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THOMAS DIBELLO, COMMISSIONER

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NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 30, 2024

TO: Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

FROM: Marley Bice, AICP, Community Planning Assistant Manager
marley.bice@montgomerycountypa.gov | 610-278-3740

SUBJECT: MCPC #24-0054-002
223 Highland Avenue SOPI Submission

We have received and reviewed a "SOPI" submission for the above-referenced subdivision and land development application as you requested on April 19, 2024. The comments in this memo are based on the most recent submission and some comments in our previous review letters may have been addressed; however, our most recent full review letter (for submission MCPC #24-0054-001) is also attached for reference.

UPDATED BACKGROUND

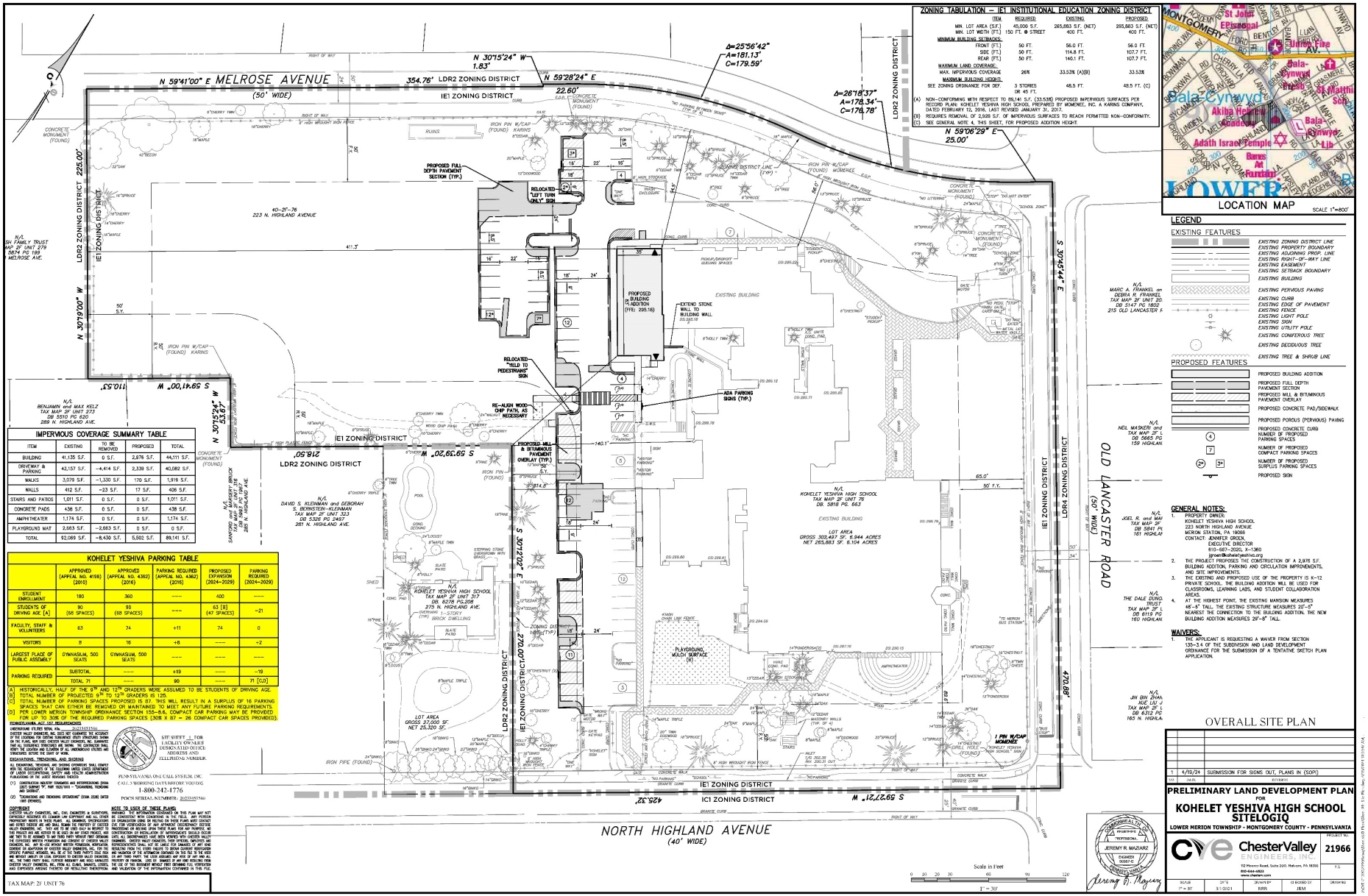
We have reviewed the most recent "SOPI" submission for changes and did not identify any substantive changes to the amount or type of development proposed.

