MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

March 2, 2016

Mohamad Farvardin
1513 North Line Street
Lansdale, PA 19446

Dear Mr. Farvardin,

At their March 2, 2016 meeting, the Maidencreek Township Planning Commission made a motion of support for your Conditional Use application for an assisted living facility at 384 Evansville Road subject to compliance with the Great Valley Consultants review letter dated February 29, 2016. The letter is attached. I will be in contact when the conditional use hearing is scheduled. We are tentatively looking at April 14th at 7 p.m.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors

FILE

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
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1-800-733-4821
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February 29, 2016

Mr. Mohamad Farvardin
1513 North Line Street
Lansdale, PA 19446

Re: Proposed "Assisted Living Home" Use at
384 Evansville Road
GVC File: 3026-007

Mr. Farvardin:

We have received the plans for the Conditional Use Application for the proposed Assisted Living Home Use located at 384 Evansville Road in the Township of Maidencreek, Berks County, PA. We note the following comments:

Plans prepared by Berks Surveying and Engineering, Inc. of Fleetwood, PA – Drawing Nos. Z101 and Z102, dated February 23, 2016.

Comments with regards to ORDINANCE NO. 136 of 1993 – THE TOWNSHIP OF MAIDENCREEK ZONING ORDINANCE OF 1993 (As amended):

1. The property is located on the northwest corner of the intersection of Maidencreek Road and Evansville Road. The two hundred (200') feet deep section of the property that is parallel to and adjacent to Maidencreek Road is in the "C-R" Commercial - Residential Zoning District. The remainder of the property is in the R-1 Zoning District.

2. The existing building where the assisted living facility would be housed is in the section of the property within the C-R Zoning District. The proposed parking lot would be partially in the C-R District and partially in the R-1 District.

3. The assisted living use is a "Conditional Use" in the C-R Zoning District. The applicant must acquire the approval of the Township's Board of Supervisors for this conditional use.

4. The plan shows the proposed parking lot to be between 11' – 14' from the right-of-way line of Evansville Road. Section 220-79.D(2)(d) requires that the setback of the parking lot to a property line to be a minimum of 15'. If the Conditional Use is granted, the plan would need to be revised or relief would need to be sought to address this issue as part of the Land Development Plan approval process.

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5. The plan shows the new parking lot to contain 29 spaces. (26 normal parking spaces + 2 handicapped parking spaces + 1 space designated for emergency vehicles) Section 220-79.D(2) requires 29 spaces based on the following calculation:

One space for each resident (23 residents proposed)	=	23 spaces
One space for each staff (3 staff proposed)	=	3 spaces
One space for visitors per every 10 residents (23 / 10 = 2.3)	=	3 spaces
Total spaces required		29 spaces

The plan appears to comply with this requirement.

6. The plan shows the existing building to be located approximately 10' from the right-of-way line of Evansville Road and approximately 26' from the right-of way line of Maidencreek Road. If the plan receives the Conditional Use approval, and as part of the Land Development Plan approval process, the applicant needs to seek relief from the Township's Zoning Hearing Board from Section 220-79.C(3)(b) requiring assisted living buildings to have a minimum 50' setback from a street right-of-way line.

The following are Uniform Construction Code Comments which we noted in our previous letter, dated December 14, 2105. If the Conditional Use is granted, these items will need to be addressed as part of the building permit plan review:

7. The plan submitted indicates that the building was previously approved in 1997 by the PA Department of Labor & Industry as a "B" (business) Occupancy. The proposed use for assisted living would be an "I-1" Assisted Living Occupancy. This is a change of use under the Pennsylvania Uniform Construction Code as adopted by the Township.

8. The route from the accessible parking to the building must meet the accessibility requirements for width and slope.

9. There must be an accessible entrance to the building.

10. The routes within the facility must be accessible, including access to the upper floor levels.

11. A minimum of 4% of the sleeping units must be fully accessible.

12. Accessible toilet and bathing facilities must be provided.

13. The building must be fully sprinklered.

14. The building must have a fire alarm system which reports to a full-time monitoring service.

15. At least one window in each sleeping unit must meet the requirements for an emergency egress window.

16. Mechanical (HVAC) systems must comply with the PA Department of Health requirements as well as the 2009 International Mechanical Code requirements for ventilation, air changes and outside air.

17. Assisted living facilities must acquire approval from the PA Department of Health for their building plans prior to approval of any plans by the Township.

18. The electrical system, including emergency lighting and power, will need to comply with the requirements of the PA Dept. of Health and the 2008 National Electric Code.

The comments generated within this letter are from a preliminary review of the site and building plans. This is not meant to be a full building code review, but is meant to point out a number of issues which will need to be addressed by the applicant and their design team. There may be other issues which arise during the approval process which would need to be addressed by the applicant and their design professionals.

Please contact our office if you have any questions.

Sincerely,

TERRENCE J. NAUGLE, R.A.
Zoning Officer / Building Code Official

TJN:emm