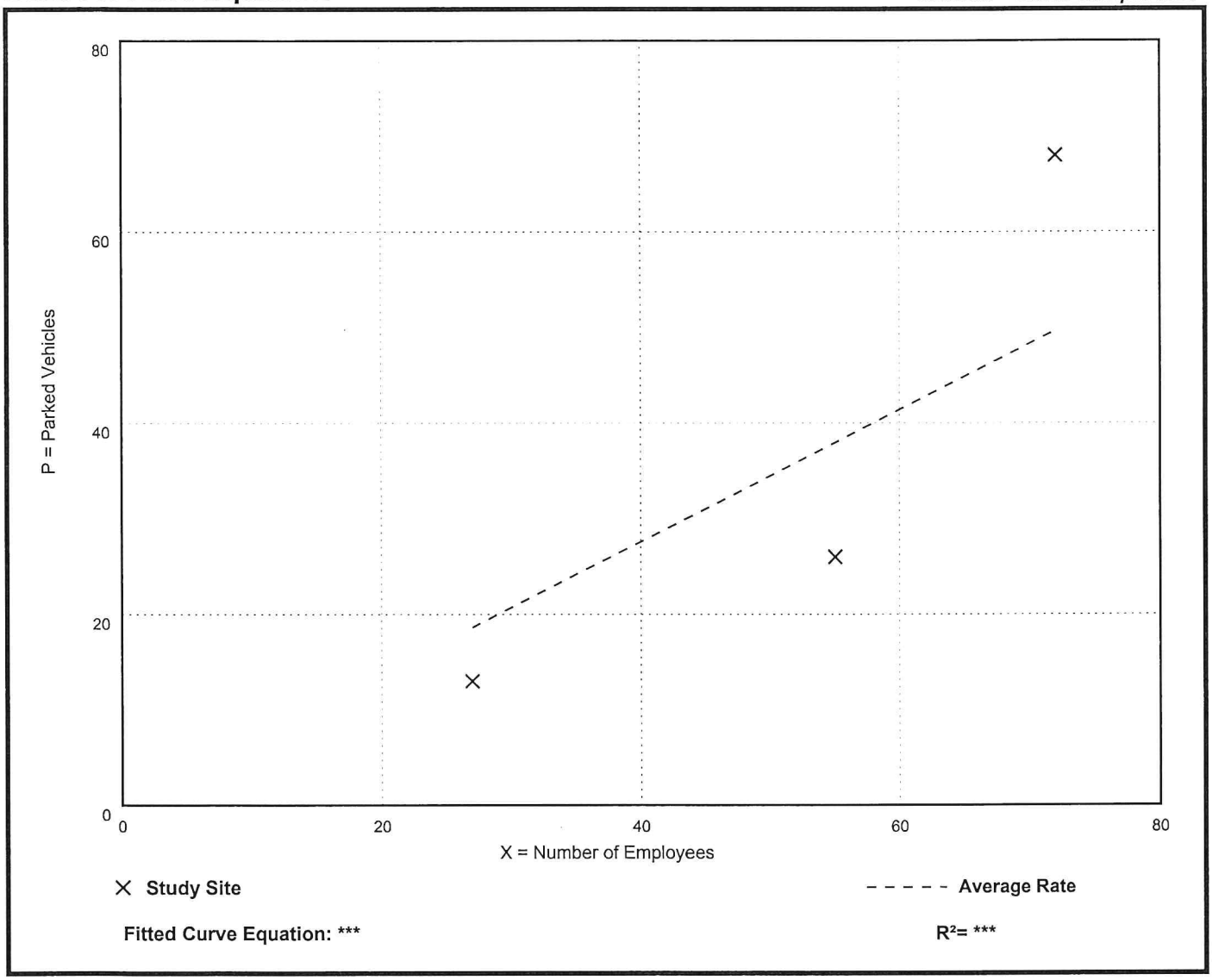
Peak Period Parking Demand vs: Employees
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 3
Avg. Num. of Employees: 51

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.69	0.47 - 0.94	0.48 / 0.94	***	0.29 (42%)

Data Plot and Equation

Caution – Small Sample Size



GENERAL NOTES

1. THIS PLAN REFERENCES A PLAN: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC.
213 W MAIN STREET, SUITE 201
LANSDALE, PA 19446
PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
DATED: 10/17/2019

2. OWNER/APPLICANT: CHAVERIM REALTY PARTNERS, LLC.
4122 HAVERFORD AVENUE, SUITE 11
PHILADELPHIA, PA 19104

3. PROJECT LOCATION INFORMATION: 1209 RYDAL ROAD
ABINGTON TOWNSHIP, PA 19001
MONTGOMERY COUNTY, PENNSYLVANIA
TMP# 30-00-61132-002
GROSS LOT AREA: 339,948.65 SQFT, 7.804 ACRES

4. ZONING INFORMATION: ZONING DISTRICT: R-1 RESIDENTIAL ZONING DISTRICT
EXISTING USE: H-7 SINGLE FAMILY RESIDENTIAL HOME
PROPOSED USE: E-10 LIFE CARE FACILITY (CONTINUING CARE) AND E-12 NURSING HOME

5. ZONING BULK AND AREA REQUIREMENTS:

T.M.P. 30-00-61132-002. R-1 – RESIDENTIAL ZONING DISTRICT:					
MINIMUM LOT REQUIREMENTS:	REQUIRED R-1	EXISTING	PROPOSED LOT 1 H-7 SINGLE FAMILY HOME	REQUIRED E-10/E-12	PROPOSED LOT 2 E-10/ E-12 LIFE CARE FACILITY
MIN. LOT AREA (NET):	1.0 AC (43,560 SF)	7.316 ACRES (318,769.9 SF)	1.622 ACRES (70,650.77 SF)	5.0 AC (217,800 SF)	5.696 ACRES (248,119.1 SF)
MIN. LOT WIDTH:	200 FT	311.9 FT	222.68 FT	300 FT	311.9 FT
MIN LOT DEPTH:	100'	898.1 FT	401.6 FT	300 FT	474.5 FT
MIN FRONT YARD	50 FT	300 FT +	300 FT +	100 FT	115.04 FT
MIN SIDE YARD:	20 FT	74.5 FT +	42.0, 74.5 FT	50 FT	50.8, 100.7 FT
MIN REAR YARD:	30 FT	>30.0 FT	52.0 FT	50 FT	84.72 FT
MAX BUILDING AREA:	20%	1.10% (3,519) SF	4.98% (3,519) SF	40%	13.2% (32,744) SF
MAX. IMPERVIOUS COVERAGE:	25%	5.51% (17,579) SF	24.88% (17,579) SF	70%	38.8% (96,313) SF
MINIMUM GREEN AREA:	75%	94.49% (301,190) SF	75.12% (53,071) SF	30%	61.18% (151,806) SF
MAX BUILDING HEIGHT:	35 FT	29 FT ±	29 FT	40 FT	37.5 FT
MAX BUILDING LENGTH:	150 FT	106.7 FT	106.7 FT	160 FT	160 FT
MIN OPEN SPACE:	N/A	N/A	N/A	50% OF GROSS SITE AREA	61.18%

6. MINIMUM PARKING REQUIREMENTS:

REQUIRED PARKING:
E-10: LIFE CARE FACILITY: ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS, PLUS ONE-AND-ONE-HALF (1.5) PARKING SPACES FOR EVERY INDEPENDENT LIVING UNIT.
E-12: NURSING HOME:. ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS VISITOR PARKING (VISITOR PARKING SHALL BE CALCULATED BASED ON THE RATE OF 1 SPACE FOR EVERY 5 BEDS).

E10 PARKING CALCULATION: (1 SPACE/EMPLOYEE * 19 EMPLOYEES) + (1 SPACE / 5 BEDS * 132 BEDS) + (1.5 SPACES/ILU X 46 ILU) = 115 SPACES
E12 PARKING CALCULATION: 1 SPACE / 5 BEDS * 11 BEDS = 3 SPACES
TOTAL COMBINED PARKING REQUIRED: 118 SPACES

PROPOSED PARKING: 118 SPACES (INCLUDING FOUR (5) ACCESSIBLE PARKING SPACES) PLUS 2 DROP OFF SPACES

NATURAL RESOURCE RESTRICTIONS:	ALLOWED DISTURBANCE	EXISTING	PROPOSED DEVELOPMENT AREA OF DISTURBANCE
MAX. STEEP SLOPES ENCROACHMENT, 15% TO 25% GRADIENT:	25%	73,951 SF	25% = 18,235 SF
MAX. STEEP SLOPES ENCROACHMENT, GREATER THAN 25% GRADIENT:	10%	56,296 SF	9.7% = 5,483 SF

7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

8. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

9. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD ARES OF 0.2% ANNUAL CHANCE FLOOD HAZARD, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 401 OF 451, MAP NUMBER 42091C0401G, EFFECTIVE DATE MARCH 2, 2016.

10. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

11. PER §1806.B – CONDITIONAL USES – THE BOARD OF COMMISSIONERS SHALL GRANT A CONDITIONAL USE ONLY IF IT FINDS ADEQUATE EVIDENCE THAT ANY PROPOSED DEVELOPMENT SUBMITTED WILL MEET ALL OF THE FOLLOWING GENERAL REQUIREMENTS AS WELL AS ANY SPECIFIC REQUIREMENTS AND STANDARDS LISTED HEREIN FOR THE PROPOSED USE. THE BOARD SHALL REQUIRE THAT ANY PROPOSED USE, AND ITS LOCATION AMONG OTHER THINGS, SHALL BE:
   1. IN ACCORDANCE WITH THE ABINGTON TOWNSHIP COMPREHENSIVE PLAN.
   2. CONSISTENT WITH THE SPIRIT, PURPOSES, AND INTENT OF THE APPLICABLE ZONING DISTRICT.
   3. AN IMPROVEMENT WHICH IS NOT A DETRIMENT TO THE PROPERTIES IN THE IMMEDIATE VICINITY, AND WHICH SHALL BE IN THE BEST INTERESTS OF THE TOWNSHIP.
   4. IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THIS ORDINANCE AND ALL MUNICIPAL, STATE AND FEDERAL CODES APPLICABLE TO THE USE OR PROCESS IN QUESTION.

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

12. PER §1806.G – CRITERIA FOR CONDITIONAL USE APPROVAL – APPLICATIONS FOR CONDITIONAL USE APPROVAL SHALL CONTAIN ALL DATA, INFORMATION, AND REPORTS NECESSARY FOR THE BOARD OF COMMISSIONERS TO EVALUATE THE PROPOSAL IN ADDITION TO THE REQUIREMENTS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC), THE FOLLOWING CRITERIA SHALL BE CONSIDERED BY THE BOARD OF COMMISSIONERS:
   1. CONSISTENCY WITH THE GOALS, OBJECTIVES, AND RECOMMENDATIONS OF THE TOWNSHIP AND COUNTY COMPREHENSIVE PLANS; OLD YORK ROAD CORRIDOR IMPROVEMENT PLAN; TOWNSHIP OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCE PROTECTION PLAN; TOWNSHIP REVITALIZATION PLANS, AND OTHER PLANS ADOPTED BY THE TOWNSHIP.
   2. SUITABILITY OF THE PROPOSED USE FOR THE PROPERTY IN QUESTION. THIS CRITERION SHALL CONSIDER ISSUES SUCH AS TRAFFIC, VEHICULAR AND PEDESTRIAN CIRCULATION, ADJACENT LAND USE(S), BUFFERING, AND OTHER IMPACTS ON THE SURROUNDING AREA.
   3. COMMUNITY CHARACTER. THE IMPACT OF THE PROPOSED USE ON THE SURROUNDING COMMUNITY SHALL BE CONSIDERED. IF THE PROPOSAL IS ADJACENT TO A RESIDENTIAL DISTRICT, THE SCALE OF THE USE SHALL RELATE TO AND COMPLEMENT THE SURROUNDING AREA. THE LOCATION AND DESIGN OF PARKING AREAS SHALL BE IN HARMONY WITH PRESERVING THE GENERAL APPEARANCE AND CHARACTER OF THE AREA. ALL NEW BUILDINGS SHALL BE ARCHITECTURALLY COMPATIBLE WITH EXISTING BUILDINGS ON THE SITE.
   4. NUISANCE/SAFETY ANALYSIS. THE USE SHALL NOT GENERATE EXCESSIVE NOISE, NOXIOUS ODORS, AIR POLLUTION OR LIGHTING, OR RESULT IN PEDESTRIAN CONFLICT OR OTHER SAFETY HAZARDS TO PEOPLE OR PROPERTY. ARTIFICIAL LIGHT SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY AND BUILDINGS. ARTIFICIAL LIGHTING SHALL BE LOCATED TO AVOID SHINING INTO HABITABLE ROOM WINDOWS OFFSITE. OUTDOOR USES AND ACCESSORY FACILITIES SHALL ONLY BE PERMITTED WHERE THE NOISE GENERATED BY THE USE WILL HAVE A MINIMAL IMPACT ON NEARBY RESIDENTIAL USES AND WHERE HAZARDS ARE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT POSSIBLE.
   5. TRAFFIC IMPACT. THE EXISTING ROAD SYSTEM MUST BE ABLE TO ACCOMMODATE THE PEAK TRAFFIC GENERATED BY THE PROPOSED USE IN A SAFE AND EFFICIENT MANNER. EXISTING RESIDENTIAL AREAS SHALL NOT BE IMPACTED BY SIGNIFICANT VOLUMES OF TRAFFIC FROM THE PROPOSED FACILITY. THE BOARD OF COMMISSIONERS MAY REQUEST A TRAFFIC IMPACT STUDY, AS DESCRIBED IN TRAFFIC IMPACT STUDY SECTION OF THE SALDO.
   6. PUBLIC UTILITIES. ALL USES SHALL BE CAPABLE OF BEING SERVED BY PUBLIC SEWER. A USE MAY BE PERMITTED TO BE SERVED BY AN ON LOT SANITARY SYSTEM, ONLY IF DEEMED ACCEPTABLE BY THE BOARD OF COMMISSIONERS AND THE ADOPTED 537 PLAN OF THE TOWNSHIP, UPON RECOMMENDATION OF THE TOWNSHIP ENGINEER, AND UPON APPROVAL OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. SUFFICIENT WATER SUPPLY MUST BE AVAILABLE TO ACCOMMODATE ALL THE NEEDS OF THE PROPOSED USE.

THE IMPROVEMENTS SHOWN WITHIN THIS CONDITIONAL USE PLAN SET, HAVE BEEN DESIGNED TO MEET THE PRECEDING REQUIREMENTS. ADDITIONAL DETAILING WILL BE PROVIDED WITHIN THE LAND DEVELOPMENT SUBMISSION.

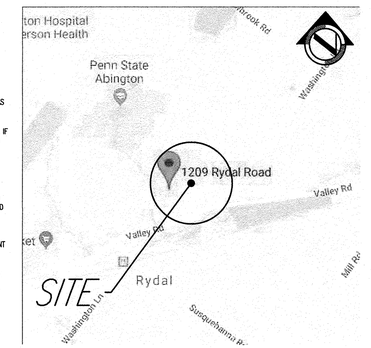
13. PER §2103.E. USE E–10.3.E – PROPOSED USE AND DEVELOPMENT SHALL COMPLY WITH THE SAFETY STANDARDS AS CONTAINED IN THE MINIMUM PROPERTY STANDARDS ISSUED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

14. PER §2103.E. USE E–10.3.F – DEPENDENT CARE FACILITIES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA.

15. PER §2103.E. USE E–10.3.J – ALL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED BUT SHALL BE BUILT ACCORDING TO TOWNSHIP SPECIFICATIONS

16. PER §2103.E. USE E–10.3.K – ALL GREEN SPACE AREA IS INTENDED TO BE PRIVATELY OWNED AND SHALL BE PLANTED AND MAINTAINED ACCORDING TO THE STANDARDS FOR OPEN SPACE ESTABLISHED IN THIS ORDINANCE. OPEN SPACE MAY BE USED FOR PASSIVE RECREATION ONLY.