ADDITIONAL REVIEW COMMENTS

We have reviewed the most recent "SOPI" submission and have not identified any new review comments. We commend the applicant for expanding their landscape plan to include additional parking lot landscaping and greater species diversity, which appears to address the comments in our previous review letter.

ATTACHMENTS

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: MCPC #24-0054-001 Review Letter Dated March 29, 2024



ZONING TABULATION – IE1 INSTITUTIONAL EDUCATION ZONING DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (S.F.)	43,000 S.F.	265,883 S.F. (NET)	265,883 S.F. (NET)
MIN. LOT WIDTH (FT.)	150 FT. @ STREET	400 FT.	400 FT.
MINIMUM BUILDING SETBACKS:			
FRONT (FT.)	50 FT.	56.0 FT.	56.0 FT.
SIDE (FT.)	50 FT.	114.8 FT.	107.7 FT.
REAR (FT.)	50 FT.	140.1 FT.	107.7 FT.
MAXIMUM LAND COVERAGE:			
MAX. IMPERVIOUS COVERAGE	26%	33.53% (A)(B)	33.53%
MAXIMUM BUILDING HEIGHT:			
SEE ZONING ORDINANCE FOR DEF.	3 STORIES OR 45 FT.	48.5 FT.	48.5 FT. (C)

(A) NON-CONFORMING WITH RESPECT TO 86,141 S.F. (33.53%) PROPOSED IMPERVIOUS SURFACES PER RECORD PLAN: KOHELET YESHIVA HIGH SCHOOL PREPARED BY MOMENEE, INC. A KARINS COMPANY, DATED FEBRUARY 12, 2016, LAST REVISED JANUARY 31, 2017.
(B) REQUIRES REMOVAL OF 2,328 S.F. OF IMPERVIOUS SURFACES TO REACH PERMITTED NON-CONFORMITY.
(C) SEE GENERAL NOTE 4, THIS SHEET, FOR PROPOSED ADDITION HEIGHT.

IMPERVIOUS COVERAGE SUMMARY TABLE

ITEM	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
BUILDING	41,135 S.F.	0 S.F.	2,976 S.F.	44,111 S.F.
DRIVEWAY & PARKING	42,157 S.F.	-4,414 S.F.	2,339 S.F.	40,082 S.F.
WALKS	3,079 S.F.	-1,330 S.F.	170 S.F.	1,919 S.F.
WALLS	412 S.F.	-23 S.F.	17 S.F.	406 S.F.
STAIRS AND PATIOS	1,011 S.F.	0 S.F.	0 S.F.	1,011 S.F.
CONCRETE PADS	436 S.F.	0 S.F.	0 S.F.	436 S.F.
AMPHITHEATER	1,174 S.F.	0 S.F.	0 S.F.	1,174 S.F.
PLAYGROUND MAT	2,663 S.F.	-2,663 S.F.	0 S.F.	0 S.F.
TOTAL	92,069 S.F.	-8,430 S.F.	5,502 S.F.	89,141 S.F.

