

ADAM B. POWELL, PE

Title: *Associate/ Project Engineer*

Education	Years Experience:	15
Widener University	With Linn Architects:	13
Bachelor of Science, Civil Engineering - 2005		

Overview of expertise:

Mr. Powell offers more than 15 years of professional experience in the engineering field and as the Project Engineer for Linn Architects is responsible for all facets of site civil design, implementation, and documentation.

Mr. Powell's has a broad range of experience including project management, technical oversight of major projects, staff management, client development, and business planning for projects in both the private and public sectors. Mr. Powell has successfully run projects that include commercial/ residential/ intuitional site design, land development/ zoning, stormwater management, municipal approval, and governmental permitting.

Professional Registrations

Registered Civil Engineer – State of Pennsylvania

Recent Select Work Experience235 E. Jefferson Street, Media, PA

Project engineer for a new multi-family condominium complex, consisting of 26 units in 3 separate buildings, located in the Borough of Media. Key site improvements include community and street scape improvements and an underground stormwater bed with a footprint of over 3,200 SF. A major challenge on this project was the existing topography which was utilized in the site design to provide access to the below grade parking facilities.

DELCO SPCA, 555 Sandy Bank Road, Upper Providence, PA

Project engineer for a new multi-phased improvement plan for the Delaware County SPCA. The project includes a new 4,220 SF two-story Wellness Center, a 1,890 SF two-story Services building, and the redevelopment of the existing facility. The Project was considered a Special Exception and required zoning relief. The phasing of project is critical as the facility must be able to operate on a daily basis throughout construction.

Media-Upper Providence Free Library (MUPFL), Media, PA

Project engineer for the redevelopment of the MUPFL located in the Borough of Media. The project entailed demolishing the existing structure to construct a modern 6,242 SF two-story library with downtown Media Charm. The project included obtaining approval to demolish the existing building from the Borough including the Historic and Architectural Review Board and required interface with multiple public and private organizations to create a successful project.



Township of Abington

Engineering & Code Department

John L. Spiegelman, President
Thomas Hecker, Vice President

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

March 18, 2020

Mediplex Property Group Abington LLC
500 Office Center Dr.
Ste 400
Fort Washington, PA 19034

RE: Mediplex Sign Applications @ 1151 Old York Rd, Abington,
Abington Township

Dear Property Owner,

I have reviewed the Sign permit applications submitted for the Mediplex site at 1151 Old York Road, Abington, PA. Unfortunately, at this time, the permits cannot be issued. My review notes are below:

1. Joint-use property identification signs (Refer to Figure 22.20 of the Abington Township Zoning Ordinance):
 - a. These are limited to one per street frontage, and I would permit one along Old York Rd, Guernsey Ave and Eckard Ave, however all three must have a minimum distance of 200 feet apart. The “1151 Old York Road / Mediplex” sign is counted as a joint-use identification sign.
 - b. The monument signs are limited to 6 feet in height. The monument proposed at Old York Rd and Eckard Ave complies with the height and size requirements. The monument proposed at Old York Rd and Guernsey Ave complies with the size requirement, however it exceeds the 6 foot height requirement.
 - c. Both monument signs are required to be placed a minimum of 20 feet from the curb.
2. Joint-use properties, signs for individual uses with external access (Refer to Figure 22.21 of the Zoning Ordinance):



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- a. The individual signs for “Wink Optical” and “Abington Neurology Associates” are limited to 10 square feet maximum each or 15% of the wall façade.
 - b. All individual tenant signs on the same building façade must fit into a single sign band.

If you would still like to proceed with these proposals, you will need to apply for the applicable variances with the Zoning Hearing Board. A Zoning Hearing Board application is available on our website at www.abingtonpa.gov. If you have additional questions, please contact me at slittlefield@abingtonpa.gov or at 267-536-1013.