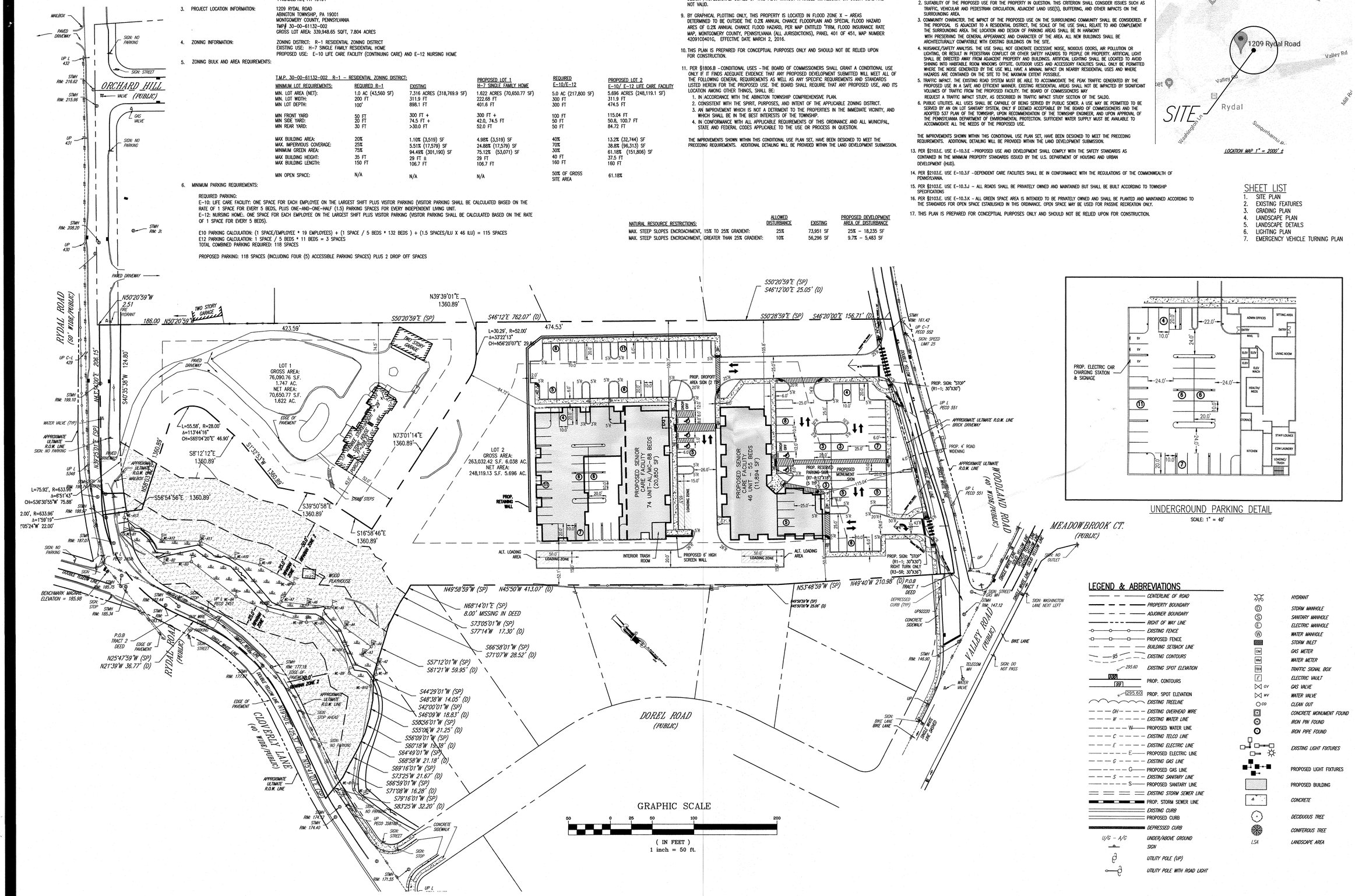
17. THIS PLAN IS PREPARED FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.



LOCATION MAP 1" = 2000' ±

SHEET LIST

1. SITE PLAN
2. EXISTING FEATURES
3. GRADING PLAN
4. LANDSCAPE PLAN
5. LANDSCAPE DETAILS
6. LIGHTING PLAN
7. EMERGENCY VEHICLE TURNING PLAN


