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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 22, 2025

Mr. Dan DeMeno, Township Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19083

Re: MCPC #17-0040-008
Plan Name: Meadowood Campus - Healthcare Northeast Expansion
(37,324 sf additional development on approximately 137 acres)
Situate: 3205 Skippack Pike
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 28, 2025. We forward this letter as a report of our review. We previously reviewed this project in a letter dated March 19, 2025. Some of the comments have been addressed and removed. Some comments are still applicable; however, new comments have been identified and are highlighted in bold italics.

BACKGROUND

The Meadowood Corporation proposes a new three-story health center expansion with an 11,370-square foot footprint. The development includes reconfigured parking and loading access and adding two accessible parking spaces to the northeast. Additional improvements include new pedestrian pathways, an ADA accessible ramp, utility relocation, a large retaining wall, screen fencing/walls, plantings, a cooling tower, and an underground stormwater detention facility. The project will result in a net increase of 4,755 square feet of impervious surface. The property is located in the township's LPD Land Preservation District. This latest submission is for review of final site plan documents in which the applicant made some minor revisions.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARD VISION: THE COMPREHENSIVE PLAN

This development is supported by the Montco 2040 Comprehensive Plan in the Vibrant Economy theme which recommends… "advocating with local municipalities, health care providers, and developers to create an environment that meets the needs of an aging population." (Page 71) By expanding the services offered and building on an existing site development, Meadowood is meeting the needs of a growing aging population.

WORCESTER COMPREHENSIVE PLANS

The following goals and objectives in the Worcester 2008 Comprehensive Plan and the Draft 2022 Comprehensive Plan update are applicable to this proposal.

A. 2008 Worcester Comprehensive Plan (Adopted):

1. Environmental Goals (Page 3), Preserve Steep Slope Areas - To prevent problems on sloped areas that are more susceptible to erosion and mass movement, including increased runoff and sedimentation from disturbed slopes. Also to reduce potential for unnecessary public expenditures for flood control, water quality, and stormwater management, and to protect habitats for important species and wildlife.

2. Environment Objective - Continue to enforce the township's steep slope ordinance to prohibit development on slopes that are 25% or more, minimize development or regrading on slopes 15% to 25% and continue to subtract steep slopes from the calculation of lot area.

B. 2022 Worcester Comp Plan Update (Draft):

1. Environmental Resources and Infrastructure Goal - Preserve and conserve sensitive environmental features, such as floodplains, steep slopes, riparian buffers, forests, and wetlands

2. Environmental Resources and Infrastructure Objective:

- Decrease in % of development occurring within sensitive environmental areas (i.e. Steep slopes).
- Decrease in rate of land converted to impervious surface.
- Increase in % tree canopy coverage.

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 municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

A. Steep Slopes - There are steep slopes and mature vegetation impacted by the design. Both comprehensive plans (2008 Adopted and 2022 Draft) state goals and objectives related to avoiding and minimizing development on environmentally sensitive land (see Comprehensive Plan Compliance section above). This design proposes to cut into the existing 45% to 50% steep slopes to construct a retaining wall ranging in height from approximately 2 to 10 feet. This appears to be designed to accommodate a larger loading area for truck access and reconfigured parking spaces. Additionally, several mature trees are removed reducing tree canopy coverage. We recommend reconfiguring the parking and loading area to reduce the size of the retaining wall and reduce the amount of impervious surface proposed (see attachment E sketch for a potential redesign which accommodates truck access and maintains the current number of proposed parking spaces). This design may allow for the retention of some of the mature tree canopy to the north by minimizing incursions into steep slopes. It also provides opportunities to retain or plant new shade and evergreen tree buffer screening to shield the loading and parking areas from the existing adjacent residential buildings. ***The plans submitted for this review still cut into steep slopes and remove many***

mature trees. However, on the final grading plan in this submission a reduced length of retaining wall and some existing grading is retained, the wall that does remain still cuts deeply into steep slopes and retains the original impervious layout with excessive asphalt pavement which may not be required for truck turning movements.