Sincerely,

Shaun Littlefield
Interim Zoning Officer

cc: Rodon Signs



1140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610.566.7044
FAX: 610.566.3258

June 2, 2020

RE: Zoning Application
Mediplex Abington - Medical Office Building
1151 Old York Road,
Abington Township, Montgomery County, PA

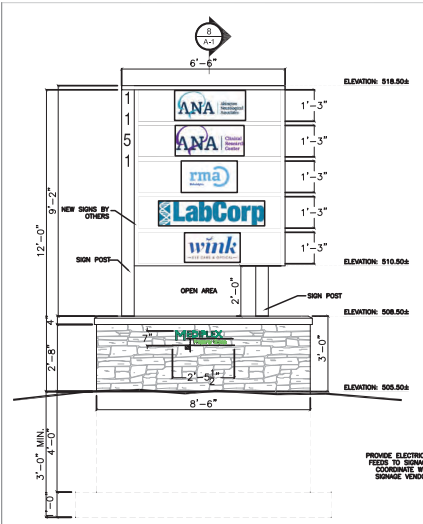
The following outline the requested Zoning Relief (Application Item No.8):

Joint Use ID Signage (Fig. 22.20):

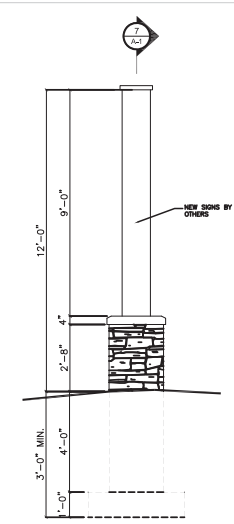
- Per Fig. 22.20: One sign type per street frontage at a minimum 200 ft. apart is allowed. Given the site is 258 ft. wide and bound by 3 street frontages the Applicant is requesting relief to allow the Wall Mounted ID Sign on Old York Road to be located closer than 200 ft. from the Freestanding ID Sign on Eckard Avenue (174 ft.) and the Monument Sign on Guernsey Avenue (43 ft.).
- Per Fig. 22.20: Signage is to be setback a minimum of 20 ft. from the curbline. Given the required Building Build-to-Line, 15 ft. min. to 25 ft. max., along Guernsey Avenue the physical space available to install signage is limited thus the Applicant is requesting Relief to allow the Monument Sign on Guernsey Avenue to be located a minimum of 12 ft. from the curbline.
- Per Fig. 22.20: Wall ID Signage is allowed to be mounted at a maximum height of 20 ft. Given this is a two story building with an entrance facing Old York Road and the requirements of the streetscape amenities and trees along the street frontage the Applicant is requesting Relief to allow the Wall ID Sign to be mounted at a height of 27 ft. to allow for visibility of the Building Address and to be in accordance with the Renderings Approved during the Land Development Process.

Joint Use Individual Tenant Signage (Fig. 22.21):

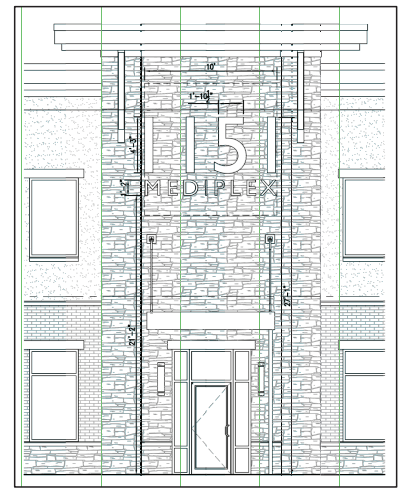
- Per Fig. 22.21 All individual Signs on the same building façade must fit into a single sign band. Given the parking lot is located on the northeast face of the building and there is a tenant entrance on the northwest façade, along Old York Road, the Applicant is requesting Relief to allow a directional sign with the Tenant's Logo to be installed on the parking lot Façade, outside of a single sign band, to direct patrons to the tenant Old York Road entrance.



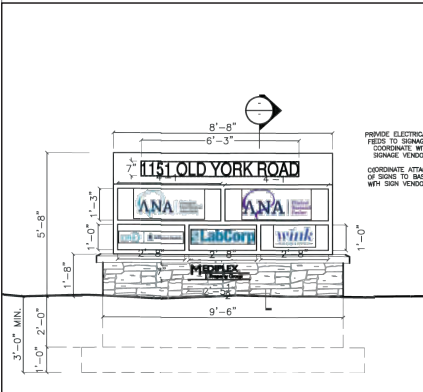
1 PROPOSED FREESTANDING SIGN ELEVATION
ECKARD AVENUE
SCALE: 1/2"=1'-0"