RYDAL ROAD (50' WIDE/PUBLIC)
CLOVERLY LANE (40' WIDE/PRIVATE)
DOREL ROAD (PUBLIC)
VALLEY ROAD (PUBLIC)
WOODLAND ROAD (40' WIDE/PUBLIC)
MEADOWBROOK CT. (PUBLIC)
PROPOSED SENIOR CARE FACILITY 74 UNIT-ALZ/MC-88 BEDS (20,650 SF)
PROPOSED SENIOR CARE FACILITY UNIT - 55 BEDS 46 UNIT-ALZ (11,894 SF)
LOT 1 GROSS AREA: 76,090.76 S.F. 1.747 AC. NET AREA: 70,650.77 S.F. 1.622 AC.
LOT 2 GROSS AREA: 263,032.42 S.F. 6.038 AC. NET AREA: 248,119.13 S.F. 5.696 AC.
TWO STORY GARAGE
WOOD PLAYHOUSE
PROP. DROPOFF AREA SIGN (2)
PROP. RESERVED PARKING SIGN (R7-8;12"X18" (S 70"))
PROPOSED MONUMENT SIGN
PROP. RETAINING WALL
INTERIOR TRASH ROOM
PROPOSED 6' HIGH SCREEN WALL
ALT. LOADING AREA
LOADING ZONE
PROP. SIGN: "STOP" (R1-1; 30"X30")
PROP. SIGN: "STOP" (R1-1; 30"X30") RIGHT TURN ONLY (R3-5R, 30"X36")
PROP. SIGN: SPEED LIMIT 25
APPROXIMATE ULTIMATE R.O.W. LINE
BRICK DRIVEWAY
PROP. 4' ROAD WIDENING
SIGN: NO PARKING
SIGN: STOP AHEAD
SIGN: STREET
SIGN: STOP
SIGN: BIKE LANE
SIGN: WASHINGTON LANE NEXT LEFT
SIGN: NO OUTLET
SIGN: DO NOT PASS
BENCHMARK MAGNAIL ELEVATION = 185.98
P.O.B TRACT 2 DEED
P.O.B TRACT 1 DEED
EDGE OF PAVEMENT
PAVED DRIVEWAY
CONCRETE SIDEWALK
DEPRESSED CURB (TYP)
GRADE BREAK LINE
SINGLE WHITE LINE
DOUBLE YELLOW LINE
WATER VALVE (TYP)
GAS VALVE
FIRE HYDRANT
UP
STMH
N50°20'59"W 2.51
N50°20'59"W 186.00
N39°39'01"E 1360.89'
S50°20'59"E (SP)
S46°12'E 762.07' (D)
S46°20'00"E 156.71' (D)
S50°28'59"E (SP)
S50°20'59"E (SP) S46°12'00"E 25.05' (D)
L=30.29', R=52.00' Δ=33°22'13" CH=N56°20'07"E 29.86'
423.59'
474.53'
S40°35'38"W 124.80'
N40°24'00"E 208.15'
S17°37'53"W 1360.89'
N73°01'14"E 1360.89'
S8°12'12"E 1360.89'
S56°54'56"E 1360.89'
S39°50'58"E 1360.89'
S16°58'46"E 1360.89'
L=55.58', R=28.00' Δ=113°44'16" CH=S65°04'20"E 46.90'
L=75.92', R=633.96' Δ=6°51'43" CH=S36°30'55"W 75.88'
2.00', R=633.96' Δ=1°59'19" ?05°24'W 22.00'
N49°58'59"W (SP) N45°50'W 413.07' (D)
N68°14'01"E (SP) 8.00' MISSING IN DEED
S73°05'01"W (SP) S77°14'W 17.30' (D)
S66°58'01"W (SP) S71°07'W 28.52' (D)
S57°12'01"W (SP) S61°21'W 59.95' (D)
N53°48'59"W (SP) N49°40'W 210.98' (D)
N45°58'59"W (SP) N45°50'W 23.06' (D)
N25°47'59"W (SP) N21°39'W 36.77' (D)
S44°29'01"W (SP) S48°38'W 14.05' (D)
S42°00'01"W (SP) S46°09'W 18.83' (D)
S58°56'01"W (SP) S55°05'W 21.25' (D)
S56°08'01"W (SP) S60°18'W 19.38' (D)
S64°49'01"W (SP) S68°58'W 21.18' (D)
S69°16'01"W (SP) S73°25'W 21.67' (D)
S66°59'01"W (SP) S71°08'W 16.28' (D)
S79°16'01"W (SP) S83°25'W 32.20' (D)
N11°52'E 125.37' (D) N13°41'01"E (SP)
STMH RIM: 199.10
STMH RIM: 198.44
STMH RIM: 198.34
STMH RIM: 188.97
STMH RIM: 187.01
STMH RIM: 185.34
STMH RIM: 185.25
STMH RIM: 177.18
STMH RIM: 177.82
STMH RIM: 174.10
STMH RIM: 174.40
STMH RIM: 171.55
STMH RIM: 161.42
STMH RIM: 147.12
STMH RIM: 146.90
UP L 5340
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UP L 431
UP L 430
UP L 429
UP L 3451
UP L 2451
UP L
UP C-1 429
UP C-1 552
UP L 551
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UP 5220
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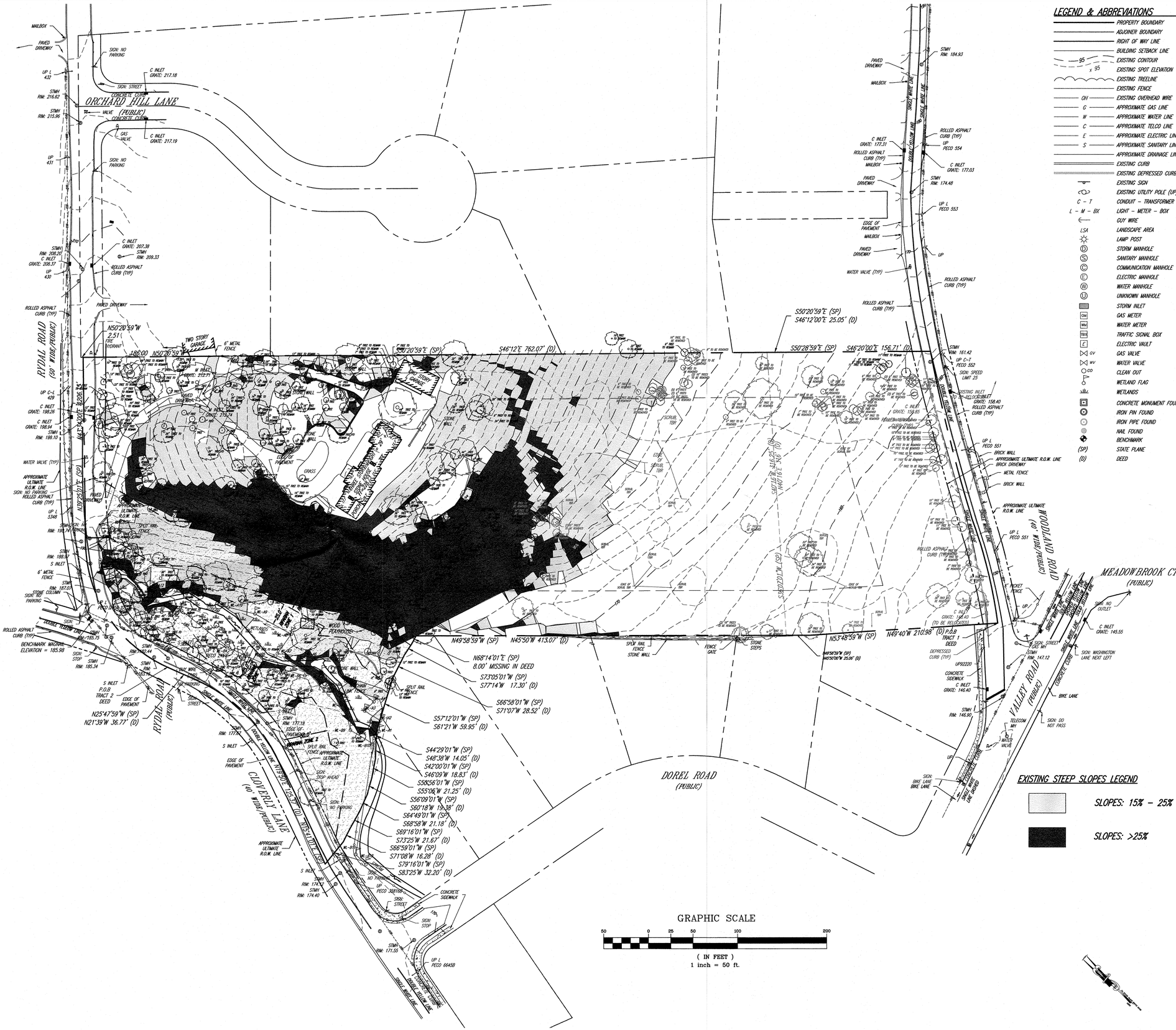
ORCHARD HILL LANE
(PUBLIC)
CONCRETE CURB
RYDAL ROAD
(50' WIDE,PUBLIC)
CLOVERLY LANE
(40' WIDE,PUBLIC)
RYDAL ROAD
(PUBLIC)
DOREL ROAD
(PUBLIC)
WOODLAND ROAD
(VARIABLE WIDTH PUBLIC)
MEADOWBROOK CT.
(PUBLIC)
VALLEY ROAD
(PUBLIC)
TWO STORY GARAGE
ONE STORY GARAGE
WOOD PENTHOUSE
STONE STEPS
FENCE GATE
SPLIT RAIL FENCE
STONE WALL
6' METAL FENCE
WOOD FENCE
CHAIN LINK FENCE
SHRUB TYP
EDGE OF WOODS
EDGE OF PAVEMENT
EDGE OF ROADWAY
EDGE OF SHOULDER
EDGE OF BRUSH
EDGE OF GRAVEL
EDGE OF STONE
EDGE OF GRASS
EDGE OF SCRUB
EDGE OF WOOD
EDGE OF WOODS
EDGE OF WOODLAND
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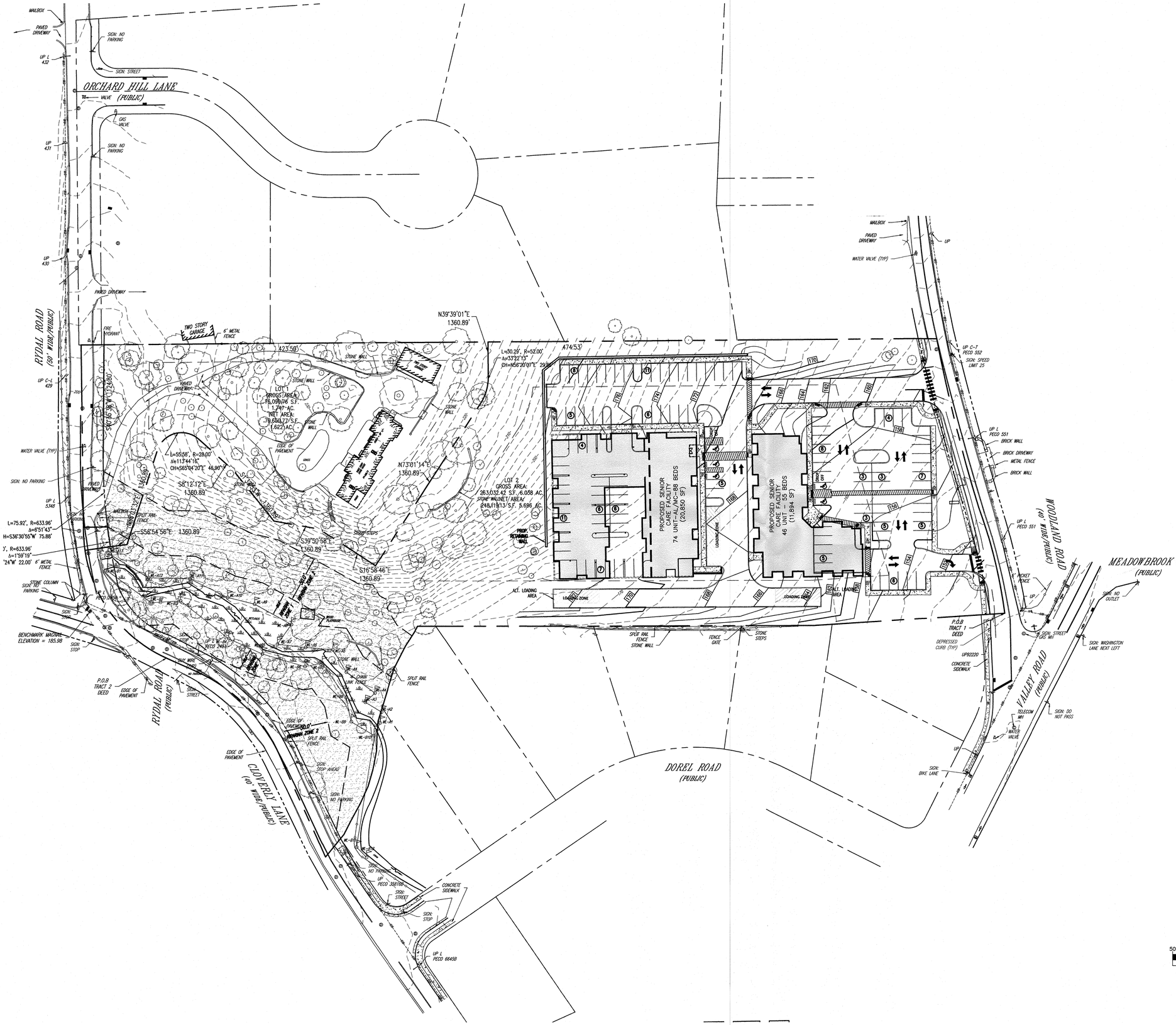

