

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 27, 7:30 PM**

CALL TO ORDER by Chair Sherr at 7:30 PM

ATTENDANCE

PRESENT:	TONY SHERR	[X]
	BOB ANDORN	[X]
	MICHAEL HOLSONBACK	[X]
	MICHELLE GREENAWALT	[X]
	LEE KOCH	[X]

1. February 13 Meeting Minutes - Mr. Holsonback motioned to approve the February 13, 2020 meeting minutes. There was no public comment. Mr. Andorn seconded the motion. By unanimous vote the motion was approved.
2. 2578 Morris – (LD 2019-04) – Bradford Grauel, Engineer for the applicant, provided an overview of the proposed subdivision.

Chair Sherr commented on the Township Traffic Engineer’s review letter and access to the property. Bradford Grauel noted the applicant has received permits to connect two driveways to Morris Road.

Chair Sherr commented on the proposed sewer connection and the removal of trees on the property.

Ms. Greenawalt commented on the SALDO requirements for tree plantings. Joe Nolan, Township Engineer, noted the applicants landscaping plan was in compliance with Township requirements.

Mr. Andorn comments on the proposed sewer laterals, sewer easements and the appearance of the homes.

Ms. Greenawalt commented on the installation of sidewalks. Bradford Grauel noted the applicant seeks to defer the installation of the sidewalks.

Mr. Koch motioned to recommend approval to the Board of Supervisors, conditioned upon the applicant satisfying comments in the Township Consultant’s review letters and deferring the construction of the sidewalks. There was no public comment. Ms. Greenawalt seconded the motion. By unanimous vote, the motion was approved.

3. Meadowood Senior Living – 3205 Skippack Pike – (LD 2020-01) – Tim Woodrow, Engineer for the Applicant, provided an overview of the proposed lot consolidation.

Mr. Holsonback & Ms. Greenawalt commented on the occupancy of the properties.

Chair Sherr commented on reassessment of the property should the lot consolidation be approved.

Mr. Andorn commented on zoning compliance of the properties being consolidated to the main tract.

Joe Nolan noted the proposed consolidation does comply with Township Code and the lot consolidation was request by the Board of Supervisors.

Mr. Koch motioned to recommend approval to the Board of Supervisors of the proposed lot consolidation. There was no public comment. Ms. Greenawalt seconded the motion. By unanimous vote, the motion was approved.

Tim Woodrow provided an overview of the proposed emergency generators and their sound levels.

Chair Sherr commented on exercising of the generators. Tim Woodrow noted the generators would be exercised on a weekly basis.

Chair Sherr commented on the proximity of the proposed generators to structures and homes. Tim Woodrow commented on the surrounding structures and nearest neighboring property.

Mr. Andorn commented on exercising of the generators separately. Tim Woodrow commented on exercising the generators separately and the related noise.

Mr. Holsonback commented on the generators base and vibrations from the generators. Tim Woodrow commented on the installation process.

Ms. Greenawalt commented on the noise and time of the generators being exercised.

Mr. Holsonback commented on solar power at the property.

Mr. Andorn motioned to recommend approval to the Board of Supervisors conditioned upon the applicant satisfying the comments in the Township Engineer's review letter. There was no public comment. Mr. Holsonback seconded the motion. By unanimous vote, the motion was approved.

PUBLIC COMMENT

- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 8:22 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk

LEGAL NOTICE

NOTICE The Worcester Township Board of Supervisors will conduct a public hearing on September 16, 2020, at 7:30PM at Community Hall, 1031 Valley Forge Rd., Fairview Village, PA, to consider Conditional Use Application 2020-01, Meadowood Corporation, 3205 Skippack Pike, TPN 67-00-03185-00-6, requesting a new design with smaller impact, under §150-146.7.A.2(a) and §150-146.7.B.2(b) in order to allow a roadway crossing and pedestrian bridge in Zone 1 and Zone 2 of the Riparian Corridor Conservation District due to mapped alluvial soils. Information is available to be viewed at the Township Office, 1721 Valley Forge Rd., M-F, 7AM to 4:30PM. By Board Order. T. Ryan, Township Manager.

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1731 Valley Forge Road
P.O. Box 767
Worcester, PA 19499

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO.: CVA 2020-01 DATE FILED: 7/27, 2020

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: July 24, 2020

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Meadowood Corporation
- b. Mailing address: 3205 Skippack Pike, P.O. Box 670
Worcester, PA 19490
- c. Telephone number: 610-584-3607, Paul Nordeman, President
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Legal Title (REQUIRED)

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: Catherine M. Harper, Esquire
- b. Address: Timoney Knox, LLC, 400 Maryland Drive
P.O. Box 7544, Ft. Washington, PA 19034-7544
- c. Telephone number: 215-540-2622

5. Property Details:

- a. Present Zoning Classification: LPD
- b. Present Land Use: Residential Life Care Community
- c. Location (Street Address):
3205 Skippack Pike
- d. Parcel #: 67-00-03185-00-6
- e. Lot Dimensions:
 - (1) Area: 131+7/8 acres
 - (2) Frontage: 2,756 (Approximately)
 - (3) Depth: 2,200 (Approximately)
- f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)** See Plans.

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)** See attached.

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See Attachment #1

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No Please see attachments.

If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment) Please see attached.

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Paul Norden

Signature

Paul Nordeman

Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery ; SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

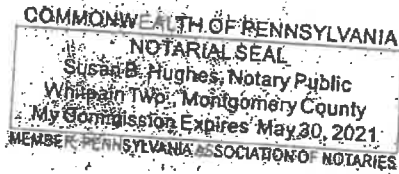
Meadowood Senior Living
Applicant

Paul Nordeman
Applicant

Sworn to and subscribed before me this 23 day of July, 2020

Susan B. Hughes

Notary Public



Date Received:

7/24/20

[Signature]
Zoning Officer

**MEADOWOOD CORPORATION'S APPLICATION
TO THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS**

**FOR A CONDITIONAL USE APPROVAL FOR A PREVIOUSLY PERMITTED
ROADWAY CROSSING IN AN
AREA DESIGNATED AS FLOODPLAIN CONSERVATION OVERLAY DISTRICT
IN CONNECTION WITH THE CONSTRUCTION OF A NEW MEMORY CARE
BUILDING**

July 22, 2020

Meadowood, a residential life care community under the Worcester Township Zoning Ordinance, is located on a more than 130 acre campus located at 3205 Skippack Pike, in the heart of the Township in the LPD Zoning District. In accordance with §150-110.22C of the Zoning Ordinance and §150-11 D (7), by Conditional Use approval, Meadowood offers senior living arrangements from independent living through skilled nursing and is in the process of adding a new Memory Care building to increase its capacity to serve residents with memory issues.

The new Memory Care Building will add approximately 20,000 square feet of residential living space to the Meadowood campus, as shown on the Master Plan shared with Worcester in 2016. It is designed to provide 20 independent living apartments with secure spaces for group meetings, dining, outdoor experiences and general quality of life enhancement for memory impaired seniors and additional parking facilities both to provide for the relocation of existing spaces and to meet an increased demand for parking spaces, together with safe and attractive pedestrian connections to our campus. Some of the parking and trail connections are accessible via the roadway and pedestrian bridge crossing of the riparian buffer zones.

Last year, to serve a recently relocated community garden, Meadowood was given Conditional Use Approval on March 20, 2019 (attached), and Zoning Hearing Board approval on April 18, 2019, contingent on state permits, to cross the riparian corridor in the Floodplain District for a road to connect the new garden to the main campus. As required by the Zoning Hearing Board Decision, and the law, Meadowood then sought approval from the Pennsylvania Department of Environmental Protection for the crossing of the floodplain, and the plan was eventually approved by the Pennsylvania Department of Environmental Protection (DEP) with changes. Among those changes were shrinking the 75 foot length of pipe to only 45 feet of pipe, and reducing the disturbance to the floodplain by a similar proportion. The 45 foot length of pipe which was approved by the Pennsylvania Department of Environmental Protection is depicted on a plan dated May 2, 2019. By decision dated July 14, 2020 (attached), the Worcester Zoning Hearing Board granted approval for the smaller encroachment to cross the floodplain and riparian buffer. The new design adds a pedestrian bridge to the roadway crossing, but ultimately results in a lesser environmental impact on the buffer. These features will also be used by the new Memory Care Building as it provides vehicular and pedestrian access to the garden and parking lot near the garden.

Meadowood is now requesting conditional use approval for the new design, with a smaller impact, under Section 150-146.7.A(2)(a) and Section 150-146.7.B(2)(b) in order to allow a roadway crossing of Zone 1 and Zone 2 of the Floodplain Conservation Overlay District due to mapped alluvial soils. Section 150-146.7.A(2)(a) permits corridor crossings by conditional use for roads. Section 150-146.7.B (2)(b) allows corridor crossings of Zone 2 by conditional use for roads as well.

Zone 1 is identified as land within 25 feet of an identified floodplain. Zone 2 is defined as "the outer edge of Zone 1 and shall occupy a minimum width of 50 feet in addition to Zone 1," as "subject to review and approval by the Township Board of Supervisors in consultation with the Township Engineer." Accordingly, in order to permit the roadway and pedestrian bridge in accordance with DEP's approval, Conditional Use approval is required. However, the new configuration results in a lesser impact on the riparian buffers and allows the residents, visitors and staff to access the new location of the Victory Garden, and its parking lot, and facilitates the new Memory Care Building. Accordingly, Meadowood seeks conditional use approval from the Worcester Township Board of Supervisors.

In addition, to the extent required, Meadowood is requesting Conditional Use approval of its expanded residential life care community with the addition of the Memory care building under §150-11 D (7) which permits: "A residential life-care facility, provided that the use is located on a lot 100 acres or larger, building coverage does not exceed 15% of the net lot area and impervious coverage does not exceed 40% of the net lot area." Meadowood meets these requirements.

2020 Zoning Hearing Board Decision

BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF
THE MEADOWOOD CORPORATION

NO. 2020-04
APPLICATION FOR VARIANCES

DECISION

The Applicant/Owner, The Meadowood Corporation, proposes to construct an additional building at the property located at 3205 Skippack Pike in the LPD - Land Preservation Zoning District.

A public hearing on the above Application was held on March 9, 2020, at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

ORDER

(1) A variance from Zoning Ordinance Section 150-13.B(2), so as to encroach 20' into the required 125' side yard setback, is **GRANTED**.

(2) Variances from Zoning Ordinance Sections 150-146.7(B) and 150-146.8, so as to permit an encroachment not to exceed 40' into the required Riparian Corridor, are **GRANTED**.

This Decision is subject to the following conditions:

1. The Applicant shall construct the building substantially in accordance with the plan marked as Exhibit A-3.
2. The Applicant shall restore and plant trees and vegetation, in excess of the existing trees and vegetation being disturbed in the Riparian Corridor, and as required by the Township.
3. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction and use in a timely manner.
4. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
5. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
6. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval. The expiration date for obtaining the building permit as set forth herein may be extended by the Township for two (2) successive six (6) month periods, if, in the opinion of the Zoning Officer, the applicant is diligently pursuing the building permit.

WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair



Caesar Garbone, Vice Chair



John D'Lauro, Secretary

Absent

Bradford Smith

Order Entered: 4/6/2020

Circulation Date: 4/6/2020

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

2019 Worcester Township Meadowood Conditional Use Decision

BEFORE THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS,
MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: CONDITIONAL USE APPLICATION NO. 2019-01
 OF MEADOWOOD CORPORATION

DECISION

A Public Hearing on the above Application having been held on March 20, 2019 at 7:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Worcester Township Board of Supervisors hereby makes the following Order:

ORDER

Accordingly, based upon the evidence and testimony presented, the Conditional Use Application of Meadowood Corporation, 3205 Skippack Pike, PO Box 670, Worcester, Pennsylvania, 19490, legal owner of the property, in the LPD Zoning District, for a Conditional Use pursuant to Section 150-146.7.A(2)(a) and Section 150-146.7.B(2)(b) of the Worcester Township Zoning Ordinance, to permit a roadway crossing of Zone 1 and Zone 2 of the Floodplain Conservation Overlay District, is hereby **GRANTED**, subject to the following conditions:

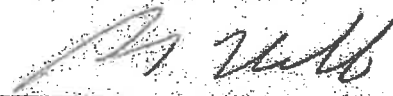
1. Applicant must receive the required approval from the Worcester Township Zoning Hearing Board as required by Section 150-138.A.(4)(b) regarding passing through the Floodplain;


2. Applicant shall obtain all permits required in conjunction with construction of this crossing including those required from DEP and Worcester Township;
3. Hydraulic calculations shall be provided of the proposed pipe that will be installed in conjunction with the crossing for review and approval;
4. The Applicant must also prepare a Plan identifying the erosion and sedimentation controls that will be installed in conjunction with construction; and
5. Construction shall be inspected by the Township to ensure compliance with the approved Plan.

Worcester Township Board of Supervisors reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.