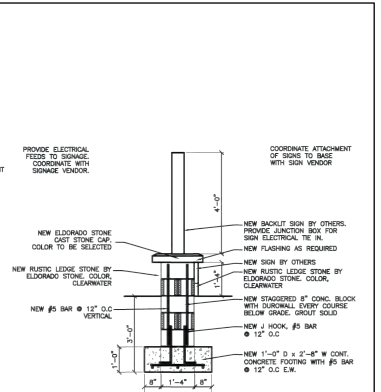
2 PROPOSED FREESTANDING SIGN ELEVATION
ECKARD AVENUE
SCALE: 1/2"=1'-0"



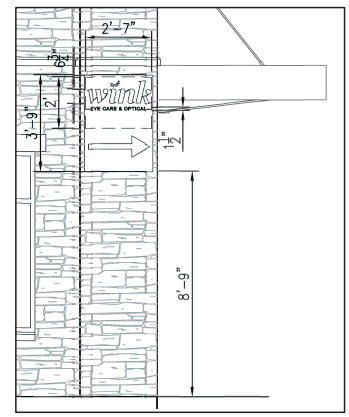
5 PROPOSED WALL ID SIGN ELEVATION
OLD YORK ROAD
SCALE: 1/4"=1'-0"



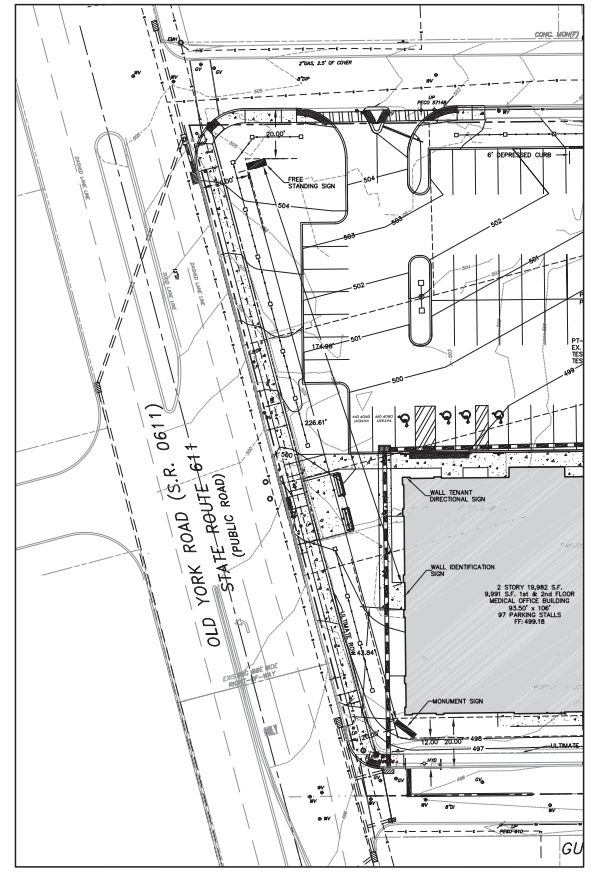
3 PROPOSED MONUMENT SIGN ELEVATION
GLENVIEW AVENUE
SCALE: 1/2"=1'-0"



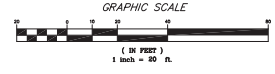
4 PROPOSED MONUMENT SIGN ELEVATION
GLENVIEW AVENUE
SCALE: 1/2"=1'-0"



6 TENANT DIRECTIONAL SIGN ELEVATION
PARKING LOT PACKAGE
SCALE: 1/2"=1'-0"



4 PROPOSED SIGN LOCATIONS
SCALE: 1"=30'-0"



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
THREE (3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TEN (10)
WORKING DAYS FOR EROSION CONTROL
UTILITY INFORMATION IDENTIFIED THROUGH
THE ONE-CALL PROCESS IS VALID FOR
90 DAYS FROM THE DATE OF THE CALL.
Pennsylvania One Call System, Inc.
1-800-242-1776
SERIAL# 2062572566
ONE-CALL DATE: 09/14/18