KOHELET YESHIVA PARKING TABLE

	APPROVED (APPEAL NO. 4198) (2010)	APPROVED (APPEAL NO. 4362) (2016)	PARKING REQUIRED (APPEAL NO. 4362) (2016)	PROPOSED EXPANSION (2024-2029)	PARKING REQUIRED (2024-2029)
STUDENT ENROLLMENT	180	360	----	400	----
STUDENTS OF DRIVING AGE [A]	90 (68 SPACES)	90 (68 SPACES)	----	63 [B] (47 SPACES)	-21
FACULTY, STAFF & VOLUNTEERS	63	74	+11	74	0
VISITORS	15	16	+8	----	-2
LARGEST PLACE OF PUBLIC ASSEMBLY	GYMNASIUM, 500 SEATS	GYMNASIUM, 500 SEATS	----	----	----
PARKING REQUIRED	SUBTOTAL	----	+19	----	-19
	TOTAL 71	----	90	----	71 [C][D]

[A] HISTORICALLY, HALF OF THE 9TH AND 12TH GRADERS WERE ASSUMED TO BE STUDENTS OF DRIVING AGE.
[B] TOTAL NUMBER OF PROJECTED 9TH TO 12TH GRADERS IS 125.
[C] TOTAL NUMBER OF PARKING SPACES PROPOSED IS 67. THIS WILL RESULT IN A SURPLUS OF 16 PARKING SPACES THAT CAN EITHER BE REMOVED OR MAINTAINED. TO MEET ANY FUTURE PARKING REQUIREMENTS.
[D] PER LOWER MERION TOWNSHIP ORDINANCE SECTION 155-8.6, COMPACT CAR PARKING MAY BE PROVIDED FOR UP TO 30% OF THE REQUIRED PARKING SPACES (30% X 87 = 26 COMPACT CAR SPACES PROVIDED).

PENNSYLVANIA ACT 287 REQUIREMENTS

UNDERGROUND UTILITIES NOTIFICATION NO. 20233351560

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE ACTUAL SUBSURFACE STRUCTURES ARE EXISTING, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS THEREOF:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART 'P', PART 1926/1915 – "EXCAVATIONS, TRENCHING AND SHORING"

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 3016) DATED 1985 (REVISED).

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SITE SHEET 3 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20233351560

NOTE TO USER OF THESE PLANS

THE INFORMATION SHOWN ON THESE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION. THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR ORGANIZATION USING OR RELYING ON THESE PLANS MUST CONTACT CHESTER VALLEY ENGINEERS, INC. FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE PROCEEDING OR RELYING UPON THESE PLANS FOR ANY PURPOSE. NO PERSON OTHER THAN CHESTER VALLEY ENGINEERS, INC. SHALL USE THEM TO OR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHESTER VALLEY ENGINEERS. CHESTER VALLEY ENGINEERS, INC. AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, INC. FOR THE RESULTING FROM THE UNAUTHORIZED OR IMPROPER USE OF THESE PLANS. CHESTER VALLEY ENGINEERS, INC. SHALL NOT BE LIABLE FOR ANY DAMAGES, LOSS OR EXPENSE ARISING SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND VALIDITY OF THE INFORMATION CONTAINED ON THIS PLAN TO BE USED AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CHESTER VALLEY ENGINEERS, OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL INC., THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS PROPERTY OR TRADING. USE OF, SHARING OF, OR ANY REQUIRED FROM CHESTER VALLEY ENGINEERS, INC. ANY AND ALL CLAIMS, LOSSES, DAMAGES, LIABILITIES AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COURT COSTS, ARISING DIRECTLY OR INDIRECTLY OUT OF THE UNAUTHORIZED REUSE OF THESE PLANS BY THE THIRD PARTY OR BY OTHERS ACTING THROUGH THE THIRD PARTY. IN THE EVENT OF ANY UNAUTHORIZED REUSE OF THESE PLANS, THE THIRD PARTY AGREES TO INDEMNIFY AND HOLD HARMLESS CHESTER VALLEY ENGINEERS, INC. FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED REUSE AND FROM ANY LITIGATION ASSOCIATED THEREWITH. ANY ALTERATION OF THE INFORMATION CONTAINED IN THIS FILE AND/OR ANY REUSE OF THE INFORMATION CONTAINED IN THIS FILE FOR EXPANSIONS ARISING THEREOF OR REVISIONS THEREWITH, ARE VIOLATION OF THE COPYRIGHT LAWS AND ARE SUBJECT TO LEGAL ACTION.