WORCESTER TOWNSHIP
BOARD OF SUPERVISORS

By:


Richard DeLello, Chairperson


Susan Caughlan, Vice-Chairperson

Attest:

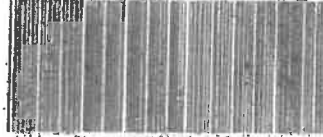

Tommy Ryan, Secretary

Decision Date: March 20, 2019

Circulation Date: March 29, 2019



DEED BK 5752 PG 00111 to 00121
 INSTRUMENT #: 2009124822
 RECORDED DATE: 12/01/2009 02:32:37 PM



1136220-0007E


RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Amy Streets - Suite 303
 P.O. Box 311 - Norristown, PA 19304
 Office: (610) 276-3259 - Fax: (610) 278-3888

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

Document Type: Deed Document Date: 11/24/2009 Reference Info: marjulist dewyohe		Transaction #: 1033256 - 13 Doc(s) Document Page Count: 10 Operator Id: klebard	
RETURN TO: (Mail) DOUGLAS D YOHE 1700 bent creek blvd ste 140 mechanicsburg - PA 17050		SUBMITTED BY: DOUGLAS D YOHE 1700 bent creek blvd ste 140 mechanicsburg, PA 17050	
* PROPERTY DATA:			
Parent ID #: 67-00-03184-00-6 Address: 3305 SKIPPACK PIKE	Parent ID #: 67-00-03184-00-7 Address: SKIPPACK PIKE	Parent ID #: 67-00-03183-00-7 Address: SKIPPACK PIKE	
Municipality: PA Worcester Township (100%) School District: Methacton	Municipality: PA Worcester Township (0%) School District: Methacton	Municipality: PA Worcester Township (0%) School District: Methacton	
* ASSOCIATED DOCUMENT(S):			
CONSIDERATION/SECURED AMT: \$1,225,000.00		DEED BK 5752 PG 00111 to 00121 Recorded Date: 12/01/2009 02:32:37 PM	
FEES / TAXES:		I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee/Deed	\$51.50		
Additional Pages Fee	\$12.00		
Additional Parcels Fee	\$57.00		
Affordable Housing Pages	\$12.00		
Affordable Housing Parcels	\$3.00		
State RTT	\$12,250.00		
Worcester Township RTT	\$6,125.00		
Methacton School District RTT	\$6,125.00		
Total:	\$24,639.50	 <i>Nancy J. Becker</i> Nancy J. Becker Recorder of Deeds	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supercedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA; PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



12/01/2009 02:32:37 PM COUNTY COMMISSIONERS REGIST DEED BK 5762
67-00-03185-00-6 WORCESTER
3205 SKIPPAK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 028 L 5145 DATE: 12/01/2009 JC

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
PG 00112 0-7 WORCESTER
SKIPPAK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 045 L 2590 DATE: 12/01/2009 JO

Return to: Douglas C. Yohe, Esq.
Latsha Davis Yohe & McKenna, P.C.
1400 Bent Creek Blvd., Suite 140
Mechanicsburg, PA 17050

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03193-00-7 WORCESTER
SKIPPAK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 021 L 2900 DATE: 12/01/2009 JO

Tax Parcel Numbers: 67-00-03185-006
Montgomery County 67-00-03184-007
DEC 01 2009 67-00-03193-007
Recorder of Deeds 67-00-03194-006
67-00-01096-502
67-00-01101-002
67-00-03194-105

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03194-00-8 WORCESTER
SKIPPAK PIKE
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 064 L 2909 DATE: 12/01/2009 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01096-50-2 WORCESTER
VALLEY FORGE RD
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00
B 028 U 023 L 2900 DATE: 12/01/2009 JO

DEED

THIS INDENTURE, made this 24th day of November, 2009, by and between MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a public instrumentality and body corporate and politic of the Commonwealth of Pennsylvania organized and existing under the Pennsylvania Economic Development Financing Law, (hereinafter called the "Grantor");

AND

THE MEADOWOOD CORPORATION, (hereinafter called the "Grantee").

WITNESSETH, the Grantor, for and in consideration of the sum of One Million Two Hundred Twenty-Five Thousand Dollars (\$1,225,000), lawful money of the United States of America, unto the Grantor well and truly paid and delivered by the Grantee at and before the sealing and delivery of these presents, the receipt whereof the Grantor does hereby acknowledge, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee, the successors and assigns of the Grantee ALL THAT CERTAIN parcels or tracts of land and real estate located at Skippack Pike, Worcester Township as more fully described on Exhibit "A" attached hereto, which is hereby incorporated by reference as if herein fully set forth verbatim, and hereby made and to be deemed an integral part hereof.

BEING the same premises conveyed by a certain Deed of Consolidation dated October 11, 2002 from Montgomery County Industrial Development Authority and Meadowood Corporation, as Grantors, to Montgomery County Industrial Development Authority and Meadowood Corporation (a/k/a The Meadowood Corporation), as Grantees, and recorded in the Montgomery County Recorder Deed Book 5430, Page

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03194-10-5 WORCESTER
SKIPPAK PIKE
PECO
134351 B 028 U 066 L 8100 DATE: 12/01/2009

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-01101-00-2 WORCESTER
VALLEY FORGE RD
Certified MONTGOMERY CIDA & MEADOWOOD CORP 2 of 11
B 028 U 023 L 2900 DATE: 12/01/2009
Recorder of Deeds



1048; the purpose of this Deed is for Montgomery County Industrial Development Authority to convey all of its right, title and interest in the premises to The Meadowood Corporation.

AND BEING the same premises subject to a certain Installment Sales Agreement dated as of December 1, 1985 ("Original Installment Sales Agreement"), as amended and restated by an Amended and Restated Installment Sales Agreement dated as of April 1, 1986 ("Second Installment Sales Agreement") and a Memorandum of thereof recorded in Montgomery County Deed Book 4799, Page 270, as further amended and restated Installment Sales Agreement dated as of November 1, 1990 ("Third Installment Sales Agreement") and a Memorandum of thereof recorded in Montgomery County Deed Book 4964, Page 171, as supplemented by a First Supplemental Installment Sales Agreement dated as of September 15, 1995 ("First Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5131, Page 989, as further supplemented by a Second Supplemental Installment Sales Agreement dated as of October 1, 1997 ("Second Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5203, Page 1256, as further supplemented by a Third Supplemental Installment Sales Agreement dated as of February 1, 2005 ("Third Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5543, Page 1414 whereby the Grantor agreed to sell the land to Grantee and this Deed terminates and cancels the Original Installment Sales Agreement, the Second Installment Sales Agreement, the Third Installment Sales Agreement, the First Supplement, the Second Supplement and the Third Supplement.

TOGETHER with, all and singular, the buildings and structures thereon, and the improvements, ways, street, alleys, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, at law and in equity, of, in and to the same.

TO HAVE AND TO HOLD the said land and real estate, with the buildings and improvements erected thereon, and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, the successors and assigns of the Grantee, to and for the only proper use and behoof of the Grantee, the successors and assigns of the Grantee, forever, nevertheless, as aforesaid, subject to all conditions and restrictions of record.

AND the Grantor, for the Grantor and the successors of the Grantor, by these presents, does covenant, promise and agree to and with the Grantee, the successors and assigns of the Grantee, that the Grantor and the successors of the Grantor, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee and the successors and assigns of the



Grantee, against the Grantor and the successors of the Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them, or any of them, shall and will, under and subject as aforesaid, specially warrant and forever defend.

IN WITNESS WHEREOF, the Grantor, intending to be legally bound hereby, has caused this Indenture to be duly executed on this day, month and year first above written.

WITNESS:

MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

[Handwritten Signature]
Asst. Secretary

By: *[Handwritten Signature]*
Name: *[Handwritten Name]*
Title: *[Handwritten Title]*



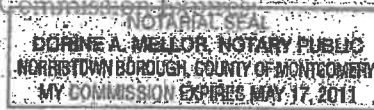
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the 24th day of November, 2009, before me, the undersigned officer, a Notary Public in and for said Commonwealth and County, personally appeared Sherry L. Holowitz, who acknowledged himself to be the CHAIRPERSON of MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body politic and corporate, and that he (she) as such CHAIRPERSON, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by himself (herself) as CHAIRPERSON.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dorine A. Mellor
Notary Public

My



I hereby certify that the precise residence or address of the Grantee in the written Indenture is 3205 Skippack Pike, Worcester, PA 19490.

Douglas C. Yeh
Attorney for the Grantee



EXHIBIT "A"LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan made for the Meadowood Life Care Community, prepared by Woodrow + Associates, Inc., dated July 13, 2001, as follows, to wit:

BEGINNING at a point on the Northerly Legal/Required Right of Way line of Skippack Pike (being 100 feet in width at this point), said point being a point, a corner of lands now or late of Diefenbeck (Block 28 Unit 33), as shown on the above referenced plan; commencing from the point of beginning; thence extending along aforesaid lands, North 46 degrees 7 minutes 20 seconds East, a distance of 801.20 feet to a point, a corner of lands now or late of Allan (Block 28E Unit 2); thence extending along aforesaid lands, South 39 degrees 39 minutes 20 seconds East, a distance of 607.75 feet to a point, a corner of lands now or late of Singmaster (Block 28E Unit 3); thence extending along aforesaid lands, North 52 degrees 19 minutes 7 seconds East, a distance of 478.03 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 5); thence extending along aforesaid lands, South 30 degrees 7 minutes 22 seconds East, a distance of 857.25 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 6); thence extending along aforesaid lands the 2 following courses and distances: (1) North 46 degrees 33 minutes 16 seconds East, a distance of 608.33 feet to an angle point; (2) North 46 degrees 18 minutes 52 seconds East, a distance of 837.81 feet to a point, a corner of lands of PECO Energy Company Right of Way; thence extending along aforesaid lands the 2 following courses and distances: (1) South 00 degrees 16 minutes 17 seconds West, a distance of 395.24 feet to an angle point; (2) South 29 degrees 28 minutes 55 seconds East, a distance of 1759.33 feet to a point; thence leaving lands of PECO Energy, South 59 degrees 16 minutes 15 seconds West, a distance of 463.46 feet to a point on the Northerly side of a secondary access way to the Meadowood Life Care Facility, said point also being a corner of lands now or late of Poulke (Block 28 Unit 22); thence extending along the same, South 33 degrees 31 minutes 21 seconds East a distance of 387.27 feet to a point on a curve on the Western Legal/Required Right of Way line of Valley Forge Road (100 feet in width at this point); thence extending along the same on the arc of a circle curving to the left having a chord bearing of South 48 degrees 34 minutes 29 seconds West and a chord length of 50.51 feet to a point on the said Right of Way line; thence extending back along said access way, North 33 degrees 31 minutes 21 seconds West, a distance of 447.99 feet to a point, a corner of lands now or late of Pascoe (Block 28 Unit 39); thence extending along the same, South 47 degrees 9 minutes 21 seconds West, a distance of 497.78 feet to a point, a corner of lands now or late of Methacton School District (Block 29 Unit 19); thence extending along the same, North 48 degrees 33 minutes 55 seconds West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands; thence South 46 degrees 55 minutes 30 seconds



West, a distance of 40.25 feet to a point, a corner of lands now or late of Rieger (Block 29 Unit 2); thence extending along the aforesaid lands the 2 following courses and distances: (1) North 43 degrees 34 minutes 30 seconds West, a distance of 155.73 feet to an angle point; (2) South 49 degrees 27 minutes 40 seconds West, a distance of 810.79 feet to a point on the Northerly Legal/Required Right of Way line of the first mentioned Skippack Pike; thence continuing along said right of way line, North 36 degrees 57 minutes 14 seconds West, a distance of 448.71 feet to a point at the beginning of a curve tangent to said line; thence extending along the same on the arc of a circle curving to the left having a chord bearing of North 42 degrees 34 minutes 21 seconds West and a chord length of 2,293.29 feet, a radius of 11,712.21 feet and an arc distance of 2,296.97 feet to the point of beginning.

CONTAINING 112.2492 acres, more or less.

