ABINGTON TOWNSHIP

AUGUST 12, 2021

BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A
August 12, 2021
6:30 PM

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1776 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at https://us06web.zoom.us/j/88216803878. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 882-1680-3878 when prompted.

CALL TO ORDER

ROLL CALL *THOMPSON, BRODSKY, BOLE, CARSWELL, ROTHMAN, VAUGHN, SCHREIBER, VAHEY, WINEGRAD, DiPLACIDO, MYERS, ZAPPONE, BOWMAN, HECKER, SPIEGELMAN*

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS

Motion to delete and remove from consideration Public Works Committee New Business item PW–02-081221 and to schedule this matter for a future agenda.

PRESENTATIONS

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

a Motion to approve the Minutes from the Board of Commissioners Regular Meeting of July 8, 2021.

b. BOC-01-081221 Motion to Waive the Request For Proposal requirement and to engage Witt O'Brien as consultants to the Township at a cost not to exceed

$25,000, to assure compliance with the American Recovery Plan Act and Authorize the Township Manager to execute the appropriate engagement letter and to immediately engage and work with the consultant.

c. PW-01-081221 Motion to approve Resolution No. 21-020 authorizing the extension of the agreement for recycling services with J.P. Mascaro & Sons, Dated November 20, 2021, for an additional period of six (6) months with certain price changes for certain services.

d. LU-01-081221 Motion to approve the second Amended Land Development Application LD-21-05 -Rydal Waters allowing for Pickleball Courts.

e. LU-02-081221 Motion to approve the Land Development application for 1231 Susquehanna Road, Rydal.

f. LU-03-081221 Motion to approve the Release of Escrow No. 2 - $11,550.00 and Release of Escrow No. 3 - $9,312.00 on the Subdivision - 1768 Kimball Avenue.

g. PS-01-081221 Motion to authorize the Board President to confirm the nominations for the Roslyn Fire Company Special Fire Police.

h. PS-03-081221 Motion to approve the installation of stop signs as experimental on Cedar Lane at Hamel Avenue, Cricket Avenue at Jefferson Avenue, Grovania Avenue at Penbryn Avenue and Jefferson Avenue at Maple Avenue.

i. PA-01-081221 Motion to authorize the creation of a Comprehensive Recreation, Park and Open Space plan advisory committee.

j. FC-02-081221 Motion to approve the 2021 CDBG Annual Action Plan and adopt Resolution 21-022.

k. Motion to accept the Financial Reports for June 2021: including Investments, Clearing Fund; Deferred Revenue/Expense Activity; Petty Cash Balances; Travel Expenses and Statement of Conditions.

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC WORKS COMMITTEE

PW-02-081221 Motion to adopt Resolution # 21-021 of an offer of dedication on 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane and, 1404 and 1405 Autumn Road.

PUBLIC SAFETY COMMITTEE

a. PS-02-081221 Motion to adopt Ordinance 2183 amending Chapter 156- "Vehicles and Traffic", Article II - "Traffic Regulations," Section 9 - "One Way Highways Established," Section 11 - "Turns at Intersections," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," Section 28 - "Special Purpose Parking Zones" to add One-Way signs on Edge Hill Road, Left and Right Turn prohibited signs on Northbound and Southbound Bradfield Road, Stop signs on Crescent Avenue at Fortune Road, Seminole Avenue at Montgomery Avenue, Woodlyn Avenue at Menlo Avenue, Silver Avenue at Parkview Avenue, Hunter Road at Woodland Road and Amity Road, no parking signs on the 2500 block of Rubicam Avenue, no parking here to corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue, No Parking Between signs on Miriam Avenue, Handicapped Parking signs on Shelmire Street and Clemens Avenue.*(Chief Molloy)*

FINANCE COMMITTEE

a. Receive Treasurer's Report: Township Treasurer, Jay W. Blumenthal

b. FC-01-081221 Motion to approve the June 2021 expenditures in the amount of $1,700,973.41 and salaries and wages in the amount of $1,972,318.74, and authorizing the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of September 2021.