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- BUILDING SETBACK LINE
- 95 — EXISTING CONTOURS
- 295.60 — EXISTING SPOT ELEVATION
- 100 — PROP. CONTOURS
- 99
- 295.60 — PROP. SPOT ELEVATION
- EXISTING TREELINE
- OH — EXISTING OVERHEAD WIRE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- C — EXISTING TELCO LINE
- E — EXISTING ELECTRIC LINE
- E — PROPOSED ELECTRIC LINE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- S — EXISTING SANITARY LINE
- S — PROPOSED SANITARY LINE
- EXISTING STORM SEWER LINE
- PROP. STORM SEWER LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G - A/G — UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- (D) STORM MANHOLE
- (S) SANITARY MANHOLE
- (E) ELECTRIC MANHOLE
- (W) WATER MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- TBX TRAFFIC SIGNAL BOX
- E ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LSA — LANDSCAPE AREA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

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NO	BY	DESCRIPTION	DATE
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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
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DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 20113
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 095607-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

GRADING PLAN

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 3 OF 7

REVISION 2

ABINGTON TOWNSHIP – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: R-1; LOW-DENSITY RESIDENTIAL		
SEC. 2401.A.2.d.(1) TREE REPLACEMENT FOR EACH TREE WITH A MINIMUM CALIPER OF SIX INCHES (6") IS REMOVED, IT SHALL BE REPLACED WITH TWO (2) 3 TO 3 ½" CAL. TREES TREES TO BE REMOVED: 82 82 x 2 = 164	164 TREES	164 TREES
SEC. 2402.A.5. PARKING LOT BUFFER A 10 FT WIDE, MEDIUM-INTENSITY BUFFER, IS REQUIRED FOR PARKING LOTS WITHIN 150 FT OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT. WESTERN BOUNDARY EASTERN BOUNDARY SOUTHERN BOUNDARY (WOODLAND RD): 179 LF 179 LF / 100 x 2 CANOPY TREES = 3.58 179 LF / 100 x 5 EVG. TREES (8' HGT.) = 8.95 179 LF / 100 x 5 SHRUBS (24" HGT.) = 8.95	MED-INTENSITY BUFFER MED-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS	HIGH-INTENSITY BUFFER HIGH-INTENSITY BUFFER 4 CANOPY TREES 9 EVG. TREES 9 SHRUBS
SEC. 2402.A.6. GREEN AREA PARKING AREA: 47,599 SF 47,599 x 0.10 = 4,760 SF	10% LSA (4,760 SF)	10.3% LSA (4,908 SF) LSA)
SEC. 2402.B.2. STREET TREES ONE CANOPY TREE PER 40 LF OF FRONTAGE. WOODLAND RD: 312.31 / 40 = 7.8	8 STREET TREES	1 EXISTING 7 STREET TREES
SEC. 2403.B. BUFFER PROPOSED LAND USE: II = APARTMENTS/CONDIMINUMS ADJOINING LAND USE: I = RESIDENTIAL REQUIRED BUFFER TYPE: MEDIUM INTENSITY WESTERN BOUNDARY: 535.6 LF HIGH INTENSITY BUFFER, OPTION A: 535.6 LF / 100 x 8 EVG. TREES (8' HGT.) = 42.8 535.6 LF / 100 x 2 CANOPY TREES (2-2.5" CAL) = 10.7 535.6 LF / 100 x 2 UNDERSTORY TREES (1 ½" CAL) = 10.7 535.6 LF / 100 x 10 SHRUBS (24" HGT.) = 53.6 EASTERN BOUNDARY: 436.7 LF HIGH INTENSITY BUFFER, OPTION C: 436.7 LF / 100 x 15 EVG. SHRUBS (4 FT HIGH) = 65.51 436.7 LF / 100 x 3 CANOPY TREES (2-2.5" CAL) = 13.10 436.7 LF / 100 x 4 ORNAMENTAL TREES (1.5" CAL) = 17.47	MED-INTENSITY BUFFER MED-INTENSITY BUFFER	HIGH-INTENSITY BUFFER 43 EVG. TREES 11 CANOPY TREES 11 UNDERSTORY TREES 54 SHRUBS HIGH-INTENSITY BUFFER 70 EVG. SHRUBS 14 DECID. SHRUBS 14 CANOPY TREES 18 ORNAMENTAL TREES
TREE SPECIES REQUIREMENTS NUMBER OF TREES: 51+ MIN. NUMBER OF SPECIES: 6 MAX. PERCENT OF ANY ONE SPECIES: 20%	6 SPECIES 20%	>6 SPECIES <20%
SEC. 2403.D.2. BUILDING FOUNDATION LANDSCAPING MIN. OF 25% OF THE BUILDING FOUNDATION LINEAR AREA SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS. BUILDING 'A' PERIMETER: 840 LF 840 LF x 0.25 = 210 LF BUILDING 'B' PERIMETER: 558 LF 558 LF x 0.25 = 139.5 LF	25% (210 LF) 25% (140 LF)	98% (827 LF) 68% (379 LF)

LOT 2
GROSS AREA:
278,924.24 S.F. 6.403 AC.
NET AREA:
273,586.04 S.F. 6.281 AC.

GRAPHIC SCALE
15 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

APPROXIMATE ULTIMATE R.O.W. LINE

APPROXIMATE ULTIMATE R.O.W. LINE

WOODLAND ROAD (40' WIDE PUBLIC)

VALLEY ROAD (PUBLIC)

PROP. RETAINING WALL

TWO STORY GARAGE

WOOD PLAYHOUSE

PROP. LOADING AREA

ANT. LOADING AREA

LOADING ZONE

DROP OFF

A.C.O.B. TRACT DEED

CLIENT DATA

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SHEET 4 OF 7

REVISION 2

PLANT SCHEDULE WESTERN BOUNDARY						
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		11
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	ID	Ilex x aquipernyi `Meschick` / Dragon Lady® Holly	8` Ht.	B&B		16
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		15
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	8` Ht.	B&B		12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		5
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		30
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		13

PLANT SCHEDULE EASTERN BOUNDARY						
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		9
	CC	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B		9
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		5
	Iv	Ilex verticillata / Winterberry	#2	Pot		6
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bw	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2	Pot		49
	Ps	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	2` Ht.	Pot		21

PLANT SCHEDULE SOUTHERN BOUNDARY						
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP2	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B		4
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		9
STREET TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	UP	Ulmus parvifolia / Lacebark Elm	2" Cal.	B&B		7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		1
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		13
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		3
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	58
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	85

