



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-07 June 25, 2019
Application Number Date

Abington Terrace, LLC/BET Investment, Inc.
Name

1059, 067 & 1073 Old York Road
Address: Number + Street

Abington Pa 19001
City State Zip

Overview: Demolish a portion of the YMCA Building, maintain the front portion of
YMCA Building for re-use and construction of a 2 story, 37,000 sq. ft.
building to be used by CHOP Specialty Care/Medical Offices.

Requested Waivers:

Section 146-11.A Property Identification Plan Section 146-11.B Existing Features Plan
Section 146-28.A Parking Stall Size Section 146-41.B Trash Enclosure
Section 146-43.C Steep Slope

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: Land Development Application/Planning Module/Waiver Request.

Expiration Date is August 26, 2019

Recommendations:

- 1.
2.
3.
4.

[] APPROVED [] DENIED VOTE: OF
Signature: Date: June 25, 2019

**Engineer/
Surveyor
Cont'd**

215-996-9100

Phone

Fax

ghartman@bohlereng.com

Email Address

Attorney

Fox Rothschild, Robert Gundlach

Name

2700 Kelly Road, Suite 300, Warrington, PA 18976

Address

215-918-3636

Phone

Fax

rgundlach@foxrothschild.com

Email Address

II. PROJECT INFORMATION

Application Type:

- | | | |
|--|--|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Land Develop. | <input type="checkbox"/> Preliminary Major SD & LD |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Prelim. Major Land Develop. | <input checked="" type="checkbox"/> Final Major SD & LD |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Develop. | |

Full street address of the property: 1059 and 1067 Old York Road (Helwig) and 1073 Old York Road (YMCA)

Tax Parcel No.: see below County Deed Book No.: _____ Page No.: _____

Description of Proposed Work: partial demolition of existing YMCA, complete demolition of funeral homes and construction of new 37,000 sf +/- CHOP Specialty Care Medical Offices

Total Tract Acreage: 5 +/- Project Acreage: 5 +/-

Zoning District: AO Existing Number of Lots: 3 Proposed Number of Lots: 2

Existing Sewer Flows: under review Proposed Sewer Flows: to be determined

Proposed Land Use:

- | | | |
|---|---|--|
| <input type="checkbox"/> Single Family Detached | <input type="checkbox"/> Single Family Attached | <input type="checkbox"/> Single Family Semi-Detached |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Office |
| <input checked="" type="checkbox"/> Other (Describe): <u>Daycare in remaining YMCA building</u> | | <input type="checkbox"/> Industrial |

Parcel List - 30-00-49728-00-3 (YMCA)
30-00-49720-00-2 (Helwig)
30-00-49724-00-7 (Helwig)

III. REVIEW

Please complete the following section by circling a response:

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

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

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

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

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

Applicants assume responsibility of any fees associated with this meeting.

MM _____ Date 5/14/19

Applicant signature

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email TCastorina@abington.org

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

146-28.A; 10'x20' parking space required

Relief Requested:

9'x18' parking space regular; 9'x17' parking space when overhanging landscape area.

146-11.A.(4) & 146-11.B.(3) property information within 400'

To allow an aerial photograph to be used for surrounding features and adjoining property owners to be provided in list form.

146-41.B.(5).(a) requiring trash enclosures to be greater than 15' from buildings

To allow trash enclosure to be located within 5' of the proposed building.

146-43.C.(3).(a) limiting cut and fill slopes to no greater than 15% (6.67:1) except by approval of ZHB.

To allow cut and fill slopes of 33% (3:1) to be approved by the Township Engineer and Board of Commissioners.

V. SUBMISSION

APPLICATION CHECKLIST

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

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24" x 36"
- One (1) reduced copy of the proposed plan, no larger than 11" x 17"
- One (1) Digital PDF file of the proposed plan
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40) *N/A*
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- Two (2) copies of Sewage Facilities Planning Module Applications - *EXISTING SERVICE*
- Letter of Water availability from AQUA PA - *EXISTING SERVICE*
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property *N/A*
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

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

Signature of Applicant *MM*
ABINGTON TERRACE, LLC
MICHAEL P. MARKMAN, MANAGER

5/14/19
Date

SEE ATTACHED PURCHASE AGREEMENTS
Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee Amount: \$ 1,000.00 Check No.: # 605051
 Review Escrow Fee Amount: \$ 10,000.00 Check No.: # 005050

DECISION INFORMATION

Approval Denial Decision Date: _____

Comments/Conditions:

Rec #457421



May 15, 2019

Alli Poirier
Bohler Engineering
1600 Manor Dr
Chalfont, PA

Re: Water Availability
1073 Old York Rd
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas-Oliva of our Control Center at LATHOMAS-OLIVA@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquamerica.com.

Regards,

A handwritten signature in black ink, appearing to read "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