TOGETHER with all development and other rights as granted by Philadelphia Electric Company to Susquehanna Property Management by Agreement dated March 5, 1984 and recorded in Montgomery County Deed Book 4731 Page 1840, as described to wit:

ALL THAT CERTAIN lot or piece of ground, SITUATE in Worcester Township, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Meadowood Life Care Community prepared for General Health Management, Inc., made by Urwiler + Walter, Inc., Surrneytown, Pennsylvania, dated March 1, 1984 and last revised February 13, 1986 as follows, to wit:

BEGINNING at an interior point, said interior point, being a point, a corner of lands marked "restrict area", (10.374 acres, more or less); thence extending from said point of beginning, North 46 degrees 18 minutes 52 seconds East 209.63 feet to a point; thence extending from said point South 00 degrees 16 minutes 17 seconds West 425.42 feet to a point; thence extending South 29 degrees 28 minutes 14 seconds East 1,226.69 feet to a point; thence extending North 57 degrees 31 minutes 16 seconds East 62.58 feet to a point; thence extending North 57 degrees 43 minutes 46 seconds East 125.16 feet to a point, a corner of lands now or late of Ellis D. Anders; thence extending along the aforesaid lands, South 29 degrees 28 minutes 14 seconds East 702.06 feet to a point of common corner of the aforesaid Anders land and a point, a corner of lands now or late of Philadelphia Electric Company; thence extending along the aforesaid lands South 51 degrees 33 minutes 16 seconds West 379.64 feet to a point, a corner of lands now or late of Peter Maas; thence extending along the aforesaid lands and along lands now or late of Meadowood Life Care Community and also along the aforementioned restricted area in Meadowood Life Care Community, North 29 degrees 28 minutes 14 seconds West 1,952.84 feet to a point; thence extending along the aforesaid lands, North 00 degrees 16 minutes 17 seconds East 395.79 feet to the first mentioned point and place of beginning.

CONTAINING in area 12.908 acres of land, more or less.



TOGETHER with easements as set forth in Montgomery County Deed Book 4819 Page 2319 as modified in Montgomery County Deed Book 4853 Page 1523 and together with the easement as set forth in Montgomery County Deed Book 4819 Page 2328 and together with the easements as set forth in Montgomery County Deed Book 4819 Page 2339 as modified in Montgomery County Deed Book 4853 Page 1527.

Being Parcel Numbers 67-00-03185-006 (Nos. 67-00-03184-007, 67-00-03193-007, 67-00-03194-006, 67-00-01906-502, 67-00-01101-002, and 67-00-03190-001 are assessed with 67-00-03185-006) (as to Fee Area) and 67-00-03194-10-5 (as to Easement Area).

SAID PREMISES BEING THE SAME PREMISES AS ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Survey Plan, "Meadowood Life Care Community", prepared for Meadowood Corporation by Urwiler & Walter, Inc. dated February 2, 2005, last revised November 23, 2009, bounded and described as follows to wit:

BEGINNING at a point for corner in the Northeasterly required legal right-of-way line of Skippack Pike (SR 0073) (100 feet wide), said point being approximately 622.85 feet in a Southeasterly direction from the intersection of the extension of said required legal right-of-way of Skippack Pike and the centerline of Wentz Church Road;

THENCE North 41 degrees 24 minutes 41 seconds East along the Southeasterly boundary line of other lands of Meadowood Corporation and thence lands of Richard and Mitzi Singmaster for a distance of 802.32 feet to a concrete monument found for corner;

THENCE South 45 degrees 01 minutes 41 seconds East along the Southwesterly boundary line of lands of said Richard and Mitzi Singmaster for a distance of 607.65 feet to a concrete monument found for corner;

THENCE North 46 degrees 56 minutes 58 seconds East along the Southeasterly boundary line of lands of Richard and Mitzi Singmaster for a distance of 477.94 feet to a concrete monument found for corner;

THENCE South 35 degrees 30 minutes 18 seconds East along the Southwesterly boundary line of lands of Kurt and Janet Dietrich for a distance of 857.27 feet to a 1 inch pipe found for corner;

THENCE North 41 degrees 10 minutes 39 seconds East along the Southeasterly boundary line of lands of Ludovico Cognata/Kurt Dietrich for a distance of 608.35 feet to a field stone found for an angle point;



THENCE North 40 degrees 58 minutes 29 seconds East continuing along the said Southeasterly boundary line of lands of Ludovico Cognata/Kurt Dietrich and then lands of Ludovico and Elizabeth Cognata for a distance of 837.17 feet to a point for corner;

THENCE South 05 degrees 06 minutes 00 seconds East along the Westerly boundary line of lands of Philadelphia Electric Company for a distance of 395.90 feet to an angle point;

THENCE South 34 degrees 50 minutes 31 seconds East along the Southwesterly boundary line of said lands of Philadelphia Electric Company for a distance of 1,758.51 feet to a point for corner;

THENCE South 54 degrees 40 minutes 18 seconds West along the Northwesterly boundary line of other lands of Philadelphia Electric Company for a distance of 76.15 feet to a 1/2 inch iron pin found for angle point;

THENCE South 54 degrees 09 minutes 19 seconds West along the Northwesterly boundary line of lands of Bruce and Melissa Foulke for a distance of 387.34 feet to a 2 inch pipe found for corner;

THENCE South 39 degrees 27 minutes 41 seconds East along the Southwesterly boundary line of said lands of Bruce and Melissa Foulke for a distance of 390.72 feet to a point for corner;

THENCE in a Southwesterly direction along a curve being the Northwesterly required legal right-of-way of Valley Forge Road (SR 0363) (100 feet wide) and said curve having a radius of 1,630.87 feet and an arc length of 50.20 feet and also having a chord bearing and distance of South 42 degrees 40 minutes 52 seconds West 50.19 feet to a point for corner;

THENCE North 39 degrees 27 minutes 41 seconds West along the Northeasterly boundary line of lands of John and Doris Pascoe for a distance of 397.67 feet to a 1-1/2 inches pipe found for angle point;

THENCE North 39 degrees 23 minutes 53 seconds West continuing along the Northeasterly boundary line of lands of John and Doris Pascoe for a distance of 51.04 feet to a point for corner;

THENCE South 41 degrees 43 minutes 07 seconds West along the Northwesterly boundary lines of lands of said John and Doris Pascoe and then lands of Edward and Ella Williams for a distance of 496.82 feet to a 1 inch pin found for corner;



THENCE North 53 degrees 57 minutes 19 seconds West along the Northeasterly boundary line of lands of Charles and Irena Bordonaro for a distance of 84.96 feet to a 1 inch pipe found for angle point;

THENCE North 53 degrees 25 minutes 56 seconds West along the Northeasterly boundary line of lands of Methacton School District for a distance of 284.43 feet to a point for corner;

THENCE South 41 degrees 34 minutes 04 seconds West along the Northwesterly boundary line of said lands of Methacton School District for distance of 42.65 feet to a 1 inch pipe found for corner;

THENCE North 48 degrees 55 minutes 56 seconds West along the Northeasterly boundary line of lands of R. Bruce and Heather Glendinning for a distance of 136.09 feet to a concrete monument found for corner;

THENCE South 43 degrees 59 minutes 44 seconds West along the Northwesterly boundary lines of lands of said R. Bruce and Heather Glendinning and then lands of Michael and Mary Lou Crush for a distance of 310.76 feet to a point for corner;

THENCE North 42 degrees 17 minutes 36 seconds West along said Northeasterly required legal right-of-way line of Skippack Pike for a distance of 441.47 feet to a point at the beginning of a curve to the left;

THENCE in a Northwesterly direction continuing along said Northeasterly required legal right-of-way line of Skippack Pike and along said curve to the left having a radius of 11,701.16 feet and an arc length of 2,314.55 feet and also having a chord bearing and distance of North 47 degrees 57 minutes 36 second West 2,310.78 feet to the point and place of beginning.

CONTAINING: 4,891,144 square feet of land more or less, 112.2852 acres of land more or less.

TOGETHER WITH ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Survey Plan, "Meadowood Life Care Community", prepared for Meadowood Corporation by Urwiler & Walter, Inc. dated February 3, 2005 bounded and described as follows to wit:

BEGINNING at a point for corner in the common boundary line between lands of Philadelphia Electric company and Central Schwenkfelder Church, Inc., said point being North 34 degrees 50 minutes 31 second West approximately 189.12 feet from the



intersection of the Northeasterly boundary line of said lands of Philadelphia Electric Company and the title line within Steelman Road;

THENCE South 46 degrees 10 minutes 59 seconds West crossing said lands of Philadelphia Electric Company (375 feet wide) for a distance of 379.64 feet to a point for corner;

THENCE North 34 degrees 50 minutes 31 seconds West through lands of said Philadelphia Electric Company 194.28 feet then continuing along the common boundary line between lands of said Philadelphia Electric Company and lands of Meadowood Corporation for a total distance of 1,952.80 feet to an angle point;

THENCE North 05 degrees 06 minutes 00 seconds West continuing along said common boundary line between lands of Philadelphia Electric Company and Meadowood Corporation for a distance of 395.90 feet to a point for corner;

THENCE the following five (5) courses and distances through said lands of Philadelphia Electric Company;

(1) North 40 degrees 58 minutes 29 seconds East for a distance of 208.26 feet to a point for corner;

(2) South 05 degrees 06 minutes 00 seconds East for a distance of 424.98 feet to an angle point;

(3) South 34 degrees 50 minutes 31 seconds East for a distance of 1,226.69 feet to a point for corner;

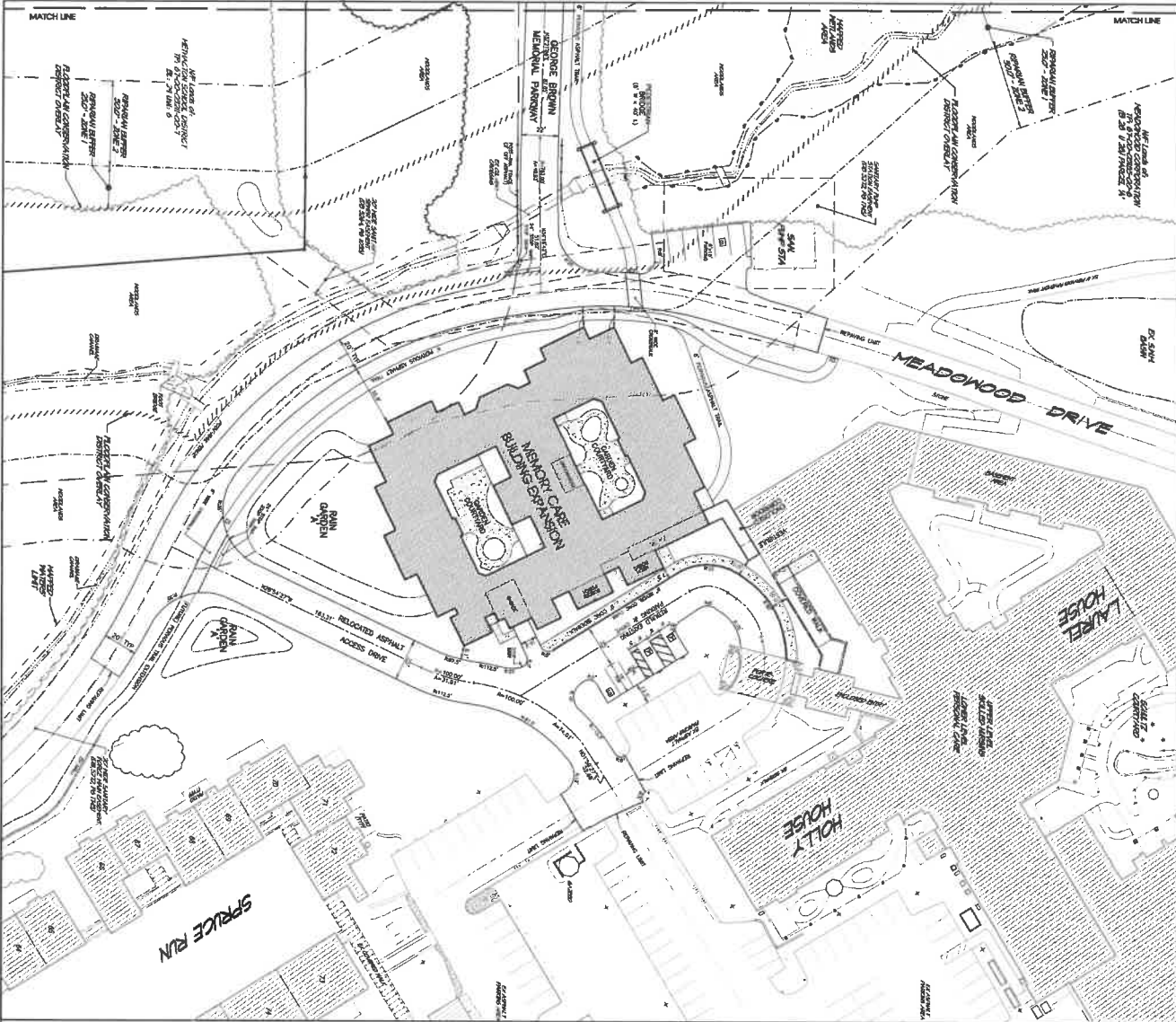
(4) North 52 degrees 08 minutes 59 seconds East for a distance of 62.58 feet to an angle point;

(5) North 52 degrees 21 minutes 29 seconds East for a distance of 125.16 feet to a point for corner;

THENCE South 34 degrees 50 minutes 31 second East along said common boundary line between lands of Philadelphia Electric Company and Central Schwenkfelder Church, Inc. for a distance of 702.06 feet to the point and place of beginning.