B. Landscaping:

1. Plant List - Ilex cornuta 'Burfordii' (Burford Holly) is a non-native evergreen tree species. The applicant should consider a native evergreen species such as Ilex 'Nellie Stevens' (Nellie Stevens Holly) or equal. ***No Change was made to final plans. Comment remains the same.***

C. Site Design:

1. ADA Parking Space Restriping **-** The design proposes restriping five accessible parking spaces near the main entrance of Laurel House. To minimize conflicts with vehicular traffic, an accessible ramp/sidewalk should be provided to connect each of the striped access aisles and the adjacent sidewalk (see Note 6 on the Attachment E sketch). This provides an accessible route to the building entries via sidewalks instead of the vehicular drive. In addition, there is a light pole which may need to be relocated in the current striping configuration (see Note 7 on the Attachment E sketch). ***No Change was made to final plans. Comment remains the same.***

2. Lighting - Light poles were added to the Utility Plan to light the parking spaces. However, the light pole located closest to the relocated transformer does not cover all of the proposed parking spaces. An additional light may be required.

3. Retaining Wall - Details for the retaining wall were not provided. It is unclear how the retaining wall will be constructed. If the wall is a segmental block wall, planting behind and on the top of the wall may be problematic and conflict with the geo grid required to stabilize the wall. The applicant's designers should provide details of the retaining wall. All walls must meet the requirements of the Worcester Township Fencing and Walls Ordinance (Section 150-182)**.** ***No Change was made to final plans. Comment remains the same.***

4. Screen Fence - The design proposes a "Screen Fencing" and "Screen Wall/Fencing" to minimize the views from the adjacent residential buildings and new addition to the parking and loading areas. The proposed screen fencing detail is a 4-foot height post and rail fence. This type of fence is not an effective visual screen. The applicant's engineer should provide an alternative, more opaque, taller fence design to better screen the views from the adjacent residential buildings. All fencing must meet the requirements of the Worcester Township Fencing and Walls Ordinance (Section 150-182)**.** ***The applicant stated that screen fencing details were provided on sheet 10 in this latest submission. No details could be located on sheet 10 of the plan set.***

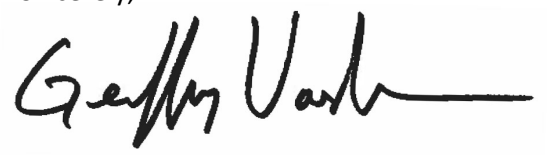
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Worcester Township planning objectives for site development and environmental goals and objectives.

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 17-0040-008 on any plans submitted for final recording.

Sincerely,



Geoffrey Vaughn, PLA, ASLA - Assistant Design Section Manager
geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: The Meadowood Corporation, Applicant
Catherine M. Harper, Esq., Applicant's Attorney
Woodrow & Associates, Inc., Applicant's Engineer
Anthony Sherr, Chair, Township Planning Commission
Christian Jones, Assistant Township Manager

Attachment A: Aerial Image of Site
Attachment B: Affected Project Area Site Aerial
Attachment C: Reduced Copy of Applicant's Proposed Site Plan
Attachment D: Reduced Copy of Proposed Affected Project Area Site Plan
Attachment E: Design Recommendations Sketch