1. PROJECT INFORMATION

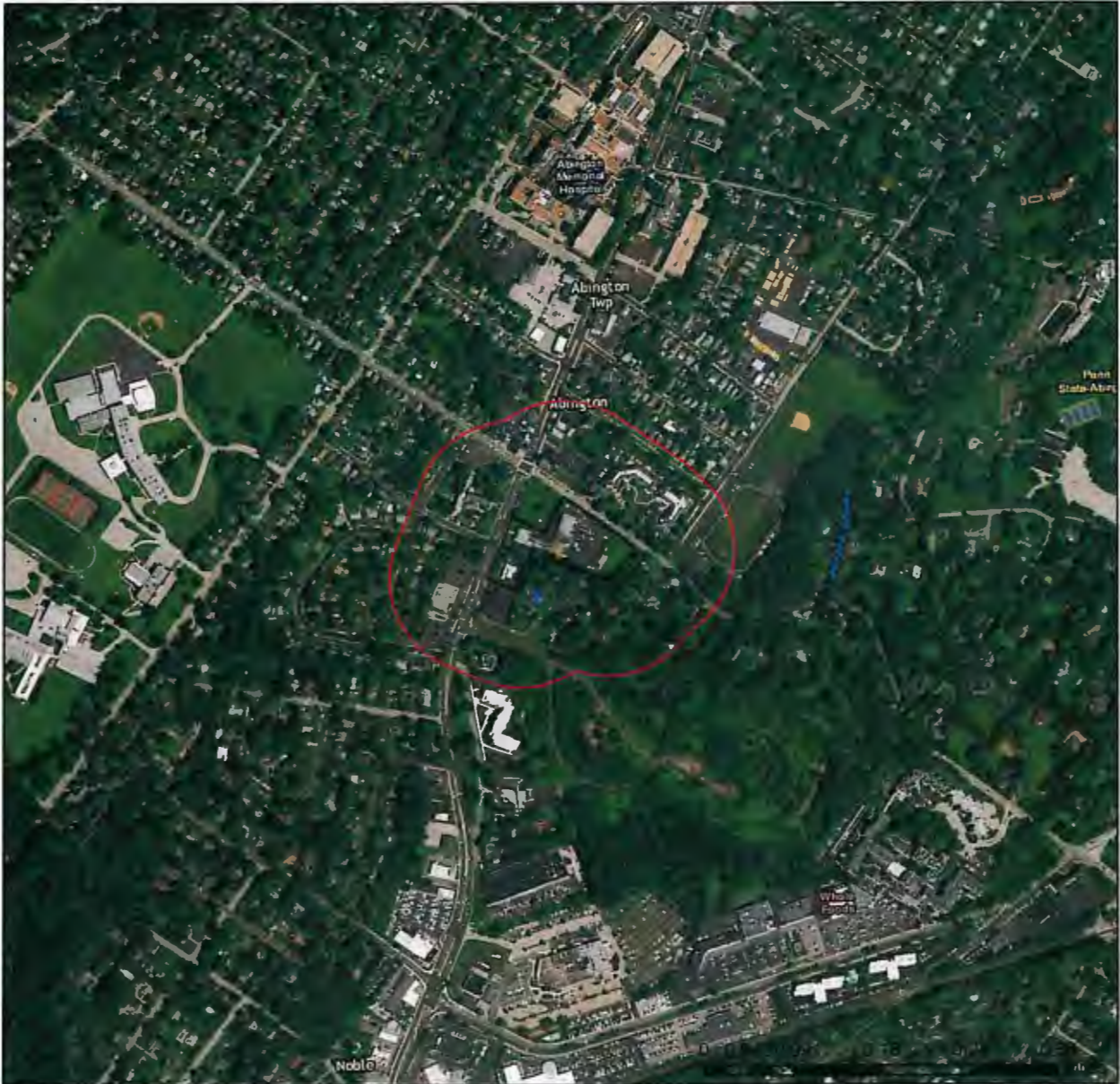
Project Name: **CHOP Abington**
Date of Review: **5/1/2019 04:11:42 PM**
Project Category: **Development, Other**
Project Area: **4.56 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON**
ZIP Code: **19001**
Quadrangle Name(s): **FRANKFORD**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Lower Pennypack Creek**
Decimal Degrees: **40.113385, -75.121194**
Degrees Minutes Seconds: **40° 6' 48.1873" N, 75° 7' 16.2972" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

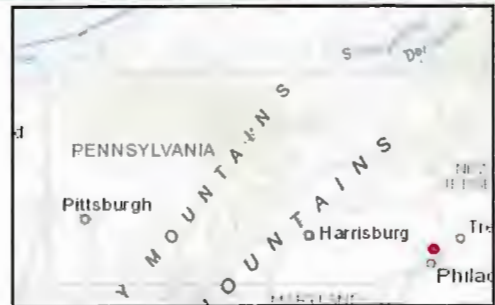
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