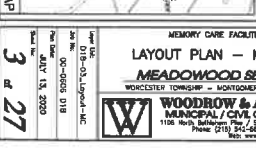
CONTAINING: 560,881 square feet of land more or less, 12.8761 acres of land more or less.





GENERAL PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
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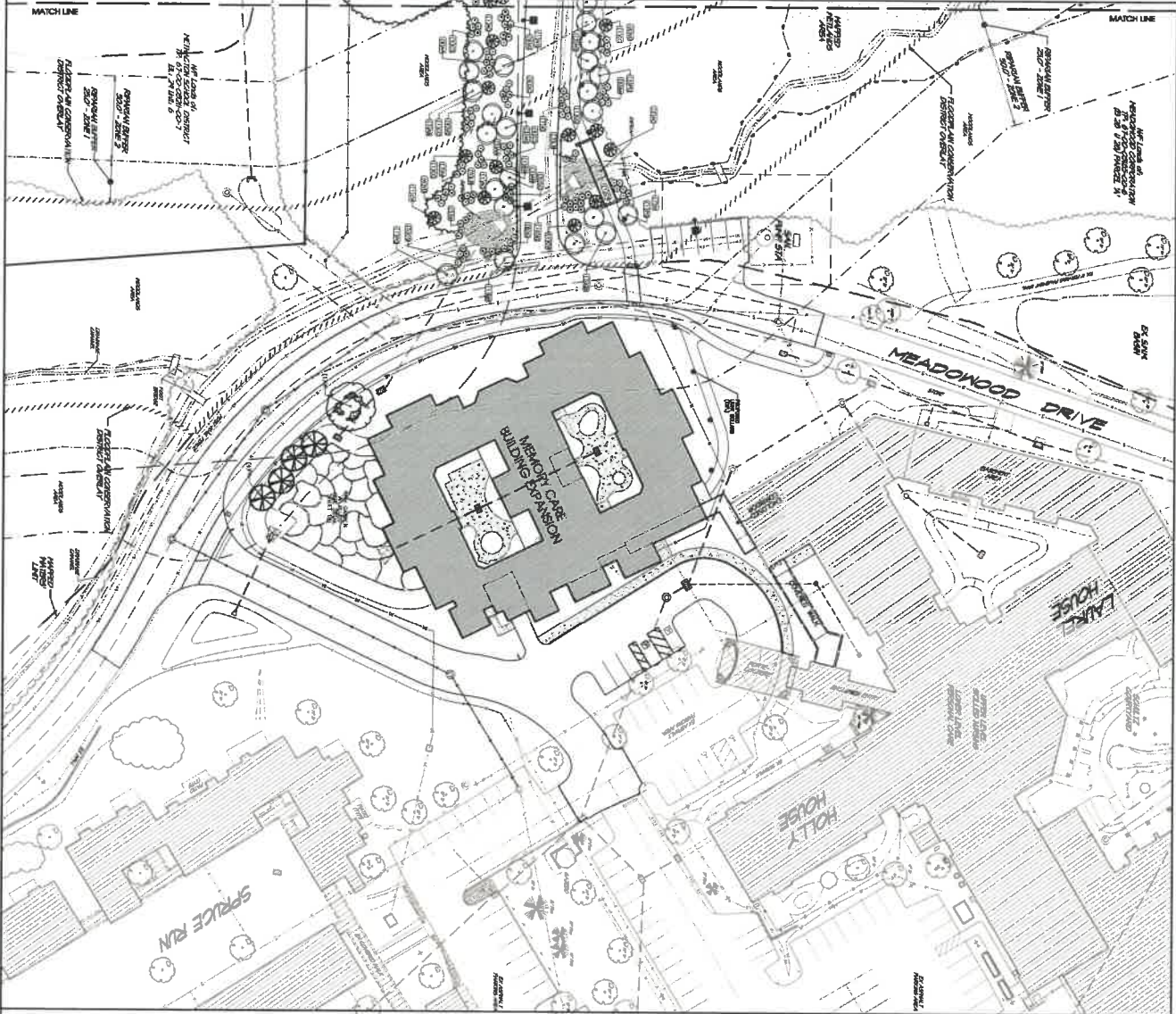


MEMORY CARE FACILITIES EXPANSION
LAYOUT PLAN — MEMORY CARE
MEADOWOOD SENIOR LIVING
 WORCESTER TOWNSHIP — MONTGOMERY COUNTY — PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
 CIVIL CONSULTING ENGINEERS
 1108 North Meridian Street, Suite 200
 Harrisburg, PA 17104
 Phone: 717-633-1234
 Fax: 717-633-1235
 Email: info@woodrow.com
 Website: www.woodrow.com

THE MEADOWOOD CORPORATION
 1108 North Meridian Street, Suite 200
 Harrisburg, PA 17104
 Phone: 717-633-1234
 Fax: 717-633-1235
 Email: info@meadowood.com
 Website: www.meadowood.com

DATE: 04/11/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 20-005-018
 SHEET NO.: 3 OF 27



PLAN LEGEND

- Existing Building Footprint
- Proposed Building Footprint
- Existing Parking
- Proposed Parking
- Existing Landscaping
- Proposed Landscaping
- Existing Site
- Proposed Site
- Existing Utility
- Proposed Utility
- Existing Easement
- Proposed Easement
- Existing Right-of-Way
- Proposed Right-of-Way
- Existing Access
- Proposed Access
- Existing Fence
- Proposed Fence
- Existing Wall
- Proposed Wall
- Existing Gate
- Proposed Gate
- Existing Sign
- Proposed Sign
- Existing Light
- Proposed Light
- Existing Tree
- Proposed Tree
- Existing Shrub
- Proposed Shrub
- Existing Plant
- Proposed Plant
- Existing Water
- Proposed Water
- Existing Sewer
- Proposed Sewer
- Existing Storm
- Proposed Storm
- Existing Gas
- Proposed Gas
- Existing Electric
- Proposed Electric
- Existing Tele
- Proposed Tele
- Existing Cable
- Proposed Cable
- Existing Other
- Proposed Other

LIGHTING INFORMATION

Lighting Schedule	Location	Requirement
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GRASSY CORRIDOR VEGETATION PLANT SCHEDULE

Plant	Quantity	Plant Name	Plant Code	Plant Size	Plant Spacing	Plant Notes
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GENERAL PLAN NOTES

1. The site is located within the City of Denver, Colorado, and is subject to the City of Denver's zoning regulations. The proposed expansion is consistent with the City's zoning requirements.
2. The proposed expansion is located within the existing site boundaries and does not require any additional permits or approvals from the City of Denver.
3. The proposed expansion is designed to be fully accessible to all users, including those with disabilities. The design complies with the Americans with Disabilities Act (ADA) and the City of Denver's accessibility requirements.
4. The proposed expansion is designed to be energy-efficient and sustainable. The design incorporates green building practices and materials to reduce the building's carbon footprint.
5. The proposed expansion is designed to be aesthetically pleasing and blend with the existing site. The design incorporates landscaping and architectural details that complement the existing site.
6. The proposed expansion is designed to be safe and secure. The design incorporates security measures to protect the building and its occupants.
7. The proposed expansion is designed to be flexible and adaptable to future needs. The design incorporates flexible spaces and layouts that can be easily modified as needed.
8. The proposed expansion is designed to be cost-effective. The design incorporates cost-saving measures to ensure the project is completed within budget.
9. The proposed expansion is designed to be easy to maintain. The design incorporates durable materials and finishes that are easy to clean and maintain.
10. The proposed expansion is designed to be easy to use. The design incorporates intuitive layouts and signage to make the building easy to navigate for all users.
11. The proposed expansion is designed to be easy to integrate with existing systems. The design incorporates flexible interfaces and protocols to ensure seamless integration with existing systems.
12. The proposed expansion is designed to be easy to upgrade. The design incorporates modular components and scalable architectures to make it easy to add new features and functionality over time.
13. The proposed expansion is designed to be easy to secure. The design incorporates robust security measures to protect the building and its data from unauthorized access and threats.
14. The proposed expansion is designed to be easy to manage. The design incorporates centralized management tools and interfaces to make it easy to monitor and control the building's systems.
15. The proposed expansion is designed to be easy to support. The design incorporates standard components and protocols to make it easy to troubleshoot and repair any issues that arise.

MEMORY CARE FACILITIES EXPANSION (PCSM) LANDSCAPING & LIGHTING PLAN - MEMORY CARE MEADOWOOD SENIOR LIVING

WOODBURY & ASSOCIATES, INC. ENGINEERING & ARCHITECTURE

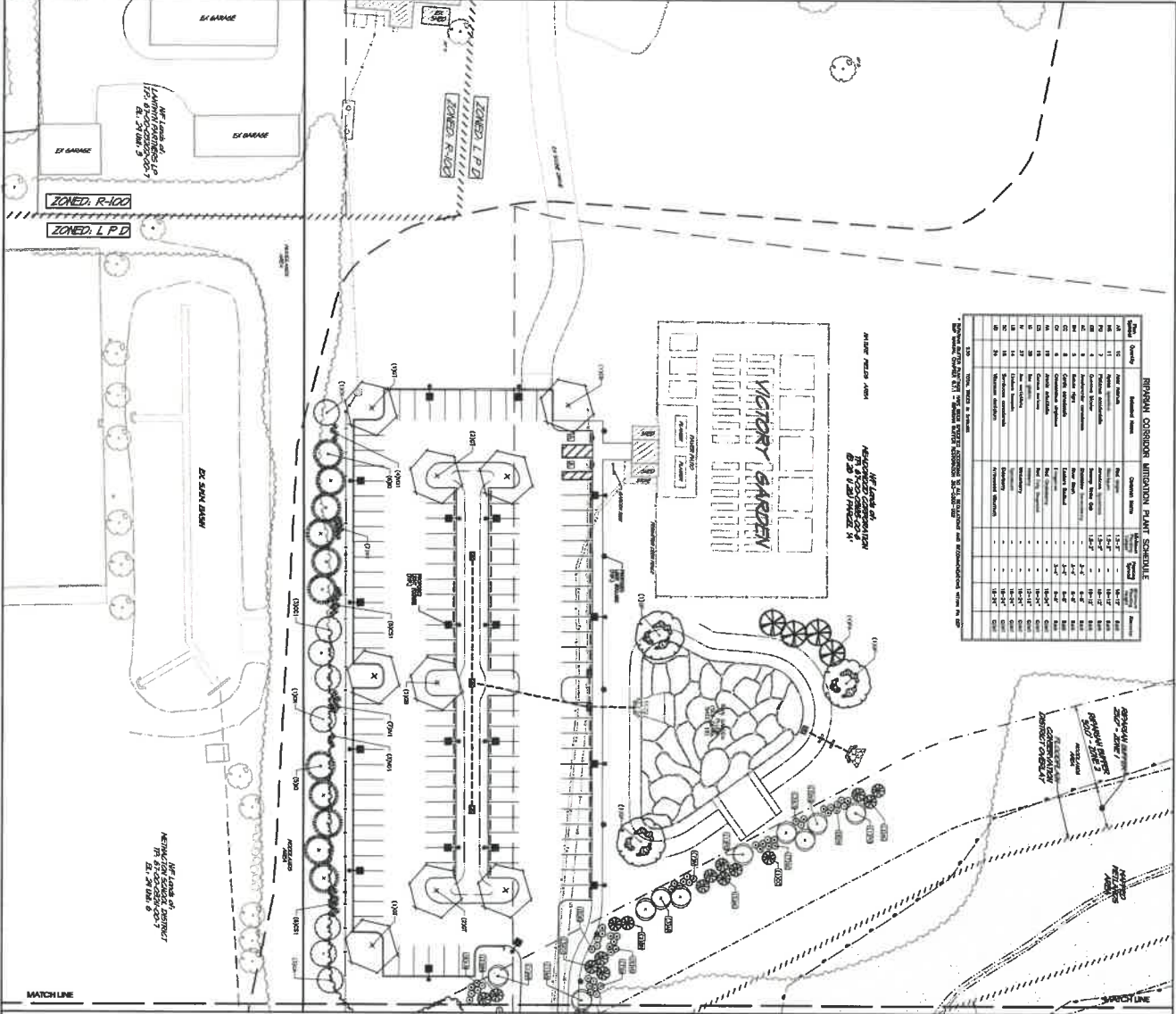
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APRIL 13, 2020

WOODBURY & ASSOCIATES, INC. ENGINEERING & ARCHITECTURE

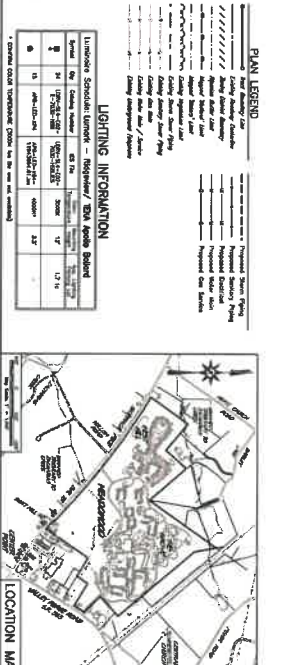
10.27

APRIL 13, 2020



GENERAL OUTDOOR IRRIGATION PLANT SCHEDULE

Plant	Quantity	Species	Plant Size	Plant Spacing	Plant Spacing	Plant Spacing
1	10	SPRING BURNING BUSH	12-18"	12-18"	12-18"	12-18"
2	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
3	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
4	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
5	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
6	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
7	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
8	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
9	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
10	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"