Meadowood Campus
Healthcare Northeast Expansion
MCPC#170040008

Montgomery County Planning Commission

0 250 500 1,000 Feet

N



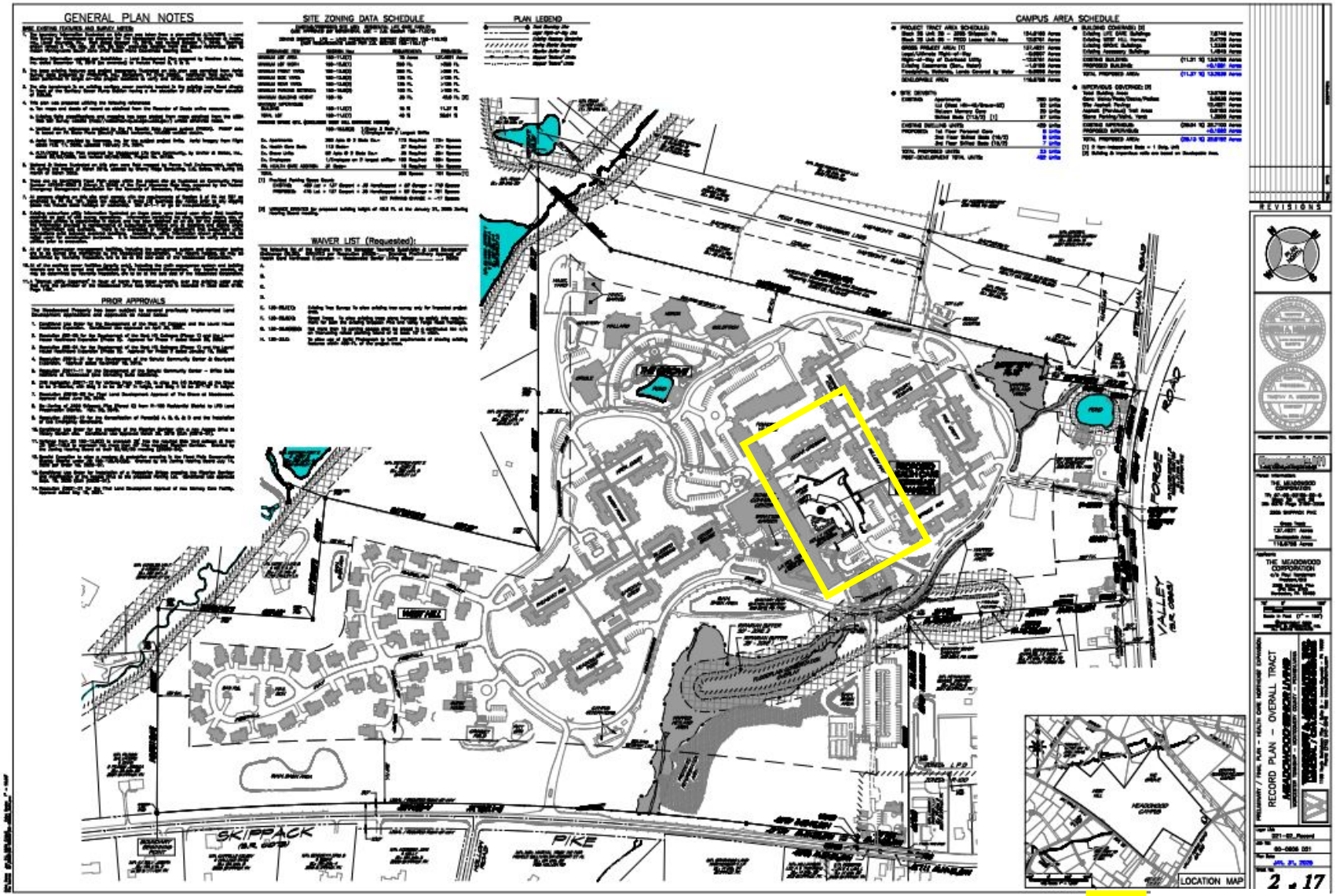
Meadowood Campus
Healthcare Northeast Expansion
MCPC#170040007