LEGEND

EXISTING FEATURES

- EXISTING ZONING DISTRICT LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING BUILDING
- EXISTING PERVIOUS PAVING
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE

PROPOSED FEATURES

- PROPOSED BUILDING ADDITION
- PROPOSED FULL DEPTH PAVEMENT SECTION
- PROPOSED MILL & BITUMINOUS PAVEMENT OVERLAY
- PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED POROUS (PERVIOUS) PAVING
- PROPOSED CONCRETE CURB
- NUMBER OF PROPOSED PARKING SPACES
- NUMBER OF PROPOSED COMPACT PARKING SPACES
- NUMBER OF PROPOSED SURPLUS PARKING SPACES
- PROPOSED SIGN

GENERAL NOTES:

1. PROPERTY OWNER:
KOHELET YESHIVA HIGH SCHOOL
223 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066
CONTACT: JENNIFER GROEN,
EXECUTIVE DIRECTOR
610-667-2020, X-1360
jgroen@kohelet-yeshiva.org
2. THE PROJECT PROPOSES THE CONSTRUCTION OF A 2,976 S.F. BUILDING ADDITION, PARKING AND CIRCULATION IMPROVEMENTS, AND SITE IMPROVEMENTS.
3. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS K-12 PRIVATE SCHOOL. THE BUILDING ADDITION WILL BE USED FOR CLASSROOMS, LEARNING LABS, AND STUDENT COLLABORATION AREAS.
4. AT THE HIGHEST POINT, THE EXISTING MANSION MEASURES 48'-5" TALL. THE EXISTING STRUCTURE MEASURES 20'-5" NEAREST THE CONNECTION TO THE BUILDING ADDITION. THE NEW BUILDING ADDITION MEASURES 29'-5" TALL.

WAIVERS:

1. THE APPLICANT IS REQUESTING A WAIVER FROM SECTION 135-3.4 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE SUBMISSION OF A TENTATIVE SKETCH PLAN APPLICATION.

OVERALL SITE PLAN

NO.	DATE	REVISION
1	4/19/24	SUBMISSION FOR SIGNS OUT, PLANS IN (SOPI)

PRELIMINARY LAND DEVELOPMENT PLAN
FOR
KOHELET YESHIVA HIGH SCHOOL SITELOGIQ
LOWER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

JEREMY R. MAZUKAS, PROFESSIONAL ENGINEER 50057-E, COMMONWEALTH OF PENNSYLVANIA

ChesterValley ENGINEERS, INC.
110 Moores Road, Suite 200, Malvern, PA 19355
610-644-4820
www.chestervalley.com

PROJECT NO. 21966
SCALE: 1" = 30'
DATE: 5/1/2024
DRAWN BY: BRR
CHECKED BY: JRM
DRAWING NO.

Scale in Feet
0 10 20 30 60 90 120
1" = 30'

SHEET 2 OF 4 FOR RECORDING

SHEET 4 OF 19

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JAMILA H. WINDER, CHAIR
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 29, 2024

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #24-0054-001
Plan Name: 223 N. Highland Avenue - Kohelet Yeshiva High School
(2,976 sq. ft. institutional on approximately 6.94 acres)
Situate: Old Lancaster Road (W); north of N. Highland Avenue
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 13, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Kohelet Yeshiva School, proposes to construct a 2,976 square foot addition to the existing school building to be used for classrooms, learning labs, and student collaboration areas. The parking lot is proposed to be reconfigured to accommodate a total of 87 parking spaces. No changes to the existing vehicular access to the site from Old Lancaster Road and North Highland Avenue are proposed. Additional improvements shown at this time include landscaping and reconfigured internal pedestrian pathways. The property is located in the township's IE1 Institutional Education zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Institutional. In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Institutional

uses are considered a primary use in Suburban Residential Areas, where non-residential buildings should have a residential character and must be designed to limit potential impacts of traffic, noise, and light.