CHOP Abington

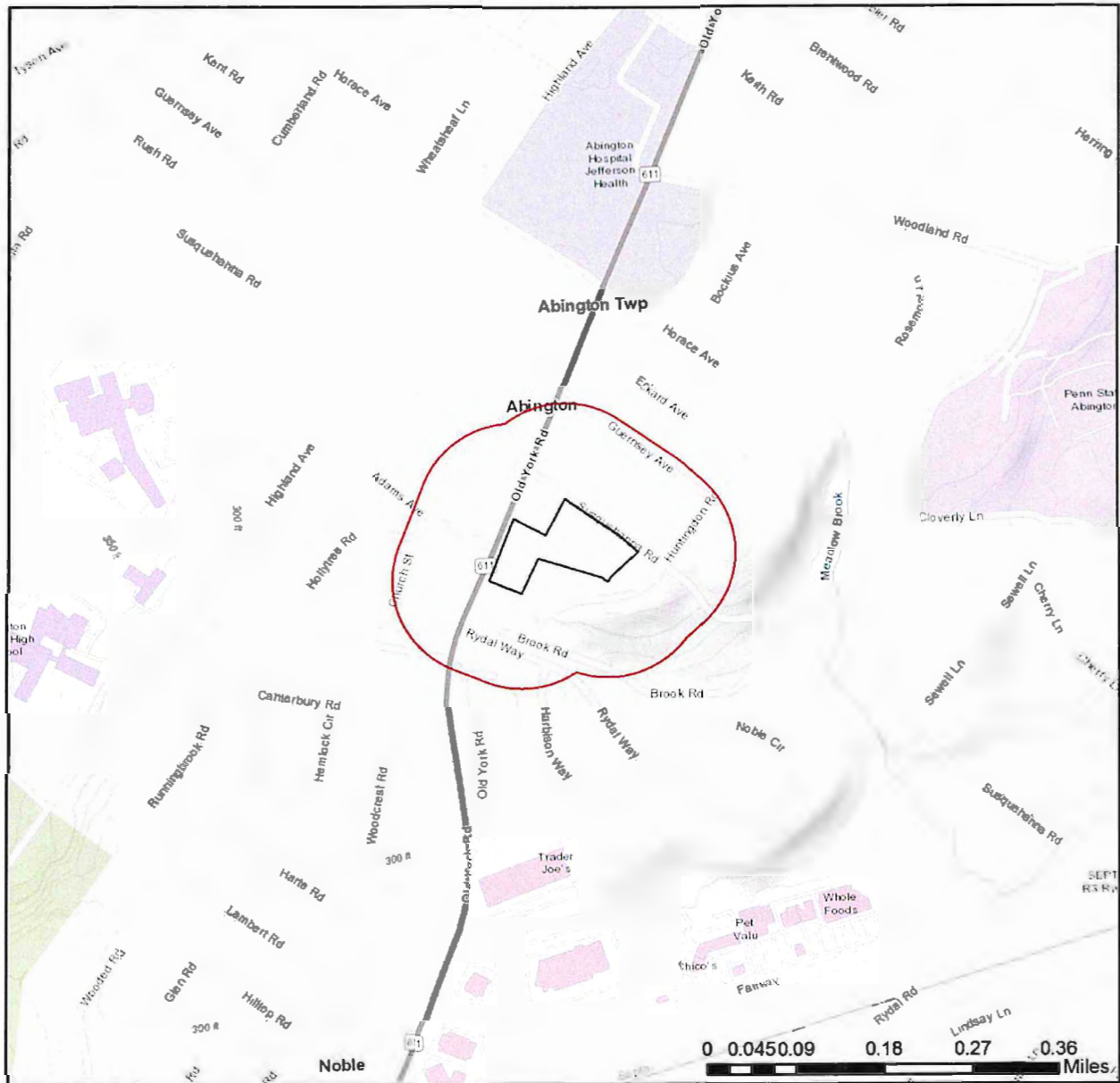


- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



CHOP Abington



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. *The applicant and the jurisdictional agency will work together to resolve the potential impact(s).* See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Allison Poirier
Company/Business Name: Bahler Engineering PA, LLC
Address: 1600 Manor Drive, Suite 200
City, State, Zip: Chalfont, PA 18914
Phone: (215) 996-9100 Fax: (215) 996-9102
Email: a.poirier@bahloeng.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Allison Poirier
applicant/project proponent signature

5/1/19
date

Alli Poirier

From: George Wrigley <gwigley@abington.org>
Sent: Friday, May 03, 2019 8:41 AM
To: Alli Poirier
Cc: Kevin Barron
Subject: RE: Water/Sewer Capacity- 1073 Old York Road, Abington, PA 19001

Categories: Filed by Newforma

Hi Alli,

The Wastewater Utilities Department handles the sanitary sewer capacity related items for Abington Township along with the Engineering & Code Department for Land Development. Please see the following responses to your questions:

1). For Sanitary Sewer service - The Township of Abington (1176 Old York Road Abington, PA 19001)
Public water is provided by AQUA Pa.

2) Every property that is connected into the public sanitary sewer system has "capacity" based on their annual water usage. AQUA provides Abington the water data each year in December. For the 1073 Old York Rd. property, the total water use for the past few years was:

2018 = 1,341,500 gallons	2017 = 1,400,000	2016 = 1,538,000	2015 = 1,416,000
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3) The request for addition sanitary sewer flow capacity must follow PaDEP regulations. The Sewage Facilities Planning Module or Planning Exemption Mailer form would need to be submitted to Abington and to the Philadelphia Water Department first for their approvals. Then the application would be submitted to the PaDEP.

George Wrigley, Director
Abington Wastewater Utilities Department
215-884-8329

From: Kevin Barron
Sent: Thursday, May 02, 2019 2:14 PM
To: George Wrigley <gwigley@abington.org>
Cc: Scott Marlin <smarlin@abington.org>; Tim Clark <tclark@abington.org>; apoirier@bohlereng.com
Subject: FW: Water/Sewer Capacity- 1073 Old York Road, Abington, PA 19001

George and Scott

Can you please answer these questions?

Kevin S. Barron, Public Works Director
Township of Abington
1176 Old York Road, Abington, PA 19001
267-536-1030, kbarron@abington.org

From: Alli Poirier <>
Sent: Thursday, May 02, 2019 2:11 PM
To: Kevin Barron <kbarron@abington.org>
Subject: Water/Sewer Capacity- 1073 Old York Road, Abington, PA 19001

Good afternoon,

I am hoping to obtain some water/sewer information about a property that is located in Abington Township for one of our clients. (1073 Old York Road, Abington, PA 19001)

- 1.) Who is the water/sewer provider to this address?
- 2.) Does the site have a vested capacity (EDU's/gpd)?
- 3.) If we needed more capacity how would we go about it?

Thank you in advance,

Alli Poirier | Administrative Assistant



1600 Manor Drive, Suite 200 | Chalfont, PA 18914
P: 215-996-9100 | apoirier@bohlereng.com
www.BohlerEngineering.com

Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

Michael Markman
BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, Pa. 19025

June 17, 2019

Re: Staff Review Comments of the Abington Terrace Land Development Application for 1059, 1067 & 1073 Old York Road, Abington, Pa. 19001.