PLANTING SCHEDULE

Plant	Quantity	Species	Plant Size	Plant Spacing	Plant Spacing	Plant Spacing
1	10	SPRING BURNING BUSH	12-18"	12-18"	12-18"	12-18"
2	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
3	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
4	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
5	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
6	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
7	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
8	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
9	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"
10	10	DOGWOOD	12-18"	12-18"	12-18"	12-18"

LANDSCAPING REQUIREMENTS

Item	Requirement	Notes
1	Planting Schedule Legend - Register / DIN Apple Board	See Schedule
2	Lighting Information	See Schedule
3	Planting Schedule Legend - Register / DIN Apple Board	See Schedule
4	Lighting Information	See Schedule
5	Planting Schedule Legend - Register / DIN Apple Board	See Schedule
6	Lighting Information	See Schedule
7	Planting Schedule Legend - Register / DIN Apple Board	See Schedule
8	Lighting Information	See Schedule
9	Planting Schedule Legend - Register / DIN Apple Board	See Schedule
10	Lighting Information	See Schedule

GENERAL PLAN NOTES

1. All dimensions are in feet and inches.
2. All dimensions are in feet and inches.
3. All dimensions are in feet and inches.
4. All dimensions are in feet and inches.
5. All dimensions are in feet and inches.
6. All dimensions are in feet and inches.
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9. All dimensions are in feet and inches.
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18. All dimensions are in feet and inches.
19. All dimensions are in feet and inches.
20. All dimensions are in feet and inches.

WOODBROW & ASSOCIATES, INC.
 1100 North Jefferson Ave., Suite 100
 St. Louis, MO 63102
 Phone: (314) 433-1100
 Fax: (314) 433-1101
 www.woodrow.com

THE MEMORANDUM CORPORATION
 414 N. Main St.
 St. Louis, MO 63102
 Phone: (314) 433-1100
 Fax: (314) 433-1101
 www.memorandum.com

DATE: 11.13.2009
 TIME: 02:00:00 PM
 PROJECT: MEADOWOOD SENIOR LIVING
 SHEET: 11 of 27

PLAN LEGEND

Phase 2 - CONCEPT ALTERNATIVE SCHEMATIC

Legend symbols for various site features and materials.

Table with 4 columns: Item No., Description, Quantity, and Unit.

NPDES Permit Boundary:
5.30 ACRES
Project Disturbance: *
4.94 ACRES

PROJECT SOILS DATA WITHIN PROPOSED LIMIT OF DISTURBANCE

Table with 4 columns: Soil Type, Name, Depth, and Description.

LIMITATION OF SOILS PERTAINING TO DISTURBANCE

Table with 4 columns: Soil Name, Depth, and Description.

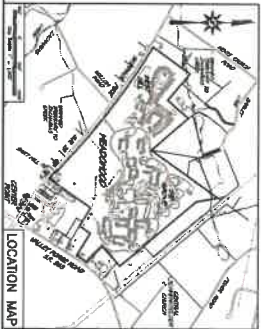
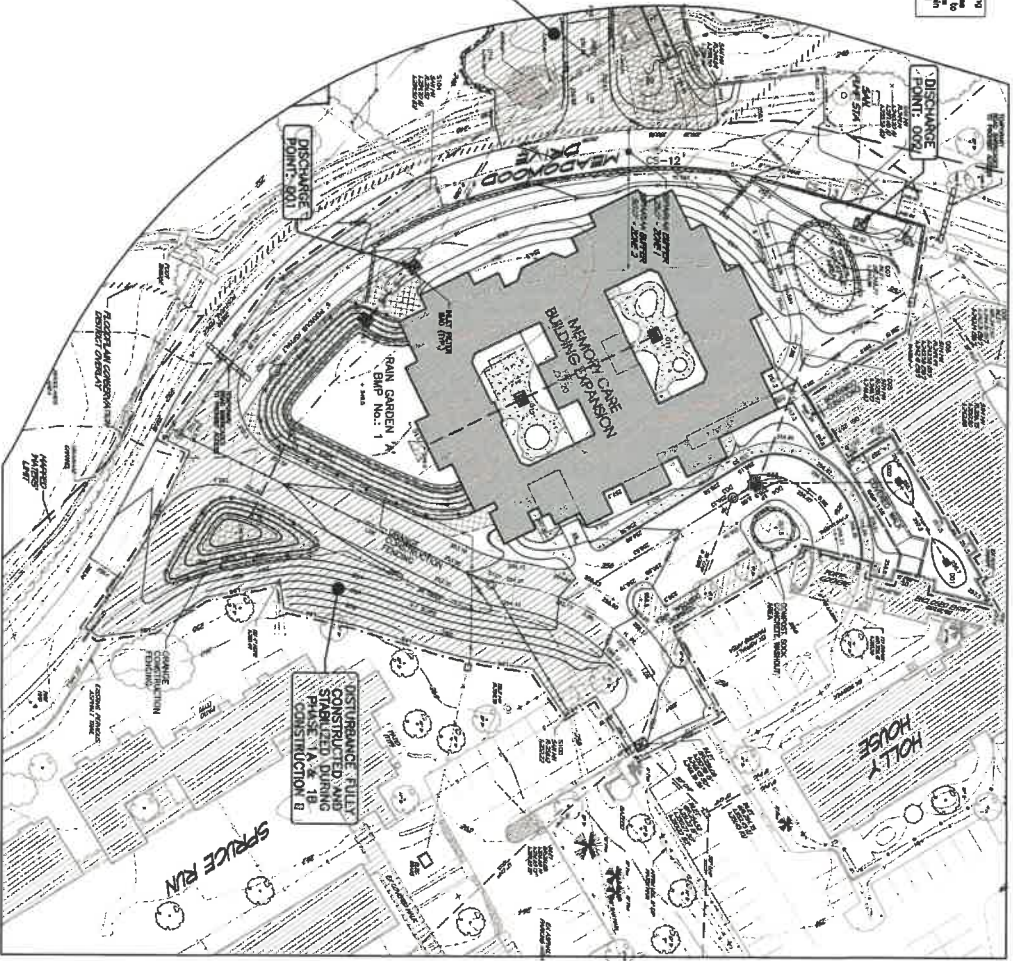
SPENCER LIMITATION REGULATIONS

Regulatory text detailing soil disturbance and remediation requirements.

Disturbance fully constructed and stabilized during Phase 1A & 1B construction.

Disturbance fully constructed and stabilized during Phase 1A & 1B construction.

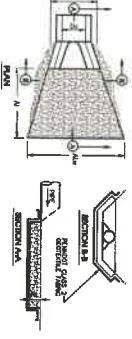
MAINTENANCE PERSONNEL FOR EROSION & SEDIMENT CONTROL MEASURES. Includes instructions for silt fence, sediment traps, and other erosion control measures.



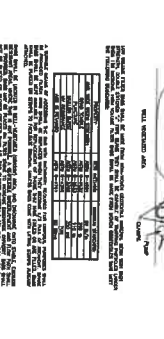
Project information including: EROSION & SEDIMENT CONTROL PLAN PHASE 2, MEADOWS SENIOR LIVING, WESTCHESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. Includes logos for WOODBLOW & ASSOCIATES, INC. and other project details.

TABLE 4.1
Sediment Control Structure Details

Structure	Length (ft)	Width (ft)	Depth (ft)	Flow Rate (cfs)	Setback (ft)
1	10	10	1.5	10	10
2	10	10	1.5	10	10
3	10	10	1.5	10	10
4	10	10	1.5	10	10
5	10	10	1.5	10	10
6	10	10	1.5	10	10
7	10	10	1.5	10	10
8	10	10	1.5	10	10
9	10	10	1.5	10	10
10	10	10	1.5	10	10
11	10	10	1.5	10	10
12	10	10	1.5	10	10
13	10	10	1.5	10	10
14	10	10	1.5	10	10
15	10	10	1.5	10	10
16	10	10	1.5	10	10
17	10	10	1.5	10	10
18	10	10	1.5	10	10
19	10	10	1.5	10	10
20	10	10	1.5	10	10
21	10	10	1.5	10	10
22	10	10	1.5	10	10
23	10	10	1.5	10	10
24	10	10	1.5	10	10
25	10	10	1.5	10	10
26	10	10	1.5	10	10
27	10	10	1.5	10	10
28	10	10	1.5	10	10
29	10	10	1.5	10	10
30	10	10	1.5	10	10
31	10	10	1.5	10	10
32	10	10	1.5	10	10
33	10	10	1.5	10	10
34	10	10	1.5	10	10
35	10	10	1.5	10	10
36	10	10	1.5	10	10
37	10	10	1.5	10	10
38	10	10	1.5	10	10
39	10	10	1.5	10	10
40	10	10	1.5	10	10
41	10	10	1.5	10	10
42	10	10	1.5	10	10
43	10	10	1.5	10	10
44	10	10	1.5	10	10
45	10	10	1.5	10	10
46	10	10	1.5	10	10
47	10	10	1.5	10	10
48	10	10	1.5	10	10
49	10	10	1.5	10	10
50	10	10	1.5	10	10
51	10	10	1.5	10	10
52	10	10	1.5	10	10
53	10	10	1.5	10	10
54	10	10	1.5	10	10
55	10	10	1.5	10	10
56	10	10	1.5	10	10
57	10	10	1.5	10	10
58	10	10	1.5	10	10
59	10	10	1.5	10	10
60	10	10	1.5	10	10
61	10	10	1.5	10	10
62	10	10	1.5	10	10
63	10	10	1.5	10	10
64	10	10	1.5	10	10
65	10	10	1.5	10	10
66	10	10	1.5	10	10
67	10	10	1.5	10	10
68	10	10	1.5	10	10
69	10	10	1.5	10	10
70	10	10	1.5	10	10
71	10	10	1.5	10	10
72	10	10	1.5	10	10
73	10	10	1.5	10	10
74	10	10	1.5	10	10
75	10	10	1.5	10	10
76	10	10	1.5	10	10
77	10	10	1.5	10	10
78	10	10	1.5	10	10
79	10	10	1.5	10	10
80	10	10	1.5	10	10
81	10	10	1.5	10	10
82	10	10	1.5	10	10
83	10	10	1.5	10	10
84	10	10	1.5	10	10
85	10	10	1.5	10	10
86	10	10	1.5	10	10
87	10	10	1.5	10	10
88	10	10	1.5	10	10
89	10	10	1.5	10	10
90	10	10	1.5	10	10
91	10	10	1.5	10	10
92	10	10	1.5	10	10
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94	10	10	1.5	10	10
95	10	10	1.5	10	10
96	10	10	1.5	10	10
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99	10	10	1.5	10	10
100	10	10	1.5	10	10



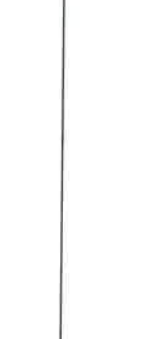
ROCK CONSTRUCTION ENTRANCE
 1. Rock filter sock shall be installed in the entrance to the structure.
 2. The rock filter sock shall be made of 1/2" diameter rock.
 3. The rock filter sock shall be 10' long and 10' wide.
 4. The rock filter sock shall be installed in the entrance to the structure.
 5. The rock filter sock shall be installed in the entrance to the structure.



TREE PROTECTION FENCING DETAIL
 1. The tree protection fence shall be 10' high and 10' wide.
 2. The tree protection fence shall be made of 2x4 lumber.
 3. The tree protection fence shall be installed around the tree.
 4. The tree protection fence shall be installed around the tree.



STRAW EROSION CONTROL BLANKET
 1. The straw erosion control blanket shall be 10' wide and 10' long.
 2. The straw erosion control blanket shall be made of straw.
 3. The straw erosion control blanket shall be installed on the slope.



CLEAN-OUT TRAP
 1. The clean-out trap shall be 10' wide and 10' long.
 2. The clean-out trap shall be made of 1/2" diameter rock.
 3. The clean-out trap shall be installed in the entrance to the structure.