(Motion & Roll Call)

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements
This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment
Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations
Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda
Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business
Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business
Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Board President Announcement

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to delete and remove from consideration Public Works Committee New Business item PW–02-081221 and to schedule this matter for a future agenda.

The stated meeting of the Board of Commissioners of the Township of Abington was held at the Township Administration Building, Abington, PA. on Thursday, July 8, 2021, with President Spiegelman presiding.

CALL TO ORDER: 6:36 p.m.

ROLL CALL: Present: Commissioners THOMPSON, BRODSKY, BOLE, CARSWELL (called in), ROTHMAN (called in), VAUGHN, MYERS, ZAPPONE, BOWMAN, WINEGRAD, VAHEY, SCHREIBER, HECKER, SPIEGELMAN
Excused: DiPLACIDO

Also Present: Township Manager MANFREDI
Assistant Legal Counsel GALLAGHER

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS:

President Spiegelman announced that the Board of Commissioners held an Executive Session on July 7, 2021 to discuss legal matters.

PRESENTATIONS: None.

PUBLIC COMMENT ON AGENDA ITEMS:

Cakky Evans, 1132 Lindsay Lane, commented that the EAC is happy to see that the Climate Collaborative of Greater Philadelphia initiative is an agenda item tonight and she asked for unanimous support by the Board. Also, regarding the 1231 Susquehanna Road project, she requested that the minutes be amended to reflect that the developer "agreed to save the Pine Trees as well as other conditions."

CONSENT AGENDA:

Vice President Hecker pulled the minutes from Consent Agenda and to vote upon the amendment as suggested by Ms. Evans under New Business.

Vice President Hecker made a MOTION, seconded by Commissioner Thompson to approve Items b. – j. as listed under Consent Agenda as follows:

To approve the Building and Smokestack Lease Agreement between the Township of Abington and Cellco Partnership, d/b/a Verizon Wireless.

To adopt Resolution No. 21-018 authorizing the disposition of Public Works records as listed in the attached itemized report.

To approve the major subdivision application for 1231 Susquehanna Road, Rydal.

To approve an easement agreement for the Township-owned 20-foot parcel between 653-659 Hamel Avenue.

To approve LD-20-03 - Minor Land Development Plan – New Life Presbyterian Church.

To approve revisions made to the Municipal Police Officer's Education and Training Commission Physical Fitness Testing Standards outlined in Section 4.5 of the Civil Service Rules and Regulations.

To approve Abington Jenkintown Connection Phase 5, Supplement 3 work authorization in the amount of $64,900.

To approve the Owner-Occupied Home Rehabilitation Program Municipal Lien Policy.

To accept the Financial Reports for May 2021 including Investments; Clearing Fund; Deferred Revenue/Expense Activity; Petty Cash Balances; Travel Expenses and Statement of Conditions.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

NEW BUSINESS:

Vice President Hecker made a MOTION, seconded by Commissioner Thompson to approve the amended minutes from the Board of Commissioners Regular Meeting of June 10, 2021 as suggested by Ms. Evans.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

PUBLIC SAFETY COMMITTEE NEW BUSINESS:

Item PS-02-070821:

Commissioner Schreiber made a MOTION, seconded by Commissioner Vahey to appoint candidate Jakob Henze from the Civil Service Eligibility list to the position of Probationary Police Officer provided he successfully completes the Background, Physical, Psychological tests and all entry requirements for the Municipal Police Officers' Education and Training Commission Act 120 Training effective July 19, 2021.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

Item PS-03-070821:

Commissioner Schreiber made a MOTION, seconded by Commissioner Thompson to promote Officer Ryan Duntzee to the rank of Probationary Sergeant effective July 19, 2021.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

PUBLIC AFFAIRS COMMITTEE NEW BUSINESS:

Item PA-01-070821:

Commissioner Bowman made a MOTION, seconded by Commissioner Myers to adopt Resolution No. 21-019 joining the Climate Collaborative of Greater Philadelphia (CCGP) an Initiative to Accelerate Effective Climate Actions.

President Spiegelman asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

FINANCE COMMITTEE NEW BUSINESS:

Receive Treasurer's Report:

Commissioner Vahey announced that the Treasurer's report is attached to the agenda for review.