Dear Mr. Markman,

The follow comments have been identified and must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

1. In accordance with Section 2103.E, Use E-4B, Subsection 5, all pedestrian pathways shall be adequately lit for safety and security during non-daylight hours. No lighting is proposed along the existing concrete walk providing access to the daycare building from Old York Road. The use of this concrete walk must be discussed, and lighting provided as necessary.
2. In accordance with Section 2103.E, Use E-4B, Subsection 9.a.(1), the proposed daycare parking shall be a minimum of 50-feet from the Old York Road Ultimate Right-of-Way line. Parking is proposed 15-feet from the Old York Road Ultimate Right-of-Way line. The Use Requirements Chart for Use E-4B, Day Care Center, Child on Sheet 3 indicates this distance is an existing non-conformity. However, the existing parking is located 75-feet ± from the Ultimate Right-of-Way line and conforms to the Zoning Ordinance. The parking shall be relocated, or a variance is required.
3. In accordance with Section 2103.E, Use E-4B, Subsection 9.c.(1), the proposed daycare parking shall be a minimum of 50-feet from property lines shared with residential uses. Parking is proposed 20.7-feet from the eastern property line shared with adjacent residential uses. The existing parking is located 6-feet from the shared property line and is an existing non-conformity. The proposed parking location decreases the existing non-conformity and no further action is required.
4. In accordance with Section 2307.B, the number of handicap parking spaces at outpatient facilities shall be equal to 10% of the total number of required parking spaces. The Use Requirements Chart for Use F-2, Medical Office or Clinic on Sheet 3 references outpatient services. Therefore, 10% of the total required number of parking spaces for the proposed medical office must be handicap spaces. Six (6) handicap spaces are now proposed, and

19 (10% * 186) handicap spaces are required. The plan must be revised.

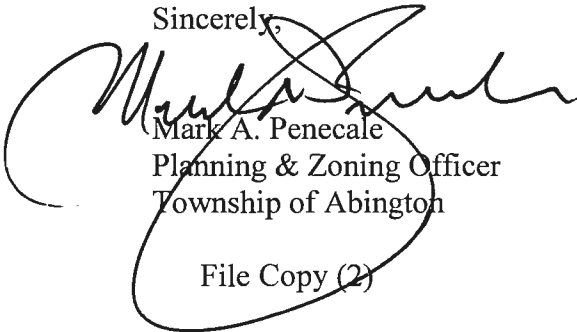
5. In accordance with Section 2308, at least 3 parking spaces out of each 100 spaces shall be reserved for electric or hybrid vehicles. Seven (7) (223/100 * 3) electric or hybrid vehicle parking spaces are required. Three (3) electric/hybrid vehicle spaces are proposed, therefore four (4) spaces are still required.
6. In accordance with Section 2312.F, a 15-foot wide by 50-foot long loading area is required. A loading area is shown for the proposed medical office. A loading area must also be shown for the daycare center.
7. A shared parking easement(s) and agreement(s) is required per Section 2313.
8. In accordance with Sections 2401.A.2.d.(1)(a) and 2401.A.2.d.(1)(c), the existing trees to be removed must be labeled as such in plan view.
9. In accordance with Sections 2402.A.2.a.(3), 2402.A.2.a.(4), and 2402.A.2.b.(3), planting islands shall be a minimum of 10-feet wide by 18-feet long and planted with one (1) shade tree plus shrubs and/or groundcover. Planting islands and planting strips shall be underlain by soil mounded at no more than a 4:1 slope nor less than a 12:1 slope. The proposed planting islands adjacent to the proposed parking spaces having lengths of 17-feet must be revised to have lengths of 18-feet. In addition, details of a typical planting island and planting strip must be provided on the plan.
10. In accordance with Section 2402.A.2.b.(4), a 5-foot wide paved walkway must be provided in half of the proposed planting strips.
11. In accordance with Section 2402.A.2.b.(7), planting strips shall contain one (1) canopy tree every 25-feet, with two (2) shrubs per tree, and pervious area to cover the remaining unplanted area at maturity. The proposed planting strip (228-feet) located east of the proposed building requires 9 shade trees and 18 shrubs. Six (6) shade trees and zero shrubs are proposed, therefore 3 shade trees and 18 shrubs are still required. The plan and Compliance Chart must be revised accordingly.
12. In accordance with Section 2402.A.5.a and 2403.B.4.a.(2), a 10-foot wide medium intensity buffer is required along the southernmost parking row, and along Old York Road and Susquehanna Road between the parking area and roadway. The plan and Compliance Chart must be revised accordingly.
 - a. Two (2) canopy trees, 2 understory trees, 5 evergreen trees, and 5 shrubs are required along the southernmost parking row for the daycare center. Five (5) canopy trees, 3 understory trees, 7 evergreen trees, and zero shrubs are proposed, therefore 5 shrubs are still required.
 - b. One (1) canopy tree, 1 understory tree, 1 evergreen tree, and 1 shrub are required along the three (3) parking spaces adjacent to Old York Road. One (1) canopy tree, zero understory trees, zero evergreen trees, and 10 shrubs are proposed, therefore 1 understory tree and 1 evergreen tree are still required.