Montgomery County Planning Commission

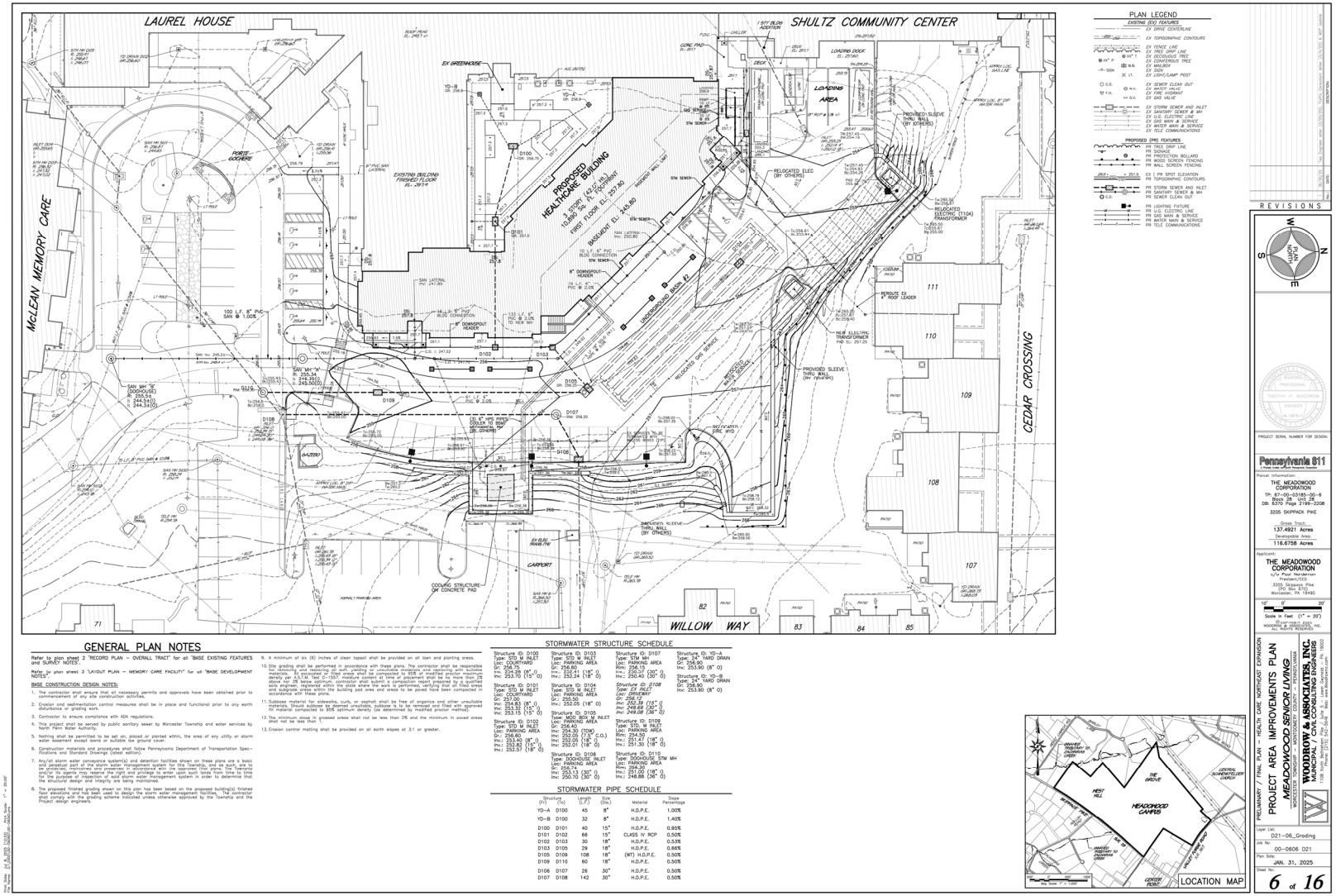
0 50 100 200 Feet

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
Aerial photography provided by Nearmap



PROJECT AREA



GENERAL PLAN NOTES

Refer to plan sheet 2 "RECORD PLAN – OVERALL TRACT" for all "BASE EXISTING FEATURES and SURVEY NOTES".