PLANT SCHEDULE PARKING AREA						
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS	Acer saccharum / Sugar Maple	2.5" Cal.	B&B		3
	QS	Quercus robur 'Fastigiata' / Skyrocket® English Oak	2.5" Cal.	B&B		13
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B		7
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	PP2	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	B&B		1
TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B		5
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B		4
	QA	Quercus alba / White Oak	3" Cal.	B&B		19
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AC-MS	Amelanchier canadensis (MS) / Canadian Serviceberry (MS)	1.5" Cal.	B&B		1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hb2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	#2	Pot		18
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	#2	Pot		8
	Iv	Ilex verticillata / Winterberry	#2	Pot		33
	Mp	Myrica pensylvanica / Northern Bayberry	#2	Pot		10
	Rr	Rosa rugosa / Rugosa Rose	#2	Pot		12
	Rd	Rosa x 'Radtkopink' / Pink Double Knock Out® Rose	#2	Pot		20
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Bg	Buxus microphylla `Green Pillow` / Green Pillow Littleleaf Boxwood	#2	Pot		56
	Cp	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	#2	Pot		10
	Jb	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	#2	Pot		37
	Re	Rhododendron x `P.J.M.` / PJM Rhododendron	#2	Pot		21
	Vg	Viburnum rhytidophyllum 'Green Trump' / Leatherleaf Viburnum	3` Ht.	B&B		1
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ph	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#2	Pot		36
	Pa	Polystichum acrostichoides / Christmas Fern	#1	Pot		39
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Am	Achillea x `Moonshine` / Moonshine Yarrow	Quart	Pot	18" o.c.	30
	Af	Astilbe x arendsii 'Fanal' / Fanal Astilbe	Quart	Pot	18" o.c.	68
	Ep	Echinacea purpurea / Coneflower	Quart	Pot	18" o.c.	42
	Ha	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	Quart	Pot	18" o.c.	99
	Hp	Hosta plantaginea / Fragrant Hosta	Quart	Pot	18" o.c.	68
	Lw	Lamium maculatum 'White Nancy' / White Nancy Dead Nettle	Quart	Pot	24" o.c.	41
	Lv	Liriope muscari 'Variegata' / Variegated Lilyturf	#SP3	Pot	18" o.c.	131
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint	Quart	Pot	30" o.c.	12
	Vp	Vinca minor 'Variegata' / Variegated Periwinkle	#SP3	Pot	18" o.c.	133

LANDSCAPE NOTES:

1. EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
2. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
3. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
5. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
7. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
8. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
9. ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
10. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
11. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
12. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
13. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
14. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, AND MULCHED OR SEEDED.

LAWN SPECIFICATIONS:

1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON ON-CROPLAND". DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.
2. TEMPORARY SEEDING REQUIREMENTS:
   ANNUAL RYE GRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SY
3. PERMANENT SEEDING REQUIREMENTS:

ERNMX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:

%	COMMON NAME	SCIENTIFIC NAME
25.0%	FESTUCA RUBRA	CREEPING RED FESCUE
25.0%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'BLACKCAT II'(TURF TYPE)
25.0%	LOLIUM PERENNE	PERENNIAL RYEGRASS, 'FASTBALL RGL'(TURF TYPE)
Total:	100%	

4. RECOMMENDED COVERAGE IS 15LBS. PER ACRE.
5. SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE, PA16335, (800) 873-3321
6. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED.
7. HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.
8. IMMEDIATELY PRIOR TO SEEDING, THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLODS, EVENLY SMOOTH, AND FLAT. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.
9. PLANTING AREAS SHALL BE SOAKED TO MAINTAIN A CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.
10. AFTER HAND SEEDING, EACH AREA SHALL BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. DO NOT ROLL THE SITE WHEN THE SOIL IS WET. WAIT UNTIL THE SOIL IS DRIER TO AVOID COMPACTION. ALTERNATIVELY, A CULTIPACKER MAY BE USED TO ENSURE SOIL TO SEED CONTACT. IF SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMBEROUS FREEZE/THAW CYCLES WILL PROVIDE THE NECESSARY SOIL TO SEED CONTACT.
11. THE SEEDING IS TO BE MULCHED WITH NORTH AMERICAN GREEN S-150 BN (BIO-DEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIO-DEGRADABLE ANCHORS).
12. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED, THEN RE-SEEDED.

PLANT SCHEDULE NORTHERN BOUNDARY AREA						
TREE REPLACEMENT	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	AS2	Acer saccharum / Sugar Maple	3" Cal.	B&B		39
	CC2	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	3" Cal.	B&B		15
	CA	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	3" Cal.	B&B		6
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B		32
	QA	Quercus alba / White Oak	3" Cal.	B&B		44

NOTE: ADDITIONAL VARIETY OF NATIVE SPECIES WILL BE PROVIDED AS PART OF THE LAND DEVELOPMENT REVIEW.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS			
NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-26-2023

PENNSYLVANIA ONE CALL SYSTEM, INC.
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J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 39113
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

LANDSCAPE DETAILS

PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 5 OF 7

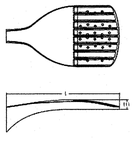
REVISION 2

D-Series Size 0
LED Area Luminaire

d*series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



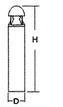
PROPOSED AREA LIGHT
DSX0 LED

D-Series
LED Bollard

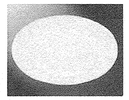
d*series

Specifications

Diameter:	8" Round (20.3 cm)
Height:	42" (106.7 cm)
Weight (max):	27 lbs (12.3 kg)



PROPOSED LIGHTED BOLLARD
DSXB LED



SLD 1200 Series
SLD6128xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6129xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