- c. Four (4) canopy trees, 4 understory trees, 11 evergreen trees, and 11 shrubs are required along the twenty-four (24) parking spaces adjacent and parallel to Susquehanna Road. Six (6) canopy trees, zero understory trees, zero evergreen trees, and 67 shrubs are proposed, therefore 4 understory trees and 11 evergreen trees are still required.
- 13. In accordance with Section 2402.B.2.c, eight (8) street trees are required along Old York Road (334.07 feet ÷ 40 feet). Seven (7) street trees are proposed, therefore 1 street tree is still required.
- 14. In accordance with Sections 2403.B.4.a.(2) and 2403.B.4.a.(3)(a), the following property line buffers are required. The plan and Compliance Chart must be revised accordingly.
 - a. A low intensity buffer consisting of 3 canopy trees, 5 understory trees, and 5 evergreen trees is required along the western property line (255.02-foot) adjacent to the existing cemetery use. Three (3) canopy trees, 4 understory trees, and zero evergreen trees are proposed, therefore one (1) understory tree and 5 evergreen trees are still required.
 - b. A high intensity buffer consisting of 23 evergreen trees, 6 canopy trees, 6 understory trees, and 29 shrubs is required along the easternmost property line (288.70-foot) Six (6) evergreen trees, 6 canopy trees, 6 understory trees, and zero shrubs are proposed, therefore 17 evergreen trees and 29 shrubs are still required. Other high intensity buffer options are provided in Sections 2403.B.4.a.(3)(b), (c), and (d).
 - c. A high intensity buffer consisting of 35 evergreen trees, 9 canopy trees, 9 understory trees, and 43 shrubs is required along the southern property line (434.11-foot) adjacent to existing residential uses. Thirty-four (34) evergreen trees, 34 canopy trees, 9 understory trees, and 65 shrubs are proposed, therefore 1 evergreen tree is still required. Other high intensity buffer options are provided in Sections 2403.B.4.a.(3)(b), (c), and (d).
 - d. A high intensity buffer consisting of 18 evergreen trees, 5 canopy trees, 5 understory trees, and 23 shrubs is required along the eastern property line (230.92-foot) adjacent to existing residential uses. Eight (8) evergreen trees, 5 canopy trees, 3 understory trees, and zero shrubs are proposed, therefore 10 evergreen trees, 2 understory trees, and 23 shrubs are still required. Other high intensity buffer options are proposed in Sections 2403.B.4.a.(3)(b), (c), and (d).
- 15. In accordance with Section 2403.B.4.h and Figure 24.6, a variety of tree species is required. The plan must be revised accordingly.
 - a. Two (2) species are required along Old York Road and only one (1) species is provided.

- b. A maximum of 50% of one (1) species is required along the northern property line adjacent to the existing cemetery use. Fifty-seven percent (57%) of one (1) species is proposed.
 - c. A maximum of 50% of one (1) species if required along Susquehanna Road. Fifty-three percent (53%) is proposed.
16. In accordance with Section 2403.C, a high intensity site element screen is required around the outside play area at the proposed daycare center. The plan and Compliance Chart must be revised.
17. In accordance with Section 2403.D.2, a minimum of 25% of the linear area between the building foundation and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs. Building foundation landscaping is required at the proposed daycare center building and the plan must be revised.
18. In accordance with Section 2502, street furniture must be provided along Old York Road and Susquehanna Road.
19. In accordance with Section 2504.D, a decorative verge is required along Old York Road and Susquehanna Road.

If there are any questions that you may have please feel free to contact me at 267-536-1017.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington

File Copy (2)



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Daylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

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June 19, 2019

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

**SUBJECT: ABINGTON TERRACE, LLC – CHOP ABINGTON
1059, 1067, AND 1073 OLD YORK ROAD
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 1
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 1926010R**

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Preliminary/Final Land Development Plan Application for Abington Terrace, LLC, CHOP Abington. The submitted information was prepared by Bohler Engineering and consists of the following items.

- General Project Description and Stormwater Management Calculations dated May 19, 2019.
- Preliminary/Final Land Development Plan, Abington Terrace, LLC, CHOP Abington dated May 17, 2019.

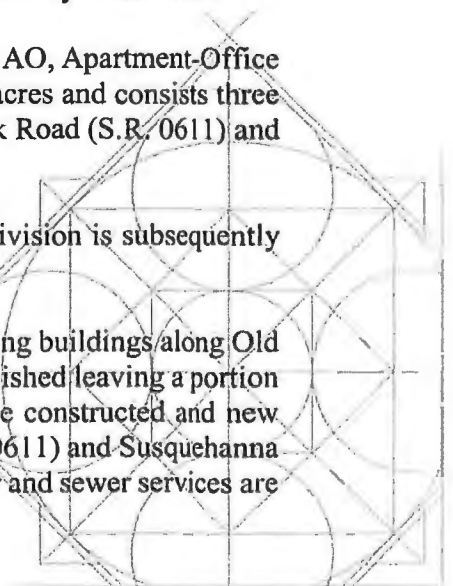
BACKGROUND INFORMATION

The Owner/Applicant, Abington Terrace, LLC, is proposing a land development on its property on the eastern side of Old York Road (S.R. 0611) approximately 250-feet south of its intersection with Susquehanna Road (S.R. 2017). The property is bordered by Susquehanna Road (S.R. 2017) to the north, residential dwellings to the east and south, and an existing cemetery to the west.

The existing property consists of three (3) parcels and is located within the AO, Apartment-Office Zoning District. The existing property has a total gross lot area of 5.076 acres and consists three (3) existing buildings with associated parking taking access from Old York Road (S.R. 0611) and Susquehanna Road (S.R. 2017).

The three (3) existing parcels will be consolidated and a two (2) lot subdivision is subsequently proposed.

The proposed land development consists of the demolition of two (2) existing buildings along Old York Road (S.R. 0611). The third existing building will be partially demolished leaving a portion fronting along Old York Road (S.R. 0611). One (1) new building will be constructed and new parking areas will be installed and take access from Old York Road (S.R. 0611) and Susquehanna Road (S.R. 2017). Stormwater management, landscaping, and public water and sewer services are