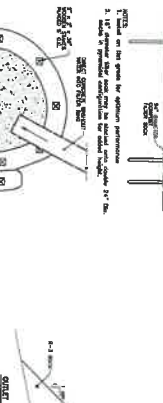
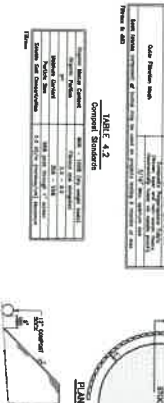
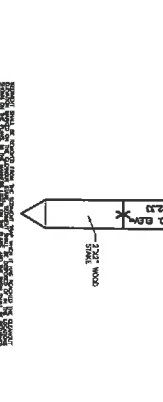
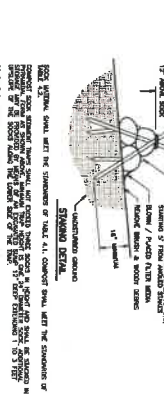
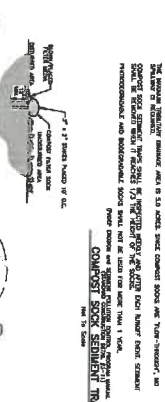
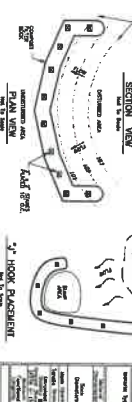
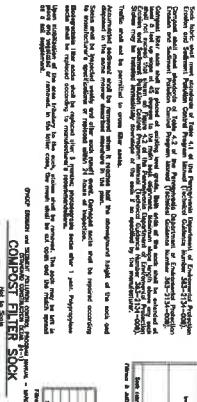
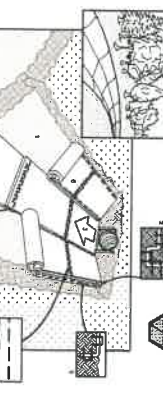
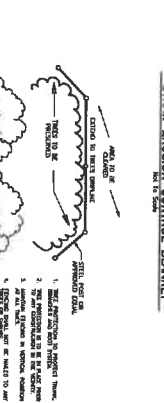
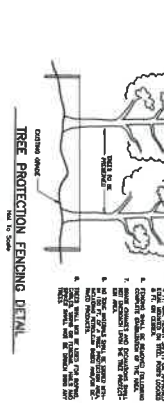
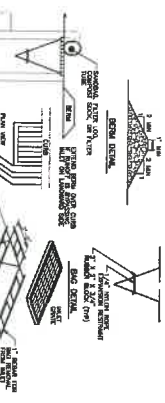
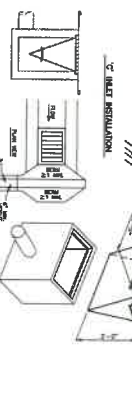
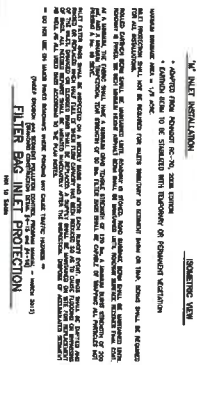
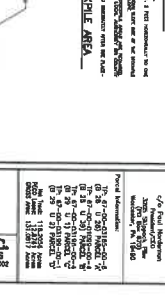
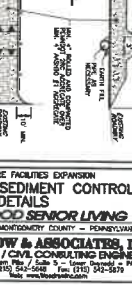


TABLE 4.1
 Compost Sock Construction Specifications

Item	Quantity	Unit	Notes
1. Compost Sock	10	ft	
2. Rock Filter Sock	10	ft	
3. Concrete Washout Area	10	ft	
4. Tree Protection Fencing	10	ft	
5. Straw Erosion Control Blanket	10	ft	
6. Clean-out Trap	10	ft	
7. 10' Inlet Installation	10	ft	
8. 10' Inlet Installation	10	ft	
9. 10' Inlet Installation	10	ft	
10. 10' Inlet Installation	10	ft	
11. 10' Inlet Installation	10	ft	
12. 10' Inlet Installation	10	ft	
13. 10' Inlet Installation	10	ft	
14. 10' Inlet Installation	10	ft	
15. 10' Inlet Installation	10	ft	
16. 10' Inlet Installation	10	ft	
17. 10' Inlet Installation	10	ft	
18. 10' Inlet Installation	10	ft	
19. 10' Inlet Installation	10	ft	
20. 10' Inlet Installation	10	ft	
21. 10' Inlet Installation	10	ft	
22. 10' Inlet Installation	10	ft	
23. 10' Inlet Installation	10	ft	
24. 10' Inlet Installation	10	ft	
25. 10' Inlet Installation	10	ft	
26. 10' Inlet Installation	10	ft	
27. 10' Inlet Installation	10	ft	
28. 10' Inlet Installation	10	ft	
29. 10' Inlet Installation	10	ft	
30. 10' Inlet Installation	10	ft	
31. 10' Inlet Installation	10	ft	
32. 10' Inlet Installation	10	ft	
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35. 10' Inlet Installation	10	ft	
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46. 10' Inlet Installation	10	ft	
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48. 10' Inlet Installation	10	ft	
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96. 10' Inlet Installation	10	ft	
97. 10' Inlet Installation	10	ft	
98. 10' Inlet Installation	10	ft	
99. 10' Inlet Installation	10	ft	
100. 10' Inlet Installation	10	ft	



PROFILE: D TO D
SCALE: 1" = 20' VERTICAL

PROFILE: D TO D
SCALE: 1" = 20' VERTICAL


PROFILE: D TO D
SCALE: 1" = 20' VERTICAL

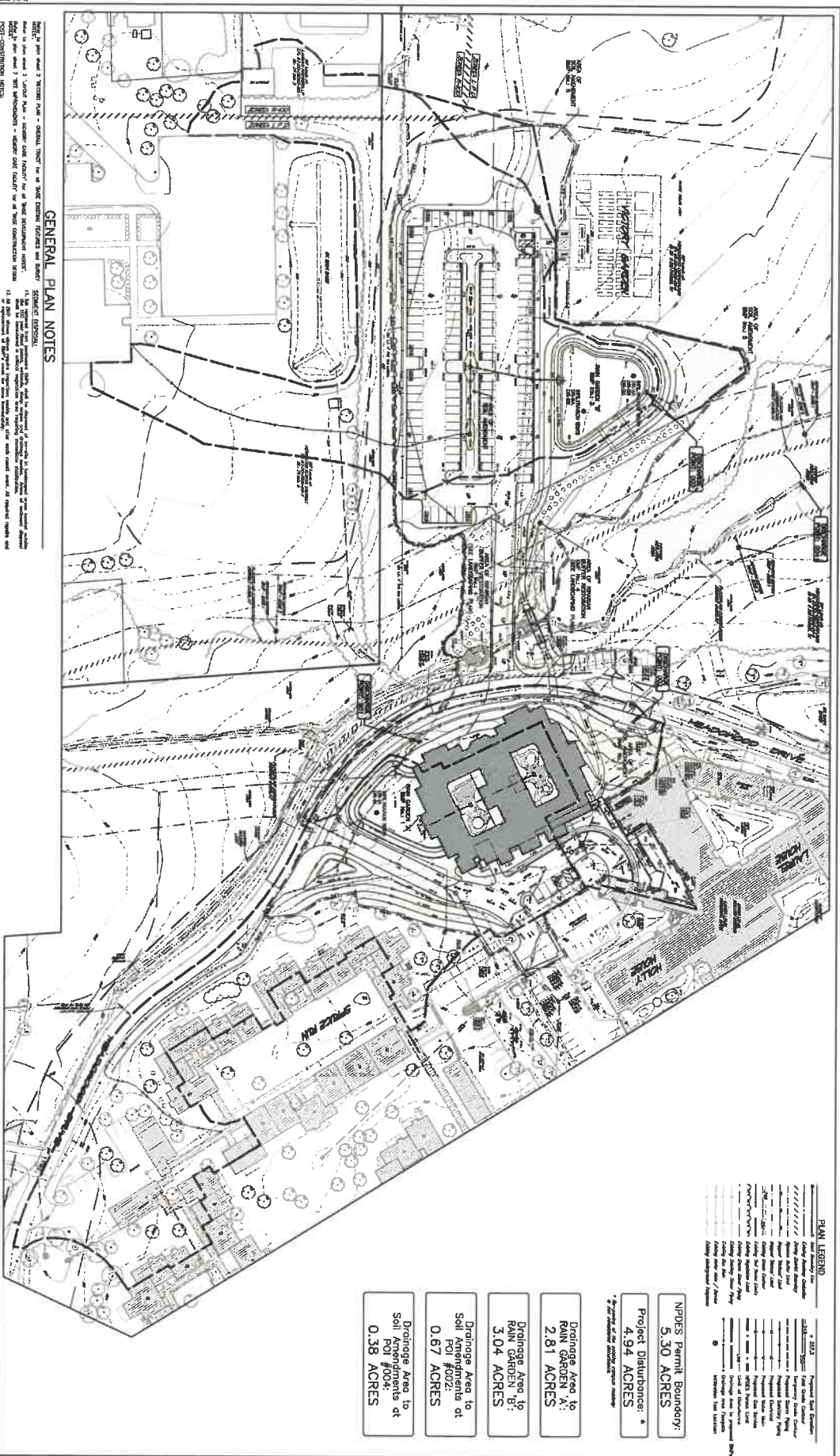
PROFILE: D TO D
SCALE: 1" = 20' VERTICAL

PROFILE: D TO D
SCALE: 1" = 20' VERTICAL

PROFILE: D TO D
SCALE: 1" = 20' VERTICAL

RESERVED FOR FUTURE SUBMISSION

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										 <p>THEODORE J. WOODROW Professional Engineer No. 1212 State of Pennsylvania</p>	<p>WOODROW & ASSOCIATES, INC. 1108 SOUTH BRIDGEMAN ROAD, SUITE 300 - LEBANON, PENNSYLVANIA 17042 PHONE: 717-261-8848 FAX: 717-261-5476 WWW.WOODROW.COM</p>	<p>WOODROW & ASSOCIATES, INC. 1108 SOUTH BRIDGEMAN ROAD, SUITE 300 - LEBANON, PENNSYLVANIA 17042 PHONE: 717-261-8848 FAX: 717-261-5476 WWW.WOODROW.COM</p>	<p>MEMORY CARE FACILITIES EXPANSION PROFILES SHEET CROSS LOT UTILITIES - 'B' MEADOWOOD SENIOR LIVING WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA</p> <p>WOODROW & ASSOCIATES, INC. 1108 SOUTH BRIDGEMAN ROAD, SUITE 300 - LEBANON, PENNSYLVANIA 17042 PHONE: 717-261-8848 FAX: 717-261-5476 WWW.WOODROW.COM</p> <p>DATE: JAN 13, 2020 SCALE: 1" = 20' VERTICAL</p> <p>24 of 27</p>
NO.	DATE	DESCRIPTION														



GENERAL PLAN NOTES

1. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF COMMONWEALTH PENNSYLVANIA.

2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF COMMONWEALTH PENNSYLVANIA.

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INFILTRATION TESTING RESULTS

TEST NO.	TEST DATE	TEST TIME	TEST LOCATION	TEST RESULTS	TEST COMMENTS
08-1A	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1B	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3100
08-1C	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1D	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1E	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1F	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1G	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1H	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1I	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1J	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1K	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1L	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1M	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1N	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1O	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
08-1P	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
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08-1U	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400
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08-1Z	8/14/08	1:00 PM	1.4' (14100)	1.25 YRS	3400

BMP INSTALLATION

A detailed plan of the BMP installation shall be prepared on-site during construction of the following BMP's to ensure proper installation.

1. Stormwater Detention Basin

2. Stormwater Infiltration Basin

3. Stormwater Detention Basin

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PLAN LEGEND

- 1. 1" = 100'
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Drainage Area to RAIN GARDEN "A": 2.81 ACRES

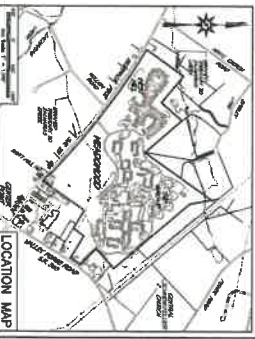
Drainage Area to RAIN GARDEN "B": 3.04 ACRES

Drainage Area to Soil Amendments at POI #002: 0.67 ACRES

Drainage Area to Soil Amendments at POI #004: 0.38 ACRES

NPDES Permit Boundary: 5.30 ACRES

Project Disturbance: 4.94 ACRES



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PCSM POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
 MEADOWOOD SENIOR LIVING
 WOODSTOCK TOWNSHIP - MONROE COUNTY - PENNSYLVANIA

REVISIONS

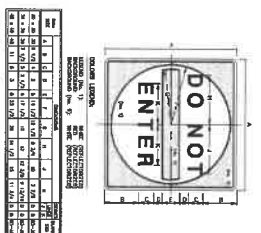
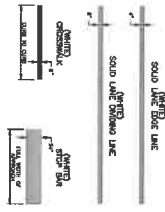
NO.	DATE	DESCRIPTION
1	08-15-2008	ISSUED FOR PERMIT
2	09-08-2008	REVISED PER PLAN CHANGES

DATE: 08-15-2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

16 of 27

PAVEMENT MARKINGS NOTES

- 1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) MANUAL ON UNIFORM PRACTICES AND SPECIFICATIONS FOR PAVEMENT MARKINGS.
- 2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) MANUAL ON UNIFORM PRACTICES AND SPECIFICATIONS FOR PAVEMENT MARKINGS.
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- 10. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) MANUAL ON UNIFORM PRACTICES AND SPECIFICATIONS FOR PAVEMENT MARKINGS.