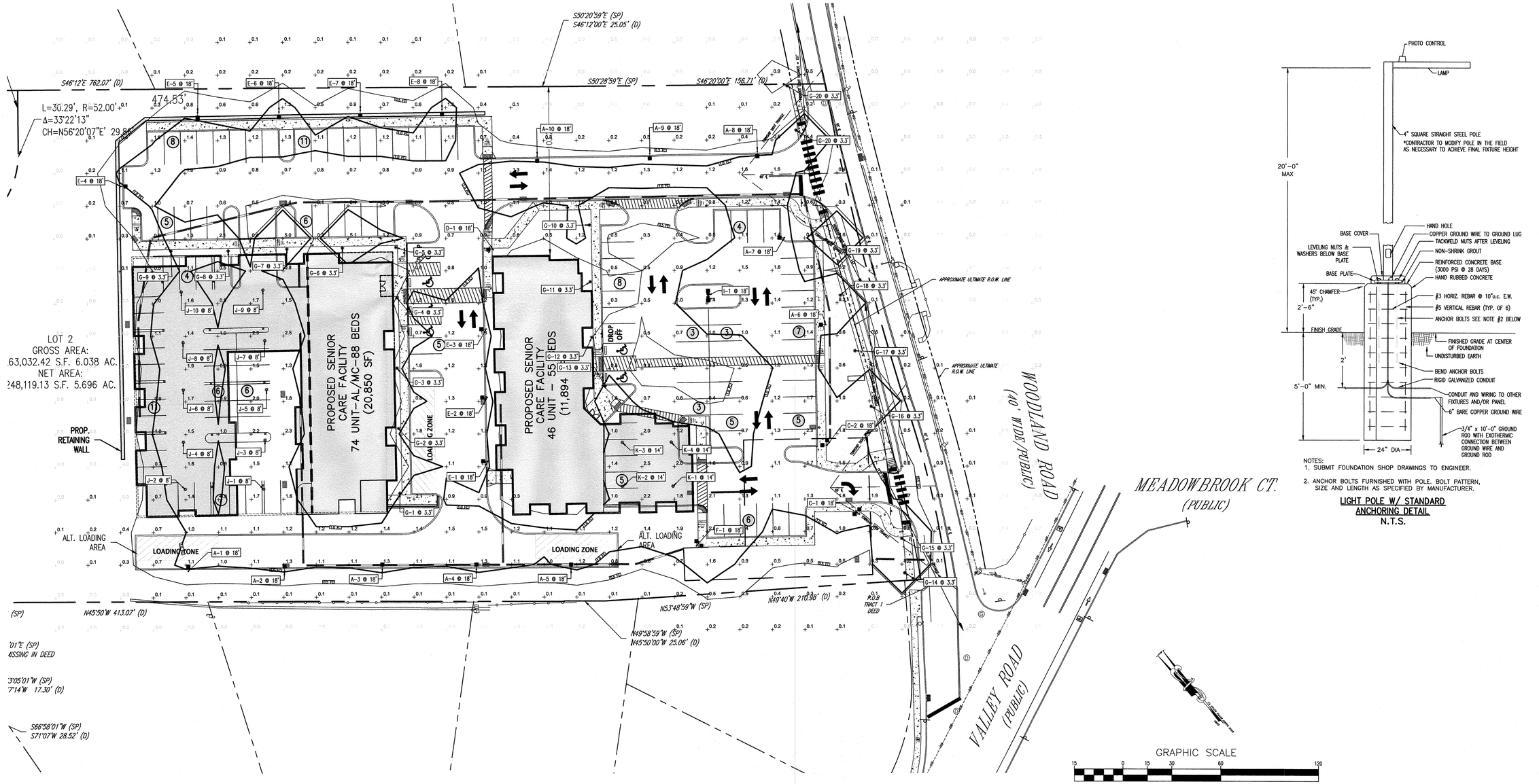
6" Surface LED Downlight

PROPOSED CANOPY LIGHT
SLD

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODE AND TO ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
3. THE STRUCTURAL DRAWINGS ARE FOR THE LOCATION AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
5. THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
6. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
7. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
8. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH THEIR PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL PROVIDE FOR DEWATERING AS REQUIRED DURING EXCAVATION AND CONSTRUCTION.
10. PERFORM WORK UNDER ENVIRONMENTAL CONDITIONS RECOMMENDED BY REFERENCED CODES AND SPECIFICATIONS, BY MATERIAL SUPPLIERS, AND WHICH ARE ACCEPTABLE UNDER STANDARD INDUSTRY PRACTICE. PROVIDE PERIODIC AND FINAL CLEAN UP. COORDINATE WORK WITH OWNER TO ESTABLISH ACCESS TO THE WORKPLACE AND FOR STAGING AND STORAGE AREAS.
11. ALL PROPOSED BUILDING EXTERIOR AND SITE LIGHTING SHALL BE INSTALLED BY CONTRACTOR AND MAINTAINED BY PROPERTY OWNER.
12. SITE LIGHTING FIXTURES ARE TO BE CONTROLLED WITH TIMING DEVICES TO AUTOMATICALLY SWITCH OFF LIGHTING AFTER HOURS OF OPERATION, WITH THE EXCEPTION OF SAFETY AND SECURITY LIGHTING.
13. PROVIDE AND INSTALL SITE LIGHTING CONSISTING OF POLES, LUMINARIES, CONCRETE CAST IN PLACE POLE BASES, CONDUITS, WIRING, PULL BOXES, JUNCTION BOXES, AND ALL APPURTENANCES TO PROVIDE A COMPLETE SITE LIGHTING SYSTEM IN ACCORDANCE WITH APPLICABLE BUILDING AND ELECTRIC CODES.
14. ADJUST FINAL POLE AND LUMINAIRE LOCATIONS AS NECESSARY TO ENSURE THAT ALL PHOTOMETRIC DESIGN REQUIREMENTS WILL BE MET.
15. COORDINATE ALL LIGHTING EQUIPMENT WITH FIELD CONDITIONS. FIXTURE LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE MINOR ADJUSTMENTS TO SATISFY THE DESIGN INTENT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LAMPS IN ALL LIGHTING FIXTURES.
17. ALL SITE LIGHTING FIXTURES SHALL BEAR UL WET LOCATION LABEL AND ALL HARDWARE SHALL BE CORROSION-RESISTANT.
18. GROUND ALL SITE LIGHTING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE REQUIREMENTS.
19. USE #8 WIRING AT EACH POLE LOCATION WITH FUSED CONNECTIONS. USE #8 GROUND WIRE THROUGHOUT UNDERGROUND DUCT SYSTEM.
20. PROVIDE NEMA 3R, 30 AMP, SINGLE POLE NON-FUSED DISCONNECT SWITCH FOR EMERGENCY CUT OFF.
21. THIS PLAN IS PREPARED TO INDICATE THE ILLUMINATION LEVELS OF THE PROPOSED LIGHTING CONDITION AT PAVEMENT LEVEL.
22. THE ILLUMINATION LEVELS PROVIDED ARE APPROXIMATE AND ARE BASED ON FIELD OBSERVATIONS AND SURVEYS. THE CALCULATIONS ARE CONDUCTED WITH THE AID OF COMPUTER SIMULATION SOFTWARE AND FILES PROVIDED BY LIGHTING MANUFACTURERS.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	1	3771	0.85	33.21
	C	2	Lithonia Lighting	DSX0 LED P1 40K 80CRI T4M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 4 Medium; Houseside Shield	1	3838	0.85	66.42
	D	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T5M	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 5 Medium	1	4590	0.85	33.21
	E	8	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4493	0.85	33.21
	F	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Forward Throw	1	4493	0.85	66.42
	G	21	Lithonia Lighting	DSXB LED 16C 530 40K SYM	Proposed D-Series Bollard, 2,400lm; 4000K CCT; 530mA; symmetric distribution	1	2397	0.85	28
	I	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI T2M HS	Proposed D-Series Size 0 Area Luminaire P1 Performance Package; 4000K CCT; 80 CRI; Type 2 Medium; Houseside Shield	1	3771	0.85	66.42
	J	10	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	TT-D1-830-U-RW	Proposed Toptier LED parking garage luminaire 3000K, 80 CRI LEDS and rectangular dist.	4	690	0.85	28
	K	4	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	TT-D2-830-U-RW	Proposed Toptier LED parking garage luminaire3000K, 80 CRI LEDS and rectangular dist.	4	939	0.85	39.2



NOTES:
1. SUBMIT FOUNDATION SHOP DRAWINGS TO ENGINEER.
2. ANCHOR BOLTS FURNISHED WITH POLE. BOLT PATTERN, SIZE AND LENGTH AS SPECIFIED BY MANUFACTURER.

LIGHT POLE W/ STANDARD ANCHORING DETAIL
N.T.S.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONEINTL.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-28-2023

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MARYLAND LICENSE No. 29113
NEW JERSEY LICENSE No. 24GE04038400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75164
NEW YORK LICENSE No. 095667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONTIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