also proposed.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. In accordance with Section 146-9.C.(1), a separate plan with applicable notes and certifications must be provided for the consolidation of the three (3) existing parcels, and the subsequent subdivision into two (2) lots..
2. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), the existing properties with owners and tax parcel numbers within 400-feet of the project site must be shown on the plan. An aerial photograph is provided showing existing features within 400-feet of the project site. Property boundaries and property owners/tax parcel numbers are not shown on this aerial plan. Waivers from Sections 146-11.A.(4) and 146-11.B.(3) are requested.
3. In accordance with Sections 146-11.A.(8) and 146-11.B.(2), the existing cartway widths of Old York Road (S.R. 0611) and Susquehanna Road (S.R. 2017) must be dimensioned on the plan.
4. The Zoning District requirements have been identified in accordance with Section 146-11.A.(11)(a). However, it appears the proposed building coverage listed in the Dimensional Requirements chart on Sheet 3 is high when compared to the plan and should be revised.
5. In accordance with Section 146-11.B.(7), existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan.
6. In accordance with Section 146-11.B.(8)(a), the existing contours along Susquehanna Road (S.R. 2017) must be shown on the plan.
7. In accordance with Sections 146-11.B.(8)(d) and 146-44, the existing steep slopes of 15% to 25%, and greater than 25% must be delineated on the plan and the Natural Resource Table on Sheet 4 must be revised accordingly.
8. In accordance with Sections 146-11.B.(11)(b) and 146-11.H.(2)(d), stand-alone trees with calipers of 10-inches or greater, landscape material, and vegetation to be removed must be shown on the plan. It appears existing trees will be removed and must be labeled as such on the plan.
9. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.
10. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan

adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. We have no comments related to our review of the proposed erosion and sedimentation controls.

11. Routing calculations are provided in support of the proposed rain gardens and underground infiltration basin for the 100-year storm event. In accordance with Sections 146-11.F.(1)(b), 146-11.F.(1)(e), and 146-11.F.(1)(f), routing calculations must also be provided for the 1-year through 50-year storm events.
12. In accordance with Section 146-11.F.(1)(h), berm and spillway details must be provided on the plan.
13. In accordance with Section 146-11.F.(3)(a)[2], the location of manholes, with grade between, and elevation of flow and top of each manhole must be provided on the plan. The slope between sanitary manholes DMH02 and DMH03 is incorrect when compared to the proposed inverts and the plan must be revised.
14. In accordance with Section 146-11.F.3.(b), a profile of the proposed sanitary sewer must be provided on the plan.
15. A horizontal plan of the proposed storm sewer has been provided as required in Section 146-11.(4)(a)[2]. The following comments are related to our review of the Utility Plan (Sheet 13) and Stormwater Management Calculations. The plan and storm sewer calculations must be revised accordingly.
 - a. The grate elevation listed in the Storm Structure Table for inlet IN01 is low compared to the adjacent bottom of curb elevation.
 - b. The downstream structures referenced for INYD01 and INYD02 in the Storm Structure and Storm Pipe Tables are incorrect when compared to the plan view.
 - c. The invert out listed in the Storm Sewer Table for INYD02 is lower than the downstream invert in elevation at inlet IN01.
 - d. The lengths listed in the Storm Pipe Table for storm runs of INYD01 – INYD02 (61-feet), INYD02 – IN01 (29-feet), and OS03 – MH03 (38-feet) are inconsistent with the plan view.
 - e. The Storm Structure Table references an invert in from INYD02 at inlet IN02 that is inconsistent with the plan view.
 - f. The Storm Structure and Storm Pipe Tables reference RD01 connecting to the proposed clean out located downstream from INYD03. This is inconsistent with the plan view.
 - g. The rim elevations for MH03 and MH04 in the Storm Structure Table do not appear correct when compared to the proposed grading in plan view.

- h. Inlet EXIN02 must be shown in plan view.
16. In accordance with Section 146-11.F.(4)(b), storm sewer profiles must be provided. Utility crossings, concrete encasements, and anti-seep collars must be shown in profile view.
17. In accordance with Section 146-11.G.(2), the ownership of all existing and proposed utilities must be indicated on the plan.
18. In accordance with Section 146-11.H.(2)(d), the location, size, and type of plantings for all proposed and required green space and buffer yards must be provided on the plan. The proposed Ice Blue Juniper listed in the Landscape Schedule on Sheet 19 must be shown in plan view.
19. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module must be provided to the Township.
20. In accordance with Sections 146-11.M.(1)(b) and 146-36.A, a letter certifying availability of public water service must be provided to the Township.
21. The notes in Sections 146-12.E.(2), (3), (4), and (5) must be provided on the plan.
22. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review.
23. In accordance with Section 146-20.B.(2)(c), a Pennsylvania Department of Transportation Highway Occupancy Permit(s) is required for work proposed along Old York Road (S.R. 0611) and Susquehanna Road (S.R. 2017). All submissions to and correspondence from PennDOT and the HOP Permit(s) must be provided to the Township. Reference to the HOP Plan(s) must be provided on the Land Development Plan.
24. In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. The radii of the curbline entering the project site from Old York Road (S.R. 0611) are 15-feet and must be revised. The radii of the curbline entering the project site from Susquehanna Road (S.R. 2017) must be labeled on the plan.
25. In accordance with Section 146-27.E, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. The plan must include detailed ramp design consisting of dimensions, spot elevations, and slopes for each proposed ramp located internal to the project site. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans. Any ramp design associated with the required PennDOT HOP(s) must also be provided to the Township.
26. In accordance with Section 146-28.A, the proposed parking spaces must be 10-foot wide by 20-foot long. The proposed parking spaces are 9-foot wide by 18-foot long, with some parking spaces having a length of 17-foot. The parking spaces must be revised to prevent

vehicle overhang. A waiver is requested from Section 146-28.A to permit 9-foot wide by 17-foot long spaces adjacent to proposed landscaping, and 9-foot wide by 18-foot long spaces adjacent to proposed sidewalk.