LINN ARCHITECTS
ARCHITECTURE
1800 N. PROSPERITY ROAD
MONTGOMERY, PENNSYLVANIA 19103
610-271-4400
WWW.LINNARCHITECTS.COM

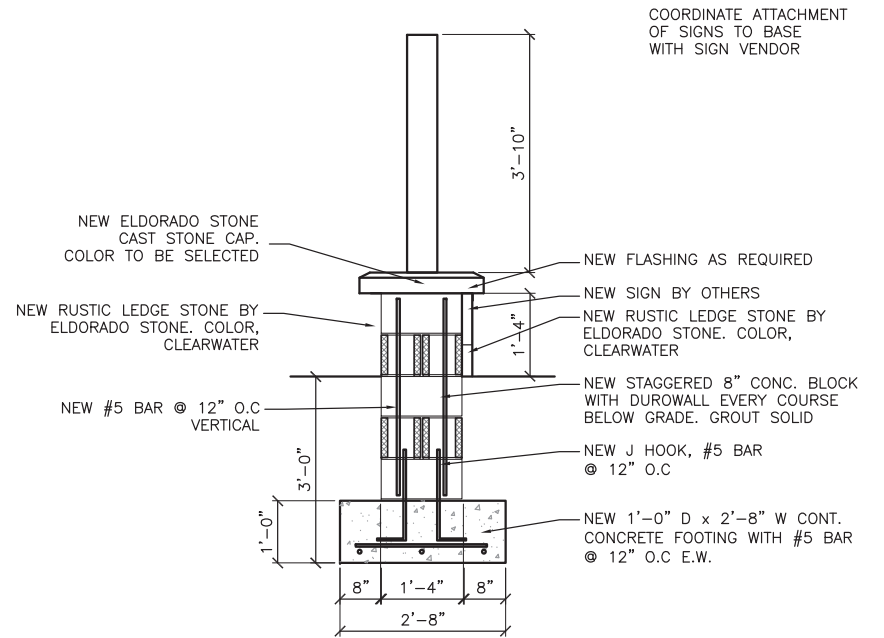
FOR
MEDIPLEX ARINGTON
1137-1151 OLD YORK ROAD
ARINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

DATE	SCALE	REVISIONS	DESCRIPTION	DATE
02.28.20	AS SHOWN	1	ISSUED FOR PERMIT	02.28.20
		2	REVISION PER TRC 3/18/20	04.08.20
			REVISED SIGNAGE DETAILS	04.30.20
			ZONING CORRECT	04.30.20

SHEET NO. **A-1**
SHEET OF **x**



COORDINATE ATTACHMENT OF SIGNS TO BASE WITH SIGN VENDOR



COORDINATE ATTACHMENT OF SIGNS TO BASE WITH SIGN VENDOR

Guernsey Ave

SPEED
LIMIT
5





Old York Rd
Guernsey Ave





1151
ANA Abington Neurological Associates
ANA Clinical Research Center
wink
wink

1
1
5
1

ANA Abington
Neurological
Associates

ANA Clinical
Research
Center

rma Jefferson Health.