Refer to plan sheet 3 "LAYOUT PLAN – MEMORY CARE FACILITY" for all "BASE DEVELOPMENT NOTES".

BASE CONSTRUCTION DESIGN NOTES:

1. The contractor shall ensure that all necessary permits and approvals have been obtained prior to the commencement of any site construction activities.
2. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
3. Contractor to ensure compliance with ADA regulations.
4. This project shall be served by public sanitary sewer by Worcester Township and water services by North Penn Water Authority.
5. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
6. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
7. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township shall have the right of access to any and all of the storm water facilities shown on these plans for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
8. The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
9. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
10. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. Should subgrade be deemed unsuitable, subgrade is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
11. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subgrade be deemed unsuitable, subgrade is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
12. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1.
13. Erosion control matting shall be provided on all earth slopes at 3:1 or greater.

STORMWATER STRUCTURE SCHEDULE

Structure ID: D100
Type: STD M INLET
Loc: COURTYARD
Gr: 257.00
Inv: 254.28 (8" I)
Inv: 253.70 (15" O)

Structure ID: D101
Type: STD M INLET
Loc: COURTYARD
Gr: 257.00
Inv: 254.83 (8" I)
Inv: 254.25 (15" O)
Inv: 253.15 (15" O)

Structure ID: D102
Type: STD M INLET
Loc: PARKING AREA
Gr: 256.60
Inv: 253.40 (8" I)
Inv: 252.80 (15" I)
Inv: 252.57 (18" O)

Structure ID: D103
Type: STD M INLET
Loc: PARKING AREA
Gr: 256.50
Inv: 252.41 (18" I)
Inv: 252.24 (18" O)

Structure ID: D104
Type: STD M INLET
Loc: PARKING AREA
Gr: 255.50
Inv: 252.05 (18" O)

Structure ID: D105
Type: MOD. BOX M INLET
Loc: PARKING AREA
Gr: 254.50
Inv: 252.05 (12" I) (T.O.W.)
Inv: 252.05 (18" I)
Inv: 252.01 (18" O)

Structure ID: D106
Type: DOGHOUSE INLET
Loc: PARKING AREA
Gr: 256.70
Inv: 252.13 (30" I)
Inv: 252.10 (30" O)

Structure ID: D107
Type: STM MH
Loc: PARKING AREA
Gr: 256.50
Inv: 250.57 (30" I)
Inv: 250.40 (30" O)

Structure ID: D108
Type: EX INLET
Loc: DRIVEWAY
Gr: 256.12
Inv: 249.62 (15" I)
Inv: 249.62 (30" I)
Inv: 249.08 (36" O)

Structure ID: D109
Type: STD M INLET
Loc: PARKING AREA
Rim: 254.50
Inv: 251.47 (18" I)
Inv: 251.30 (18" O)

Structure ID: D110
Type: DOGHOUSE STM MH
Loc: PARKING AREA
Rim: 254.20
Inv: 247.70 (18" I)
Inv: 246.88 (36" O)

Structure ID: YD-A
Type: 24" YARD DRAIN
Gr: 256.90
Inv: 253.90 (8" O)

Structure ID: YD-B
Type: 24" YARD DRAIN
Gr: 256.90
Inv: 253.90 (8" O)

STORMWATER PIPE SCHEDULE

Structure (In)	(To)	Length (L.F.)	Size (Dia.)	Material	Slope Percentage
YD-A	D100	45	8"	H.D.P.E.	1.00%
YD-B	D100	32	8"	H.D.P.E.	1.40%
D100	D101	40	15"	H.D.P.E.	0.95%
D101	D102	66	15"	CLASS V RCP	0.50%
D102	D103	30	18"	H.D.P.E.	0.53%
D103	D105	29	18"	H.D.P.E.	0.66%
D105	D109	108	18"	(WT) H.D.P.E.	0.50%
D109	D110	60	18"	H.D.P.E.	0.50%
D106	D107	26	30"	H.D.P.E.	0.50%
D107	D108	142	30"	H.D.P.E.	0.50%