27. In accordance with Section 146-28.E and 146-41, the Township Fire Marshal shall review the proposed land development. A waiver from Section 146-41.B.(5)(a) is requested to permit the trash enclosure to be within 5-feet of the building. A minimum distance of 15-feet is required.
28. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. Grading around the proposed building and to the north of the proposed driveway taking access from Old York Road (S.R. 0611) is greater than 15%. A waiver from Section 146-43.C.(3)(a) is requested to permit 3:1 (33.33%) slopes.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development is considered a redevelopment and has a disturbed area of 4.79 acres. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

29. In accordance with Section 302.A.5 and Table 409.1P, the post development peak flows of the 2-, 5-, 10-, 25-, 50-, and 100-year storm events must be less than the predevelopment peak flows of the 1-, 2-, 5-, 10-, 25-, and 50-year storm events, respectively. Basin routing calculations for the proposed rain gardens and underground infiltration basin are provided for the 100-year storm event. Routing calculations must also be provided for the 1-year through 50-year storm events.
30. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. We have no comments related to our review of the proposed erosion and sedimentation controls.
31. The signature block in Section 302.A.14 must be provided on the plan.
32. In accordance with Section 302.B, the existing steep slopes must be provided on the plan.
33. In accordance with Section 302.B.7, storm sewer profiles must be provided. Utility crossings, concrete encasements, and anti-seep collars must be shown in profile view.
34. In accordance with Section 302.B.9, an Operation and Maintenance plan, per Section 702, must be provided and shall include notes related to all best management practices including storm sewer pipes and inlets.
35. In accordance with Section 302.B.21, the drainage area boundary for DA-1P(a) must be

shown in its entirety.

36. In accordance with Section 302.B.22, an easement having a minimum width of 15-feet must be provided to permit access by the Township to inspect and maintain the proposed stormwater management facilities as needed and at no cost to the Township. The easement must be shown in plan view and/or a note to this effect must be placed on the plan.
37. The Applicant statement in Section 302.B.25 must be provided on the plan.
38. The Design Engineer certification in Section 302.B.26 must be provided on the plan.
39. In accordance with Section 302.C.4, a PennDOT Highway Occupancy Permit is required for the storm sewer connection proposed in Old York Road (S.R. 0611).
40. In accordance with Section 308, upon completion of construction, the developer shall be responsible for providing as-built plans of all stormwater management facilities shown on the approved plans. A note to this effect must be placed on the plan.
41. In accordance with Section 405.A.1.a, a minimum soil depth of 24-inches between the bottom of the proposed stormwater management facilities and bedrock or other limiting zones must be provided. Notes are provided in the Critical Stages for the Installation of the Subsurface Basin and Install Bioretention Facilities indicating that prior to construction infiltration testing will be performed and the results will be provided to the Engineer. These notes must be expanded to include soil profile testing and to also require the results be submitted to the Township for review and comment prior to construction.
42. In accordance with Section 405.A.1.b, an infiltration rate sufficient to accept the additional stormwater load and dewater completely as determined by field tests must be available. Soil testing must be conducted, and the results submitted for review. Notes are provided in the Critical Stages for the Installation of the Subsurface Basin and Install Bioretention Facilities indicating that prior to construction infiltration testing will be performed and the results will be provided to the Engineer. These notes must be expanded to require the infiltration test results be submitted to the Township for review and comment prior to construction.
43. In accordance with Section 405.A.1.c, all open-air infiltration facilities shall be designed to completely infiltrate the recharge volume within three (3) days from the end of the design storm. Notes are provided in the Critical Stages for the Installation of the Subsurface Basin and Install Bioretention Facilities indicating that prior to construction infiltration testing will be performed and the results will be provided to the Engineer. These notes must be expanded to require recharge volume infiltration calculations be submitted to the Township for review and comment prior to construction.
44. In accordance with Section 405.A.1.e, pretreatment shall be provided prior to infiltration. A snout must be provided at inlet IN05.
45. In accordance with Section 405.B, a detailed soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. Notes are provided in the

Critical Stages for the Installation of the Subsurface Basin and Install Bioretention Facilities indicating that prior to construction infiltration testing will be performed and the results will be provided to the Engineer. These notes must be expanded to include soil profile testing and to also require the test results be submitted to the Township for review and comment prior to construction.

46. In accordance with Section 408.A, peak flow calculations demonstrating the 2-year post development peak flow is less than the 1-year predevelopment peak flow must be submitted.
47. In accordance with Section 410.E, runoff curve numbers for both existing and proposed conditions shall be obtained from Table E-1 in Appendix E. The curve number for woods in the peak flow calculation for DA-3E(b) and the curve number for lawn in the post development peak flow calculations are inconsistent with Appendix E and must be revised.
48. In accordance with Section 410.I, the design of any stormwater detention facilities intended to meet the performance standards of this Ordinance shall be verified by routing the design storm hydrograph through these facilities. Basin routing calculations in support of the proposed rain gardens and underground infiltration basin are provided for the 100-year storm event. Routing calculations must also be submitted for the 1-year through 50-year storm events.
49. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.
50. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS

51. All time of concentration paths must be shown on the plan. Supporting calculations for those paths having a time of concentration of 6 minutes or less must also be submitted.
52. Notes are provided in the Critical Stages for the Installation of the Subsurface Basin and Install Bioretention Facilities indicating that prior to construction infiltration testing will be performed and the results will be provided to the Engineer. Upon completion of infiltration testing, revised basin routing and peak flow calculations must be submitted to the Township for review and comment prior to construction. A note to this effect must be placed on the plan.
53. Worksheet 4 provided for POI #1, POI #2, and POI #3 do not appear correct as they list the same Total Site Area and Protected Area for each point of interest. In addition, only one Worksheet 3 is provided. The worksheets must be revised accordingly.
54. All existing features in drainage areas DA-1E(b), DA-2E(b), and DA-3E(b) must be shown on the drainage area plans.