wink
EYECARE & OPTICAL



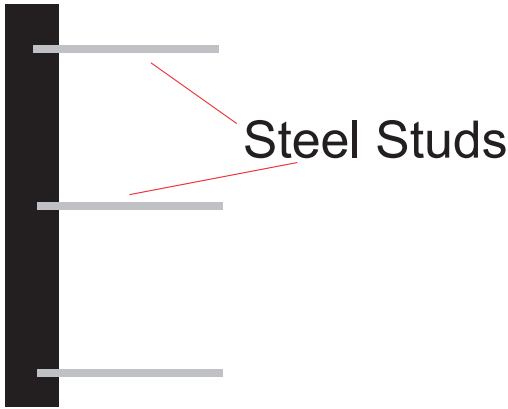




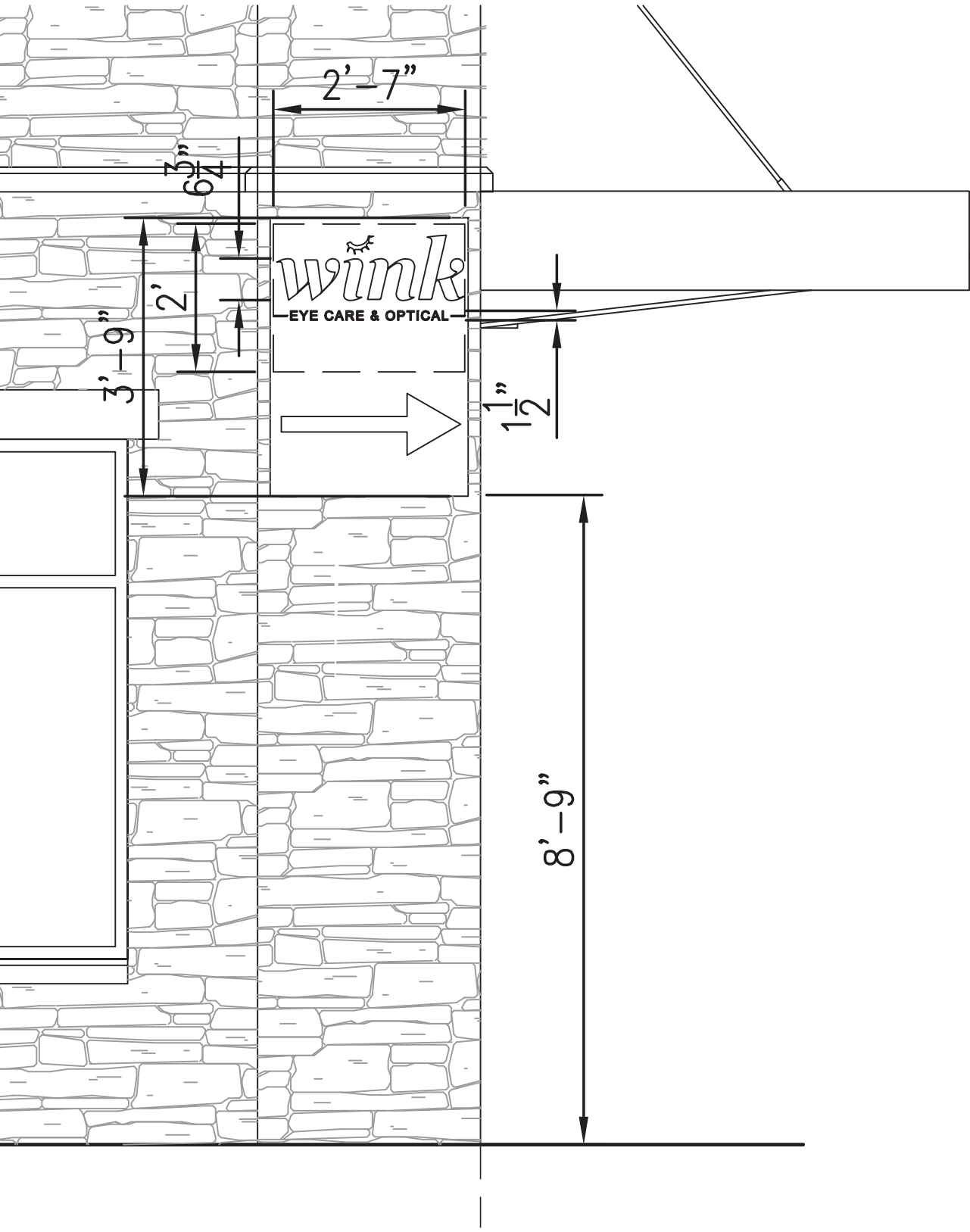
1" PVC



Side view





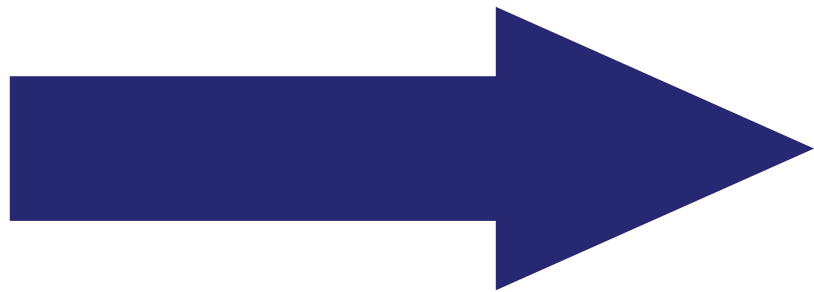


31 in

14.61 in

45 in


wink
EYECARE & OPTICAL



.063 Aluminum
with Vinyl graphic