Color	Lettering and Symbols	Material
White	Background	White Enamel
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Yellow	Background	Yellow Enamel
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REVISIONS

No.	Description	Date

PROJECT CONSTRUCTION DETAILS 'B'

MEADOWOOD SENIOR LIVING

WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER

1101 W. MARKET STREET, SUITE 200, PITTSBURGH, PA 15222

TEL: 412-681-1100 FAX: 412-681-1101

WWW.WOODROW-PA.COM

20 of 27

RESERVED FOR FUTURE SUBMISSION

<p>Project Title 0185-22-PAV00A</p> <p>Scale 0" = 10'-0" (1" = 10')</p> <p>Date JULY 13, 2000</p> <p style="font-size: 2em; font-weight: bold;">22 of 27</p>	<p>MEMORY CARE FACILITY EXPANSION PROFILE SHEET PARKING LOT DRIVEWAY MEADOWOOD SENIOR LIVING WORLDVIEW TERRACE - MONTGOMERY COUNTY - PENNSYLVANIA</p> <p>WOODROW & ASSOCIATES, INC. MUNICIPAL / CIVIL CONSULTING ENGINEERS 1100 N. 11th St., Suite 200 P.O. Box 1100 Pittsburgh, PA 15222 Phone: (412) 621-5000 Fax: (412) 621-5001 Web: www.woodrowinc.com</p>	<p>Professional Seal Professional Engineer Civil Engineering No. 0000000000 Date of Issue: 07/13/2000</p>	<p>Professional Seal Professional Engineer Civil Engineering No. 0000000000 Date of Issue: 07/13/2000</p>	<p>Scale 1" = 10'-0" (1" = 10')</p> <p>Graphic Scale 0 10 20 30</p> <p>North Arrow N</p> <p>Professional Seal Professional Engineer Civil Engineering No. 0000000000 Date of Issue: 07/13/2000</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description															
No.	Date	Description																					



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.340.0600

August 18, 2020
Ref: # 7542

Township of Worcester
PO Box 767
1721 Valley Forge Road
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 3205 Skippack Pike - Memory Care Facilities - Meadowood

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated July 27, 2020 requesting my review of the preliminary land development plans for the new memory care facility at the Meadowood Senior Living facility. The plans consists of 27 sheets, are dated July 13, 2020 and have been prepared by Woodrow & Associates, Inc., for Meadowood. The plans propose the construction of a memory care building which will consist of 20 units, and additional areas for support staff. The plans also show the construction of a new parking lot adjacent to the Victory Garden area. A trail and new pedestrian bridge is also part of the land development plan. Also included with the submission is a post construction Stormwater Management Report dated July 2020, also prepared by Woodrow & Associates and an Erosion and Sediment Control Report, dated July 2020, prepared by Woodrow & Associates.

I have reviewed the plans and supporting documents as requested by the Township, and offer the following comments:

Zoning/Conditional Use

1. Conditional Use Approval is required for construction of the pedestrian bridge crossing the riparian corridor and modification of the access driveway to the parking lot. The applicant has applied for a conditional use hearing, and this must be granted for the project to proceed as proposed.
2. The applicant has requested twelve (12) waivers in conjunction with this project. These are as follows:
 - a. Section 129-16.B One (1) Year / 24-Hour storm event shall take a minimum of 24 hours to drain from BMPs.
 - b. Section 130-17.D(11) To allow proposed parking spaces to be 9' x 18', and to allow for 22' wide parking lot access drive.
 - c. Section 130-23.A Requirement to set monuments on right-of-way lines at corners and angel points.

- d. Section 130-24.B.3.a Storm systems designed to carry 50 Year Peak Flow Rate.
- e. Section 130-24.B.3.h Maximum allowable head water depth of 1' for inlets.
- f. Section 130-24.B.3.j Minimum 3' of cover over all storm pipes.
- g. Section 130-24.B.3.k Requires crown of all pipes tying into an inlet or manhole to be set at equal elevations.
- h. Section 130-24.B.4.f.7 Minimum freeboard of 2' over emergency spill way and top of berm.
- i. Section 130-24.B.4.f.13 Minimum 100' distance from highest free water surface to dwelling unit.
- j. Section 130-28.E.1 Existing tree survey.
- k. Section 130-28.G.4 Required street trees.
- l. Section 130-33.C Show existing features within 400'.

The above waivers should be reviewed by the Township and approved as part of the review process as required. I am not apposed to the granting of any of these waivers.

- 3. The applicant has received a variance from Section 150-13.B(2) to encroach 20' into the required side-yard setback and from Section 150-146.8 to encroach not more than 40' into the required riparian corridor. These variances were granted by the Zoning Hearing Board at the March 9, 2020 meeting and Zoning Order No. 2020-04.

Subdivision/Land Development

- 4. The plans show the location and configuration of the new memory care building to be constructed as part of this project. The plans should include the dimensions and square footage of the building.
- 5. Sheet 4 of the plans show the proposed parking area. The plans identify a "Bio-filtration Landscape Island" in the center of the parking lot. However, there are no details provided in the plan set regarding this bio-filtration area. Additional information should be provided, and included in the stormwater management report. It does appear from the soil testing information that the area where the parking lot is to be located is acceptable for infiltration.
- 6. Due to the extent of disturbance associated with this project, the applicant will require an NPDES Permit in conjunction with the Stormwater Management Plan.

August 18, 2020

Ref: # 7542

Page 3

7. Rain garden "B" was designed for the infiltration de-watering by using the infiltration rate at test pit DR-2A. A portion of the rain garden also appears to be located over test pit DR-3A. It is requested that the infiltration de-watering time be revised to include the infiltration rates for this test pit, as well.
8. Rain garden "A" is shown directly adjacent to the east side of the memory care building. The finish floor elevation of the building is 257.2, and the inlet to the rain garden is 249.0. It appears that the side of the building is being used as a wall of the rain garden. Details on how this wall will be constructed and made part of the rain garden should be provided as part of the plans. In addition, there are two (2) runs of storm pipe beneath sections of the building. Information should also be provided on how these storm pipes will be protected from damage and how they will be maintained.
9. Sheet 7 shows the site improvements associated with the memory care building expansion. The plans also show the relocation of the existing sanitary sewer system to allow for placement of the building. The plans show an existing 6" PVC lateral from the Holly House which currently is connected to the portion of the sewer that is to be relocated. However, the plans do not show how the Holly House will be served once the sewer line is relocated.
10. The plans do not show any sewer connection for the memory care building. The plan should show how the memory care building will tie into the on-site sewer system.
11. The relocation of portions of the sewer system will require abandonment of existing sewer lines. These lines should be removed from the manholes to which they are currently connected. In addition, the opening in the manhole must be properly sealed to prevent infiltration from entering the sewer system. This impacts two (2) manholes which are designated S100, and also the manhole in front of the existing sanitary sewer pumping station.
12. Sanitary sewer manhole S102 is shown with the exit sewer at an acute angle to the inflow. This section of sewer should be revised to show an angle of not less than 90°.
13. The new sewer connection to existing manhole (S104) should be made by core-boring into the manhole and the installation of a water tight seal with either a link seal, or a pipe to manhole gasket. A note should be added to the plans.
14. Sheet No. 6 is entitled "Existing Features and Demolition - Project Area". This plan shows a 1 ½" force main (designated FM) and a 2" water line which appears to be serving the shed at the Victory Garden Area. The Township has no record of any improvements which would require water and sewer service to this shed. Information on the sewer connection should be provided to the Township. In addition, the plans do not show the connection points for either the water line or the sanitary force main. The plans should be revised to provide this information.

August 18, 2020

Ref: # 7542

Page 4

15. The plans consist of 27 Sheets, however, Sheets 20 through 24 are currently blank. It appears that these will be used to provide final design information on the storm sewers and sanitary sewers. Each sheet should be completed and resubmitted with future plan submissions.
16. The plans show connecting the existing house on Skippack Pike to the sanitary sewer system with the installation of 521 linear foot 4" lateral. This will allow the removal of the sand mound, which is necessary for construction of the new parking lot. When the sand mound is removed, it should be abandoned in accordance with the requirements of DEP.
17. The applicant should provide usage information on the existing house that will be connected to the sewer system. This will be utilized to determine the tapping fee that will be required in conjunction with connecting this house to the public sewer. The applicant should consider increasing the size of the sewer lateral to 6", and also install a manhole at the mid-point in the lateral run. This would allow better access for cleaning and potential for additional capacity in the future.
18. A lateral is shown connecting to the existing 8" PVC sewer main which serves the Methacton School district property. This connection should be made by cutting out a section of the 8" PVC main and installing a PVC tee or wye fitting with sleeves. This will provide a better connection and mitigate any infiltration in the system.
19. The applicant should obtain all necessary PADEP permits in conjunction with the installation of the pedestrian bridge. Conservation District approval will also be required.
20. The applicant will be required to buy additional sewer capacity in conjunction with the Memory Care building. Based on previous capacity purchases, it is anticipated that a flow factor of 150 gallons per unit should be used. This would require the applicant to purchase 10 EDUs from the Township in conjunction with this project. In addition, as stated previously, a tapping fee will also be necessary for the house on Skippack Pike that is to be connected to the sewer system.
21. Sheet No. 7 shows the location of a new storm inlet (D04) directly over the existing 6" PVC lateral from Holly House. This inlet cannot be located where shown. However, there will be a need to reconnect the Holly House lateral to the newly relocated sanitary sewer system, which may make this problem go away.
22. Sheet 12 shows a note on the existing sanitary sewer line (To be Removed) which states "existing sanitary main to be disconnected but left in place until Phase 2 demolition". The demolition plan shown on sheet 6 does not provide any phasing of demolition and in fact does not include or show the demolition of the sanitary sewer in question. The concept of demolition of the sanitary sewer system and phasing, should be clarified on future plan submissions. Since Sheet 12 is the erosion and sedimentation control plan, it is unclear why this note is included on this sheet but not where else.

August 18, 2020

Ref: # 7542

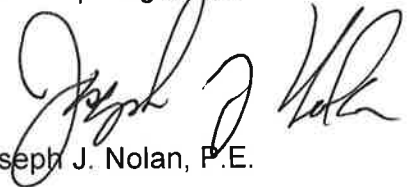
Page 5

23. Sheet 19 provides details of various components of the project. A detail for a pre-cast sanitary manhole and base is shown. It specifies a 24" diameter cast iron manhole frame and cover. This details should be revised to indicate that the manhole cover shall be identified with "Sanitary Sewer" in 2" letters on the manhole cover.

The above represents all comments on this initial plan submission. The applicants engineer should revise the plans accordingly and resubmit for further review. In addition, the blank sheets includes(Sheets 20 through 24) should be completed and submitted with all future submissions.

Please contact me if you have any questions or need additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor
Paul Nordeman, The Meadowood Corporation
Tim Woodrow, Woodrow & Associates, Inc.
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

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Christopher K. Bauer, P.E., PTOE
Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

August 19, 2020

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

RE: **Traffic Review #1 – Preliminary Land Development Plans**
Proposed Memory Care Facility @ Meadowood Senior Living
Worcester Township, Montgomery County, PA
McMahon Project No. 820367.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our initial traffic engineering review of the proposed memory care facility to be located along the northern side of the Meadowood Drive at the southeastern end of the property adjacent to the Laurel House and Holly House in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of a 20-unit memory care facility, garden area, and 125-space parking lot. This will bring the total number of dwelling units at the Meadowood property to 429 units (currently at 409 dwelling units of a few varieties). Access to the proposed memory care facility parking lot will be provided via driveway connection to the Meadowood Drive to the south of the Laurel House and Holly House.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Preliminary Land Development Plans for the New Memory Care Facility at Meadowood Senior Living, prepared by Woodrow & Associates, Inc., dated July 13, 2020.

Based upon review of the document noted above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. A list of twelve (12) waivers are being requested and detailed on sheet 1 of 27. Due to their on-site nature and that they are not transportation related, we defer to the Township Engineer who will comment on the waivers in their review.