RECOMMENDATION

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

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

A. Parking Lot Greening and Landscaping Standards. Section 135-5.3.B. outlines situations where the interior landscape parking lot and buffer requirements in §13-5.3 of the township's subdivision and land development ordinance shall apply, including construction of new or expansion of existing vehicular use areas, as proposed in this application. Therefore, we feel that additional information is needed to determine compliance with the parking lot greening standards. For example, it appears that additional landscaping should be provided in the parking lot islands in the southern half of the parking lot closer to North Highland Avenue, as well as around the northernmost parking area near Melrose Avenue.

B. Species Diversity. According to the proposed planting schedule on Sheet 17, a total of 210 groundcover plantings of a single species are proposed. Section 135-5.8.A.(6) requires a minimum of 12 species when 100 or more plantings of any plant type is required.

C. Additional Plantings. Section 135-5.4.A.(3) requires that five deciduous or evergreen shrubs be planted for every 20 feet of proposed building façade facing a public street or parking lot, or portion thereof. It does not appear that any landscaping is proposed between the façade of the proposed building addition and the parking lot.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Lower Merion Township's planning objectives for institutional 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. Please print the assigned MCPC number (#24-0054-001) on any plans submitted for final recording.

Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

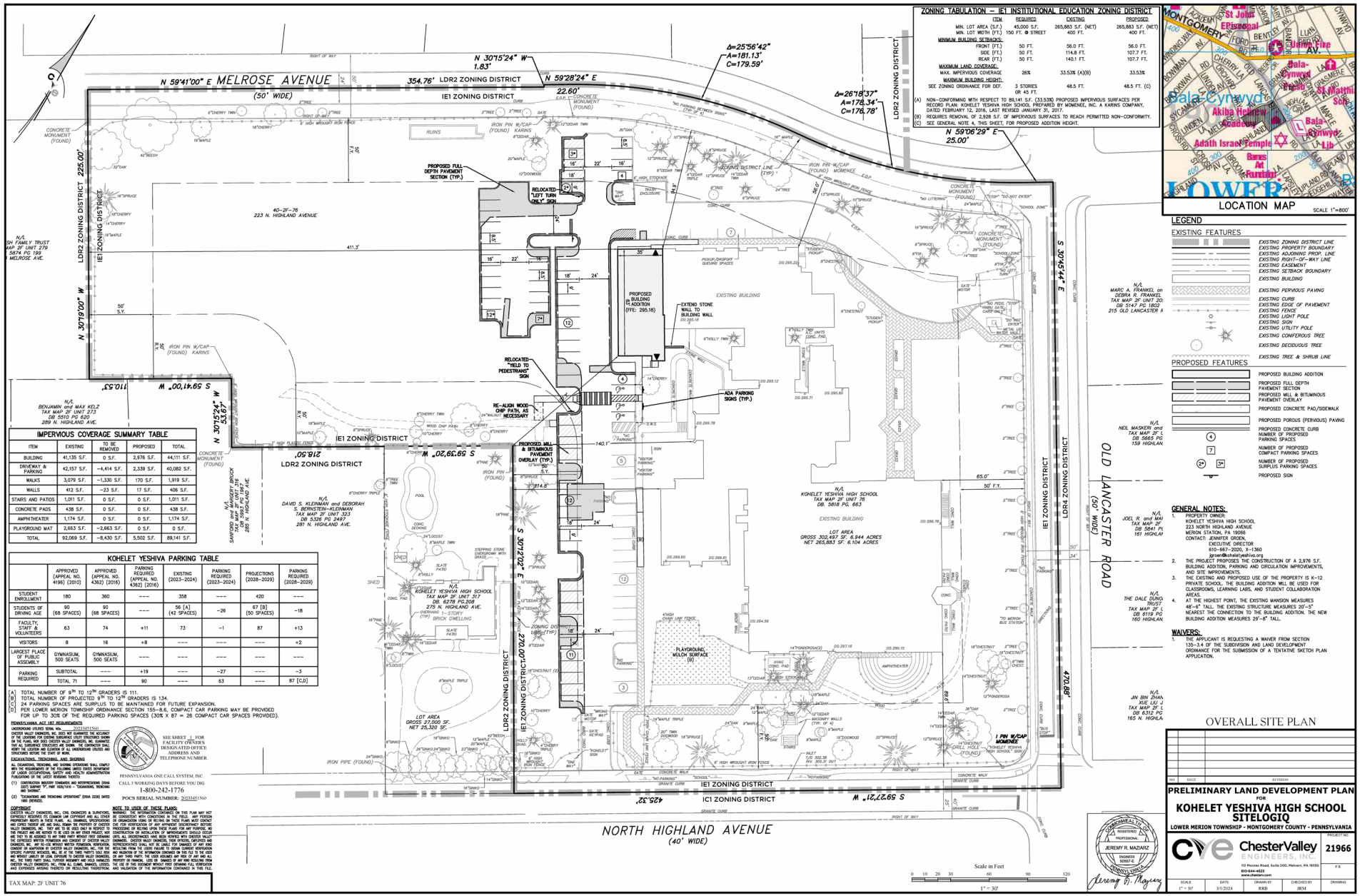
c: Jamie Jun, Esq., Applicant's Representative
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site