55. Drainage area DA-1P(e)-(Off-Site) is provided in the peak flow calculations but is not labeled on the plan. It appears this area is shown as DA-1P(c) in plan view. The plan and calculations must be revised for consistency.
56. The peak flow calculation for DA-1P(e)-(Off-Site) must be revised to reflect lawn area within the project site.
57. The drainage area for RD01 must be shown and labeled on the Inlet Drainage Area Plan.
58. The Weighted C calculated for inlet CB02 and provided in the Runoff Calculations C Worksheet appears low and should be revised.
59. A peak flow analysis chart is provided for POI #1 and charts should also be provided for POI #2 and POI #3.
60. Details of the proposed stormtech chambers used for the underground infiltration basin must be provided on the plan.

MISCELLANEOUS COMMENTS

61. Driveway profiles from the centerlines of Old York Road (S.R. 0611) and Susquehanna Road (S.R. 2017) and into the project site must be provided on the plan to confirm slopes and changes of grade.
62. Specifications of the proposed lighting must be provided on the plan.
63. On Sheet 8, the curb heights are inlets IN02, IN03, and IN04 are 8-inches and should be revised to be consistent with the proposed 6-inch curb heights within the majority of the project site.
64. On Sheet 22, the number of spaces referenced in the title of the ADA Accessible Parking Space Striping detail is inconsistent with that shown in plan view and the detail must be revised.
65. On Sheet 22, a pavement overlap joint shall be provided in the Pavement Tie-In Detail to providing at least 12-inches of wearing course over the existing pavement.
66. Details in support of the proposed storm inlets, fences, gates, and ADA ramps must be provided on the plan.
67. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.
68. The Abington Township Application number (LD-19-07) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

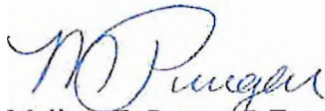
Mr. Richard Manfredi, Manager
Abington Township
June 19, 2019
Page 9 of 9

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please call me.

Sincerely,



Melissa E. Prugar, P.E.
Municipal Engineer

MEP/cg

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Mark Penecale, Planning & Zoning Officer – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Abington Terrace, LLC – Applicant/Equitable Owner
C.J. Bock, PE, Bohler Engineering – Applicant's Engineer
Michael Narcowich, Montgomery County Planning Commission

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BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

June 19, 2019

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

Re: 18-0273-004
CHOP Abington
Tract Size: 5.00 Acres
1073 Susquehanna Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 20, 2019. We forward this letter as a report of our review.

BACKGROUND

Abington Terrace, LLC, the applicant, has submitted a land development and lot line adjustment plan. The lot line adjustment would result in a "Lot 1", fronting on Old York Road, and a "Lot 2", fronting on Susquehanna Road. The proposal would demolish a funeral home and most of the existing YMCA, while it would retain the historic portion of the YMCA on Lot 1—the 8,750 s.f. older, two-story masonry portion of the structure; this would host a day care. The applicant proposes to construct a new, 18,311 s.f. medical office building for CHOP on Lot 2. The site is located in the AO Apartment Office District. The site is served by public sewer and water. The applicant has submitted a final plan dated May 17, 2019.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan shows the subject property as located in the "Community Mixed Use" and "Town Residential" future land use areas.



Community Mixed Use areas are local community focal points that typically have a significant retail or institutional component, including professional offices and day care centers. The Town Residential future land use area is primarily intended for residential uses, but includes limited supporting office uses.

RECOMMENDATION

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

REVIEW COMMENTS

TRANSPORTATION

A. Parking.

1. The required parking setback for day care parking [Article XXI: Use Regulations, Use E-4B: Day Care Center, Child] is 20 feet from the ultimate right-of-way; it appears the proposed parking is 15 feet from the ultimate right-of-way on Old York Road.
2. The applicant proposes constructing nearly double the required parking for the day care. We recommend holding in reserve some of the proposed parking farther away from the day care and closer to the retention basin [§2309.B.6]. This would allow for more greenery and plantings to be located near the retention basin, enhancing it as a scenic element, improving the site's appearance and enhancing stormwater management.

B. Vehicular Access.

1. Old York Road Access. We recommend the intersection on Old York Road be clearly marked with a "right-in, right-out" marker.
2. Access Point Location. Is there any opportunity to align the vehicular access point for the day care with Adams Avenue, on the far side of Old York Road?

STORMWATER MANAGEMENT

- A. Planting Strip. After additional consultations, we recommend the proposed planting strip in the parking lot for CHOP be used as a bioswale. The proposed curb abutting the planting strip could be eliminated in parts to maximize stormwater infiltration.

HISTORIC PRESERVATION

- A. Stone Wall on Old York Road. We are pleased to learn that the oldest portion of the existing Abington YMCA building, a historic resource identified in the Abington Comprehensive Plan, will be preserved. Will the existing low stone walls on Old York Road also be preserved, as discussed during the Abington Terrace proposal? It appears as if the stone wall nearest to the YMCA will be preserved, but most of the stone wall along the Old York Road frontage will be demolished. We recommend preserving as much of the stone walls as possible, as they form part of the historic context of the area. In lieu of their preservation, perhaps they could be moved to another location nearby.

OTHER

- A. Play Area. Will the day care have an outdoor play area?

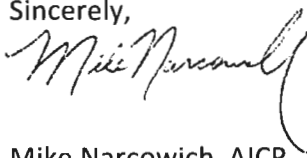
CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



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

- C: Abington Terrace, LLC c/o BET Investments, Applicant
Robert Gundlach, Applicant's Representative
C. J. Bock, Applicant's Engineer
Amy Montgomery, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Aerial Image, Project Site
 Applicant's Plan

Appendix 1: Aerial Image, Project Site



CHOP Abington
180273004

Montgomery : 0 50 100 200 ft
County
Planning
Commission
10/20/19 2:00 PM - 2:00 PM - Planning Commission
AG 001 2019 - 10/20/19 - 10/20/19
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Appendix 2: Site Plan