PLAN LEGEND

EXISTING (EX) FEATURES
EX DRIVE CENTERLINE
EX TOPOGRAPHIC CONTOURS
EX FENCE LINE
EX TREE DRIP LINE
EX DECIDUOUS TREE
EX CONIFEROUS TREE
EX SHRUBBERY
EX SIGN
EX LIGHT/LAMP POST
EX SEWER CLEAN OUT
EX FIRE HYDRANT
EX GAS VALVE
EX STORM SEWER AND INLET
EX SANITARY SEWER & MH
EX U.G. ELECTRIC LINE
EX GAS MAIN & SERVICE
EX WATER MAIN & SERVICE
EX TELE COMMUNICATIONS

PROPOSED (PR) FEATURES
PR TREE DRIP LINE
PR SIGNAGE
PR PROTECTION BOLLARD
PR WOOD SCREEN FENCING
PR BALL SCREEN FENCING
PR TOPOGRAPHIC CONTOURS
PR STORM SEWER AND INLET
PR SANITARY SEWER & MH
PR SEWER CLEAN OUT
PR LIGHTING FIXTURE
PR U.G. ELECTRIC LINE
PR GAS MAIN & SERVICE
PR WATER MAIN & SERVICE
PR TELE COMMUNICATIONS

REVISIONS

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

Parcel Information:
THE MEADOWOOD CORPORATION
TP: 67-00-05185-00-6
Block 28 Unit 28
DB: 6370 Page 2199-2208
3205 SKIPPACK PIKE
Gross Tract: 137.4921 Acres
Developable Area: 116.6758 Acres

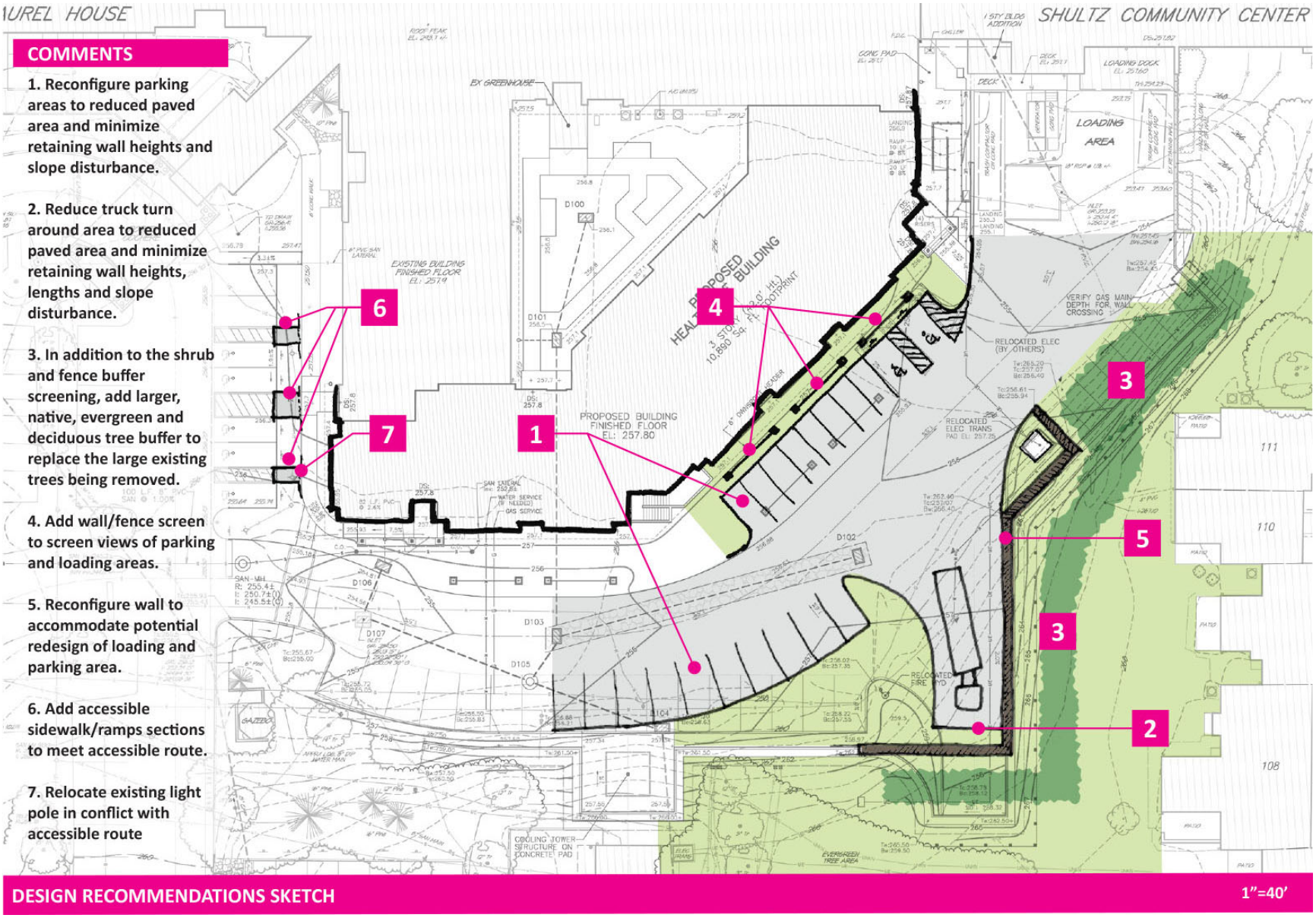
Applicant:
THE MEADOWOOD CORPORATION
c/o Paul Nordenson
President/CEO
3205 Skippack Pike
PO Box 870
Worcester, PA 19490