Mr. Christopher Leswing
Director of Building & Planning

- Attachment A -

March 29, 2024



ZONING TABULATION – IE1 INSTITUTIONAL EDUCATION ZONING DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (S.F.)	45,000 S.F.	265,883 S.F. (NET)	265,883 S.F. (NET)
MIN. LOT WIDTH (FT.)	150 FT. @ STREET	400 FT.	400 FT.
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MAXIMUM BUILDING HEIGHT:			
SEE ZONING ORDINANCE FOR DEF.	3 STORIES OR 45 FT.	48.5 FT.	48.5 FT. (C)

(A) NON-CONFORMING WITH RESPECT TO 89,141 S.F. (33.53%) PROPOSED IMPERVIOUS SURFACES PER RECORD PLAN: KOHELET YESHIVA HIGH SCHOOL PREPARED BY MOMENEE, INC. A KARNS COMPANY, DATED FEBRUARY 12, 2016, LAST REVISED JANUARY 31, 2017.
(B) REQUIRES REMOVAL OF 2,928 S.F. OF IMPERVIOUS SURFACES TO REACH PERMITTED NON-CONFORMITY.
(C) SEE GENERAL NOTE 4, THIS SHEET, FOR PROPOSED ADDITION HEIGHT.

IMPERVIOUS COVERAGE SUMMARY TABLE

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WALKS	3,079 S.F.	-1,330 S.F.	170 S.F.	1,919 S.F.
WALLS	412 S.F.	-23 S.F.	17 S.F.	406 S.F.
STAIRS AND PATIOS	1,011 S.F.	0 S.F.	0 S.F.	1,011 S.F.
CONCRETE PADS	438 S.F.	0 S.F.	0 S.F.	438 S.F.
AMPHITHEATER	1,174 S.F.	0 S.F.	0 S.F.	1,174 S.F.
PLAYGROUND MAT	2,663 S.F.	-2,663 S.F.	0 S.F.	0 S.F.
TOTAL	92,069 S.F.	-8,430 S.F.	5,502 S.F.	89,141 S.F.

KOHELET YESHIVA PARKING TABLE

	APPROVED (APPEAL NO. 4196) (2010)	APPROVED (APPEAL NO. 4362) (2016)	PARKING REQUIRED (APPEAL NO. 4362) (2016)	EXISTING (2023-2024)	PARKING REQUIRED (2023-2024)	PROJECTIONS (2028-2029)	PARKING REQUIRED (2028-2029)
STUDENT ENROLLMENT	180	360	---	358	---	420	---
STUDENTS OF DRIVING AGE	90 (68 SPACES)	90 (68 SPACES)	---	56 [A] (42 SPACES)	-26	67 [B] (50 SPACES)	-18
FACULTY, STAFF & VOLUNTEERS	63	74	+11	73	-1	87	+13
VISITORS	8	18	+8	---	---	---	+2
LARGEST PLACE OF PUBLIC ASSEMBLY	GYMNASIUM, 500 SEATS	GYMNASIUM, 500 SEATS	---	---	---	---	---
PARKING REQUIRED	SUBTOTAL	---	+19	---	-27	---	-3
	TOTAL 71	---	90	---	63	---	87 [C,D]