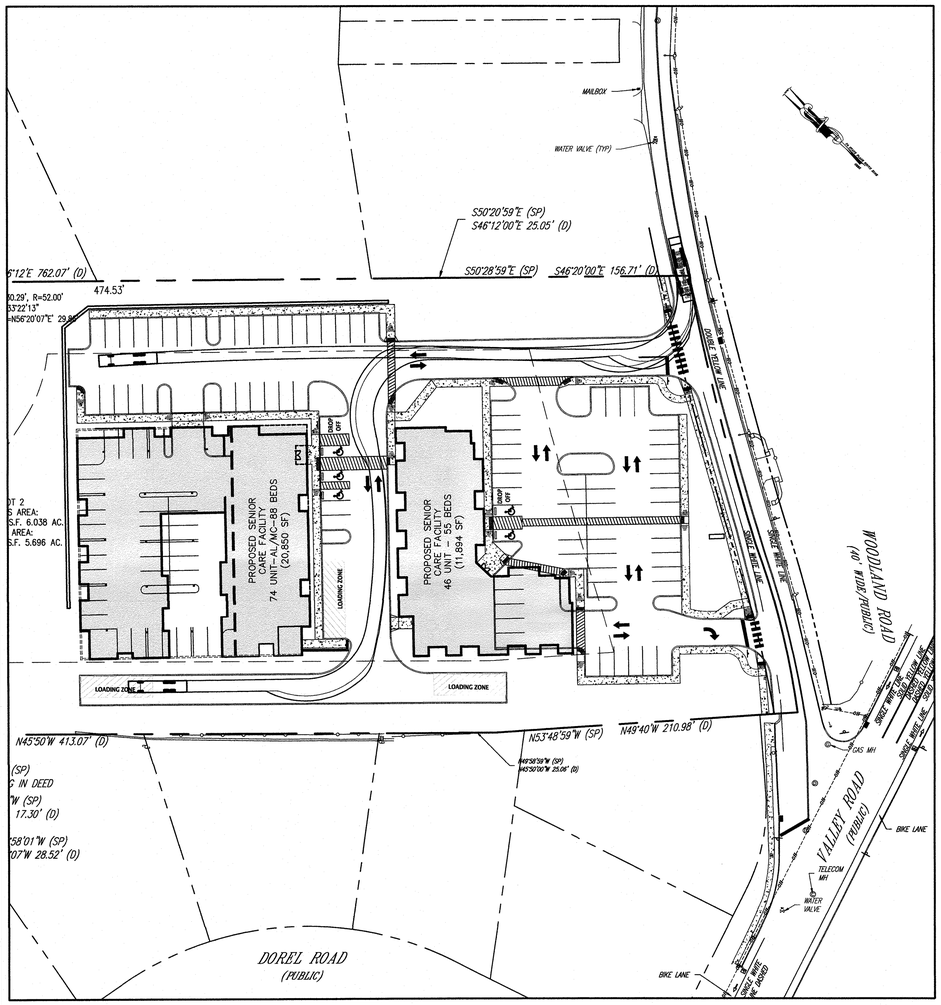
TITLE

LIGHTING PLAN

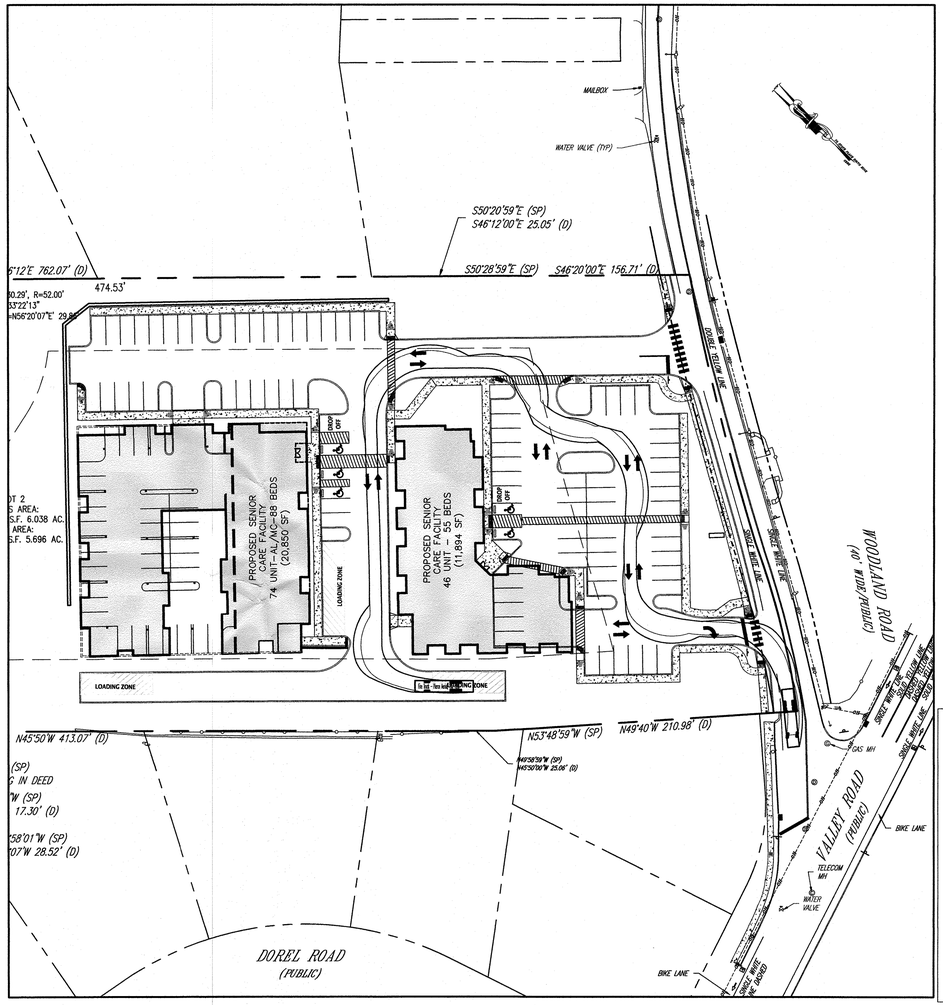
PROJ. #	19-0351	DATE	11/01/2022
CAD ID.	19-0351	DRN BY	DB/EMR
SCALE	AS NOTED	CHK BY	SJR

SHEET 6 OF 7

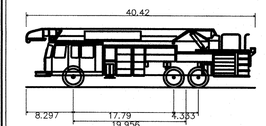
REVISION 2



TURNING MOVEMENT IN



TURNING MOVEMENT OUT



Fire Truck – Pierce Aerial, 105' HDL	
Overall Length	40.420ft
Overall Width	8.000ft
Overall Body Height	10.301ft
Min Body Ground Clearance	1.622ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.600ft

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

GENERAL NOTES

1. THIS PLAN IS PREPARED TO INDICATE THE ABILITY OF VARIOUS VEHICLES TO MANEUVER THROUGH THE PROPOSED FACILITY. IT IS PREPARED WITH THE BENEFIT OF "AUTODESK VEHICLE TRACKING 2022". THE VEHICLES REFERENCED ARE REFERENCED FROM AASHTO 2011 US STANDARDS. AUTODESK VEHICLE TRACKING PRODUCES GEOMETRICALLY IDEALIZED RESULTS THAT MAY BE DIFFICULT TO REPLICATE EXACTLY AND THE SIMULATION DOES NOT SUGGEST THAT OTHER DRIVEABLE PATHS BETWEEN DESIRED START AND END POSITIONS ARE NOT POSSIBLE. THE SIMULATIONS SHOWN IN THE SCHEMATICS ARE FOR PLANNING PURPOSES AND ARE USED TO DETERMINE POSSIBLE TRAVEL PATHS.
2. THE SIMULATIONS IN THE SCHEMATICS ARE CHOSEN FOR THE RELATIVE DIFFICULTY OF THE MANEUVER. NOT ALL TURNING SITUATIONS WERE ANALYZED, AND THOSE SITUATIONS NOT SHOWN ARE ASSUMED TO BE ADEQUATE.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-5200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER REVIEW COMMENTS	6-12-2023
2	SCC	REVISED PER REVIEW COMMENTS	7-28-2023

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA LICENSE No. PE 076437
PENNSYLVANIA LICENSE No. PE 085536
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04032400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 099667-1

PROJECT LOCATION

"RYDAL TERRACE"
CONDITIONAL USE
DEVELOPMENT PLAN
PREPARED FOR
CHAVERIM REALTY
PARTNERS, LLC
APN #30-0061132-002
1209 RYDAL ROAD
ABINGTON TOWNSHIP
COMMONWEALTH OF
PENNSYLVANIA

TITLE

TURNING MOVEMENT PLAN

PROJ. #	19-0351	DATE	11/01/2022
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SCALE	AS NOTED	CHK BY	SJR

SHEET 7 OF 7

REVISION 2

KLEHR HARRISON
HARVEY BRANZBURG LLP

Matthew J. McHugh, Esquire
Direct Dial: (215) 569-1661
Email: mmchugh@klehr.com

July 20, 2023

VIA ELECTRONIC MAIL ONLY (gheleniak@rudolphclarke.com)
Gregory R. Heleniak, Esquire
Rudolph Clarke, LLC

Re: Abington Township
Conditional Use Application of Chaverim Realty Partners, LLC
1209 Rydal Road (TMP: 30-00-61132-002)

Dear Greg:

As you are aware, I represent Chaverim Realty Partners, LLC (the "Application") in connection with the pending Conditional Use Application (the "Application") before the Abington Township Board of Commissioners for the property located at 1209 Rydal Road and more specifically identified as Montgomery County Tax Parcel Number: 30-00-61132-002 (the "Property").

On behalf of the Applicant, we hereby grant Abington Township an extension of the applicable timeframes and deadlines set forth in the Pennsylvania Municipalities Planning Code and the Abington Township Zoning Ordinance to hold the initial hearing on the Application up through and including October 31, 2023.

Please do not hesitate to contact me if you should have any questions or need anything further with respect to this matter.

Very Truly Yours,

Matthew J. McHugh

Matthew J. McHugh

MJM:

cc: Chaverim Realty Partners, LLC (via email only)

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: August 9, 2023

Re: **1209 Rydal Road (Rydal Terrace)**
Traffic Review #2
Abington Township, Montgomery County, PA
TPD No. ABTO.00039

cc: Board of Commissioners
Planning Commission
Tim Clark
Ashley McIlvaine
Terry Castorina
Khalid Hassan, P.E.
Allison A. Lee, P.E.

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced application. TPD reviewed the following documents:

- *Rydal Terrace – Conditional Use Plans* prepared by Cornerstone Consulting Engineers – Dated June 12, 2023 ***(last revised July 28, 2023)***;
- *Trip Generation and Parking Evaluation* prepared by McMahon Associates – Dated June 22, 2023 ***(last revised July 28, 2023)***.

The following are our comments:

Plan Review

1. As requested, the plans indicate the construction of the four (4) foot-wide shoulder, curb, and sidewalk along Woodland Road and within the property frontage. However, the proposed sidewalk and curb do not properly tie into the existing sidewalk/curb in front of the residential property to the south. We continue to recommend that the sidewalk sections be connected, and the curb be properly aligned in terms of setback. Note that these connections can be completed within the existing Township right-of-way.
2. A stormwater inlet on Woodland exists in the vicinity and within the mouth of the proposed northern driveway. This inlet must be relocated, and design details provided for review.

General

1. A response letter must be provided with the resubmission detailing how each comment above has been addressed, and where each can be found in the resubmission materials (i.e., plan sheet number(s), page number(s), etc.) to assist in the re-review process.

TPD reserves the right to make additional comments upon receipt of additional documents or changes to the plan and studies