Scale in Feet (1" = 20')

WOODROW & ASSOCIATES, INC. MUNICIPAL ENGINEERING CONSULTANTS
1180 Northwood Drive, Coplay, PA 18037 (610) 262-6496 www.woodrowassoc.com

PRELIMINARY / FINAL PLAN – HEALTH CARE NORTHEAST EXPANSION
PROJECT AREA IMPROVEMENTS PLAN
MEADOWOOD SENIOR LIVING
WORCESTER TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

Layer List: D21-06_Grading
Job No: 00-0606 D21
Plan Date: JAN. 31, 2025
Sheet No: 6 of 16


COMMENTS
1. Reconfigure parking areas to reduced paved area and minimize retaining wall heights and slope disturbance.
2. Reduce truck turn around area to reduced paved area and minimize retaining wall heights, lengths and slope disturbance.
3. In addition to the shrub and fence buffer screening, add larger, native, evergreen and deciduous tree buffer to replace the large existing trees being removed.
4. Add wall/fence screen to screen views of parking and loading areas.
5. Reconfigure wall to accommodate potential redesign of loading and parking area.
6. Add accessible sidewalk/ramps sections to meet accessible route.
7. Relocate existing light pole in conflict with accessible route
SHULTZ COMMUNITY CENTER
LOADING AREA
PROPOSED BUILDING FINISHED FLOOR EL: 257.80
EXISTING BUILDING FINISHED FLOOR EL: 257.9
EX GREENHOUSE
RELOCATED ELEC (BY OTHERS)
RELOCATED ELEC TRANS PAD
RELOCATED FIRE HYD
VERIFY GAS MAIN DEPTH FOR WALL CROSSING
COOLING TOWER STRUCTURE ON CONCRETE PAD
EVERGREEN TREE AREA
1
2
3
3
4
5
6
7
DESIGN RECOMMENDATIONS SKETCH
1”=40’