[A] TOTAL NUMBER OF 9TH TO 12TH GRADERS IS 111.
[B] TOTAL NUMBER OF PROJECTED 9TH TO 12TH GRADERS IS 134.
[C] 24 PARKING SPACES ARE SURPLUS TO BE MAINTAINED FOR FUTURE EXPANSION.
[D] PER LOWER MERION TOWNSHIP ORDINANCE SECTION 155-8.6, COMPACT CAR PARKING MAY BE PROVIDED FOR UP TO 30% OF THE REQUIRED PARKING SPACES (30% X 87 = 26 COMPACT CAR SPACES PROVIDED).

TAX MAP: 2F UNIT 76

LOCATION MAP

SCALE 1"=800'

LEGEND

EXISTING FEATURES

EXISTING ZONING DISTRICT LINE
EXISTING PROPERTY BOUNDARY
EXISTING ADJOINING PROP. LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EASEMENT
EXISTING SETBACK BOUNDARY
EXISTING BUILDING
EXISTING PERVIOUS PAVING
EXISTING CURB
EXISTING EDGE OF PAVEMENT
EXISTING FENCE
EXISTING LIGHT POLE
EXISTING SIGN
EXISTING UTILITY POLE
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING TREE & SHRUB LINE

PROPOSED FEATURES

PROPOSED BUILDING ADDITION
PROPOSED FULL DEPTH PAVEMENT SECTION
PROPOSED MILL & BITUMINOUS PAVEMENT OVERLAY
PROPOSED CONCRETE PAD/SIDEWALK
PROPOSED POROUS (PERVIOUS) PAVING
PROPOSED CONCRETE CURB
NUMBER OF PROPOSED PARKING SPACES
NUMBER OF PROPOSED COMPACT PARKING SPACES
NUMBER OF PROPOSED SURPLUS PARKING SPACES
PROPOSED SIGN

GENERAL NOTES:

1. PROPERTY OWNER:
KOHELET YESHIVA HIGH SCHOOL
223 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066
CONTACT: JENNIFER GROEN,
EXECUTIVE DIRECTOR
610-667-2020, X-1360
jgroen@kohelet yeshiva.org
2. THE PROJECT PROPOSES THE CONSTRUCTION OF A 2,976 S.F. BUILDING ADDITION, PARKING AND CIRCULATION IMPROVEMENTS, AND SITE IMPROVEMENTS.
3. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS K-12 PRIVATE SCHOOL. THE BUILDING ADDITION WILL BE USED FOR CLASSROOMS, LEARNING LABS, AND STUDENT COLLABORATION AREAS.
4. AT THE HIGHEST POINT, THE EXISTING MANSION MEASURES 48'-6" TALL. THE EXISTING STRUCTURE MEASURES 20'-5" NEAREST THE CONNECTION TO THE BUILDING ADDITION. THE NEW BUILDING ADDITION MEASURES 29'-8" TALL.

WAIVERS:

1. THE APPLICANT IS REQUESTING A WAIVER FROM SECTION 135-3.4 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE SUBMISSION OF A TENTATIVE SKETCH PLAN APPLICATION.

OVERALL SITE PLAN

NO.	DATE	REVISION

PRELIMINARY LAND DEVELOPMENT PLAN

FOR

KOHELET YESHIVA HIGH SCHOOL SITELOGIQ

LOWER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Mooreo Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21966

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 30'	3/1/2024	RRB	JRM	F.S.

SHEET 2 OF 4 FOR RECORDING

SHEET 4 OF 18

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEREMY R. MAZIARZ
ENGINEER
50567-E
COMMONWEALTH OF PENNSYLVANIA
Jeremy R. Maziarz

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER

PENNSYLVANIA ONE CALL SYSTEM, INC
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20233451560

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. _____ 20233451560

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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

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223 North Highland Avenue
Kohelet Yeshiva High School
MCPC#240054001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
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