2. The applicant is also requesting one of the waivers that we will comment on from **Section 130-17.D(11)** of the **Subdivision and Land Development Ordinance** requiring parking spaces to be a minimum of 20 feet deep by 10 feet wide and 25-foot wide drive aisles for two-way traffic. The plans currently show 18-foot deep by 9-foot wide parking spaces in the proposed parking lot and a 22-foot drive aisle leading to/from the proposed parking lot, thereby not satisfying the ordinance requirement. Since the proposed parking space dimensions are expected to be adequate for the types of vehicles that will be using this parking lot and the traffic volumes utilizing the drive aisle to/from the proposed parking lot are expected to be minimal, **we are not opposed to the granting of this waiver.**
3. The applicant has not provided a current traffic study or any trip generation information for the addition of 20 units to the property. Access is being proposed at the existing, single point of ingress/egress at Meadowood Drive and Skippack Pike (S.R. 0073). Additionally, no crash data has been provided to ascertain the current safety conditions at this access intersection on Skippack Pike (S.R. 0073). While a full traffic study for this phase of the development is likely not necessary, at some point an updated traffic study to look at the access operations and needs, as well as to confirm the site trip generation, is recommended.
4. Based on historic count data that McMahan has from 2008 at the Meadowood Drive intersection and Skippack Pike (S.R. 0073), there were 50 vehicle trips exiting the site and 23 vehicle trips entering the site during the weekday afternoon commuter peak hour, totaling 73 trips in and out. Based on a letter addressed to McMahan for the Grove at Meadowood, prepared by Woodrow & Associates, Inc., dated February 1, 2018, 344 units were built and occupied at that time, which in applying the trip counts equates to 0.2122/trips per unit for the weekday afternoon peak hour. The addition of 20 units (as we understand would have 22 beds) would thus generate an additional 4 total weekday afternoon peak hour trips (combined in and out); however, with the amount of parking to be added to the site with the new land development, this calculation may not be accurate. Furthermore, utilizing the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for a memory care land use yields a trip generation of 5 trips/weekday afternoon peak hour.

According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based solely on utilizing the higher number of trips above for the existing trip generation rate preliminarily estimated using the volumes and units built in 2008 versus the ITE trip generation rate for this land use, the additional 20 dwelling units will generate approximately 5 total "new" weekday afternoon peak hour trips. **The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$19,885.**

Since we are living in an environment with COVID-19 restrictions for health purposes, especially on facilities such as Meadowood, our typical recommendation of updating the trip generation for the site to update the potential trips per unit, cannot be applied at this time. **Thus, we recommend that the applicant be assessed a transportation impact fee based on 5 weekday afternoon peak hour trips, but be required as a condition to complete an updated trip generation study at its driveway(s) over a full three-day (Tues – Thursday) period no sooner than three months after the lifting of all COVID-19 restrictions, noting how many units on the property are occupied, possible changes in staff, services, etc., and the updated information may then be used to confirm the trip generation rate and calculate the impact fee.**

5. The Skippack Pike (S.R. 0073) intersection has been the subject of a signal warrant evaluation over the years, and the necessary access and adjacent roadway improvements that would need to accompany any warranted signal installation. Costs for the design & construction for a signalization project have created a burden of expense in order to complete them, but signal warrants in a study completed nearly 10 years ago were not yet satisfied, and PennDOT has not approved a signal installation with associated roadway improvements to date for the access. The signal project would involve desirably realigning Meadowood Drive opposite Hollow Road and adding left-turn lanes for both Meadowood Drive and Hollow Road, as well as adding a right-turn deceleration lane for Meadowood Drive along Skippack Pike (S.R. 0073). Providing the turning lanes for added safety (especially due to the age-restricted nature of the Meadowood residents), and providing the safety of a signal for both minor road approaches to Skippack Pike (S.R. 0073) in this area are important aspects of a future project when warrants are met and can be approved by PennDOT before it is installed.

With the addition of memory care facility for this project, we recommend that the applicant once again evaluate the Skippack Pike access and Hollow Road for signal warrants and/or determine the viability of providing additional access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. This evaluation should be done in coordination with the trip generation comment above. Understanding there is a master plan for this project, and that an update to a traffic study was deferred at the time of the development of The Grove project on the site, **we recommend that the Board consider a condition that both an updated traffic study (complete with a signal warrant evaluation and alternatives investigated for possible additional access to/from the property) and the trip generation counts be conducted after both The Grove and memory care facility are fully occupied, and after COVID-19 restrictions are lifted, at the direction of the Township.**

6. Adequate sight distance measurements must be provided for the intersections of George Brown Memorial Parkway and the Relocated Asphalt Access Drive at the Meadowood Drive. Due to the location of the building, the curve of the road and the relocated location of the driveway leading to the Holly House, egressing drivers from the side street will need to turn their head more than 90 degrees to the right and must have safe stopping sight distances based on approach speeds.

7. It is recommended that one-way traffic circulation (counter-clockwise direction) be provided in the parking area to the north of the proposed memory care building and through the porte-cochere area for the Holly House. "One-way" signs should be shown on the plans at the beginning and end of the drive aisles in this parking area and "Do Not Enter" signs should be shown on the plans at the eastern end of the drive aisle immediately to the north of the proposed memory care building.
8. Turning templates should be provided demonstrating the ability of fire/emergency vehicles specific to Worcester Township to maneuver into and out of the parking lot to the north of the proposed memory care facility. The Fire Marshall shall also review and approve these plans.
9. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. ADA ramp design and crosswalk striping details should be included on the detail pages of the plans. McMahon has not reviewed the detailed design of any ramps internal to the site.
10. ADA ramps should be shown on the plans at the following locations:
 - In the immediate vicinity of the ADA parking spaces on the northern side of the proposed memory care facility where the sidewalk meets the drive aisle.
 - In the immediate vicinity of the ADA parking spaces on the eastern side of the victory garden in the proposed parking lot.
 - On the east side of the Relocated Asphalt Access Drive.
 - On the west side of Meadowood Drive as a receiving ramp for the proposed ramp crossing Meadowood Drive from the proposed 6' pervious Asphalt Trail west of the memory care facility.
11. A stop bar should be shown on the plans at the stop sign located on the northeastern corner of the proposed memory care facility.
12. "Pedestrian Crossing" signs should be shown on the plans at the crosswalk located along Meadowood Drive to the south of the proposed memory care facility.
13. "Authorized Personnel Only" signs should be shown on the plans where the stone service drive meets the drive aisle in the proposed parking lot.
14. Since it appears as though adequate parking is provided for the proposed memory care building, we recommend that the two parking spaces that are located immediately adjacent to the stone service drive should be removed and replaced with gore striping.
15. Details for the proposed pedestrian bridge should be provided for review by the Township Engineer.

16. Profiles for George Brown Memorial Parkway and the Relocated Asphalt Access Drive should be added to the plans, including all pertinent information.
17. Detailed grading, including spot elevations, should be provided at the proposed 6' pervious asphalt trail at the west corner of the memory care facility.
18. The Township and its engineering consultants must be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its access, signalization, and/or improvements to the adjacent roadways for the Meadowood site.
19. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan sheets, or other materials, as opposed to providing general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed addition apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me or Michelle Eve, P.E.

Sincerely,



Casey A. Moore, P.E
Executive Vice President – Corporate Operations

BMJ/MEE/CED/CAM

cc: Joseph Nolan, P.E., CKS Engineers (Township Engineer)
Robert Brant, Esquire (Township Solicitor)
Tim Woodrow, P.E., Applicant's Engineer
Paul Nordeman – The Meadowood Corporation

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 21, 2020

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #17-0040-005
Plan Name: Meadowood Campus Memory Care
(1 lot comprising 131.0817 acres)
Situates: 3205 Skippack Pike
Worcester Township

Dear Mr. Ryan:

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 August 17, 2020. We forward this letter as a report of our review.

BACKGROUND

The Applicant, The Meadowood Corporation, is proposing to develop and construct a 19,122-square-foot Memory Care facility and accessory parking lot as a part of their existing senior living complex in the LPD Land Preservation District. The proposed one-story facility will include 20 rooms of memory care, and an additional 96 parking spaces. Additional improvements include a relocated access driveway, stormwater management improvements such as rain gardens, and new landscaping and lighting, among other improvements. This development is conditioned by a decision of the township Zoning Hearing Board, which granted relief on setback and riparian corridor encroachments. The development will be served with public water and sewer.

RECOMMENDATION

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



REVIEW COMMENTS

A. SITE IMPROVEMENTS

1. Sidewalk Lighting. There will be additional sidewalk/asphalt trail installed along the whole frontage of the new building along Meadowbrook Drive, which we endorse. However, a similar lighting treatment to new loop trail to the north has not been added along this frontage. The township should discuss with the Applicant whether additional lighting in this area is warranted.
2. Light Standards. It is not clear from the site lighting cut sheet what the proposed standard height is for the proposed site lighting. The Applicant should clarify this and ensure that the height is according to township standards.
3. Pervious Trail. The asphalt trail looping the new Memory Care building, as well as that trail leading to the new parking lot, is identified as "pervious." However, the cross-section specification for the "loop trail" in the construction details does not appear to be of a pervious design. This should be revised by the Applicant to a pervious specification to the satisfaction of the township.

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 senior residential 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,



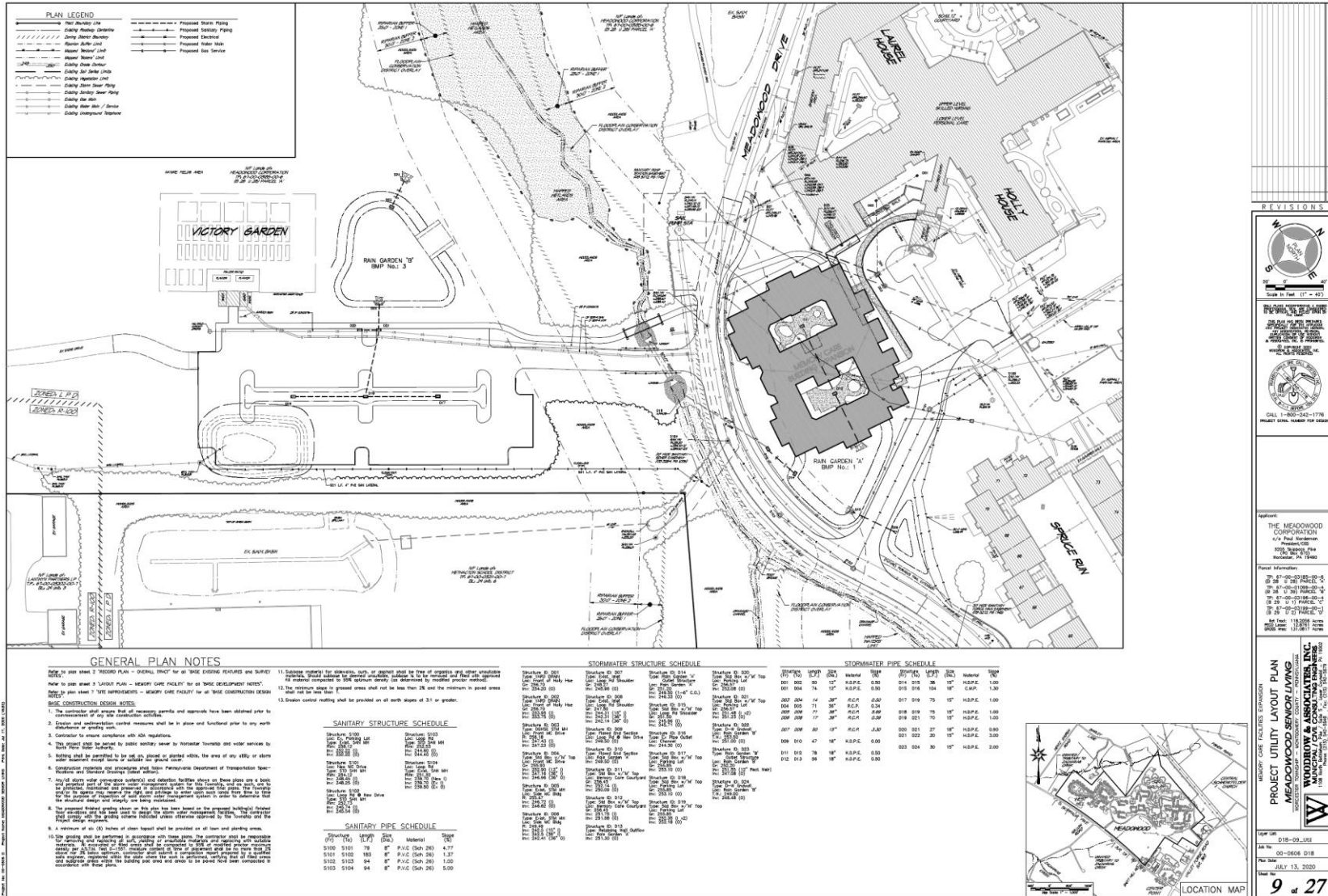
Brian J. Olszak, Senior Planner
bolszak@montcopa.org - 610-278-3737

c: The Meadowood Corporation, Applicant
Woodrow & Associates, Inc., Applicant's Representative
Andrew R. Raquet, Asst. Township Zoning Officer

Attachments: 1. Reduced copy of plan
2. Aerial Map

APPENDIX

Attachment 1: Reduced Copy of Plan



Attachment 2: Aerial Map



Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 211 • Norristown PA 19384-0211
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Year 2017 aerial photography provided by Pictometry

0 50 100 1,000 Feet