Item FC-01-070821:

Commissioner Vahey made a MOTION, seconded by Commissioner Winegrad to approve the May 2021 expenditures in the amount of $3,349,160.38 and salaries and wages in the amount of $1,947,418.24, and authorize the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of August 2021.

President Spiegelman asked for any comments from Commissioners. There were none.

Roll call resulted in motion being passed – 14-0. Commissioner DiPlacido was absent during roll call.

PUBLIC COMMENT: None.

ADJOURNMENT: 6:47 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

Resolution No. 21-018 and 21-019 were adopted by the Board of Commissioners on July 8, 2021.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	BOC-01-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Witt O'Brien - RFP waiver request

EXECUTIVE SUMMARY:

The American Rescue Plan (ARP) provides the Township of Abington with a historic opportunity, both in scope and scale, to address acute, mid-, and long-term needs. This emergency proposal is focused on implementing impactful and compliant use of these congressionally appropriated federal assistance dollars. The COVID-19 pandemic continues to present households, businesses, schools, healthcare providers, and units of government with extraordinary challenges to meet their continuity, operational, and financial needs. This program provides the opportunity to establish a sustainable infrastructure for better and more streamlined governance in the years to come.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee has approved the motion to engage Witt O'Brien and to move the RFP waiver to the Regular Business meeting on August 12, 2021 and requested not exceed $25,000.

RECOMMENDED BOARD ACTIONS:

Motion to Waive the Request For Proposal requirement and to engage Witt O'Brien as consultants to the Township at a cost not to exceed $25,000, to assure compliance with the American Recovery Plan Act and Authorize the Township Manager to execute the appropriate engagement letter and to immediately engage and work with the consultant.

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June 15, 2021

Richard J. Manfredi
Township Manager
Township of Abington
1176 Old York Road
Abington, PA, 19001

RE: Integrated Consulting Services Proposal for COVID-19 & Federal Assistance Programs

Dear Township of Abington,

The American Rescue Plan (ARP) provides the Township of Abington with a historic opportunity, both in scope and scale, to address acute, mid-, and long-term needs. This emergency proposal is focused on implementing impactful and compliant use of these congressionally appropriated federal assistance dollars. The COVID-19 pandemic continues to present households, businesses, schools, healthcare providers, and units of government with extraordinary challenges to meet their continuity, operational, and financial needs. This program provides the opportunity to establish a sustainable infrastructure for better and more streamlined governance in the years to come. Developing initiatives and support services that address acute, holistic, and strategic needs is a demanding task that requires expertise in strategic analysis, funding optimization, and federal compliance standards. This expertise typically comes in three distinct areas: (1) understanding the intricacies of the laws, regulations, policies, requirements, processes, and systems that govern eligibility, allowable use, timelines, and mandated reporting; (2) identifying risks and benefits that will assist and inform your decision-making; and (3) executing use of funds compliantly while maximizing the benefits.

Since March of 2020, we have used our expertise to help more than 80 clients across the nation with COVID-19 preparation, mitigation, and response programs and efforts. Our Community Services practice leaders are at the forefront of national thought leadership in the development and delivery of innovative and impactful programs, strategic initiatives, and operational implementation services that address housing, food security, public health, economic, workforce support, and governmental efficiency needs.

We specialize in funding optimization and compliance – ensuring that you are using federal funding to the fullest extent allowed by federal statues while adhering to mandated compliance and reporting standards. Based on the needs outlined by your office, we have developed an Integrated Consulting Services proposal that we feel directly meets the needs of the Township of Abington, providing a broad range of services delivered by experienced professionals and subject matter experts directly to agencies and entities responsible for administering and utilizing this critical federal assistance.

We stand ready to support your team and the Township of Abington. For questions related to this proposal and/or contracting, please contact Matthew Erchull, Managing Director, at merchull@wittobriens.com. We look forward to an impactful partnership with you, your office, and the Township.

Respectfully,
Witt O'Brien's, LLC

Jonathan Hoyes
Jonathan Hoyes
Senior Managing Director
Government Solutions

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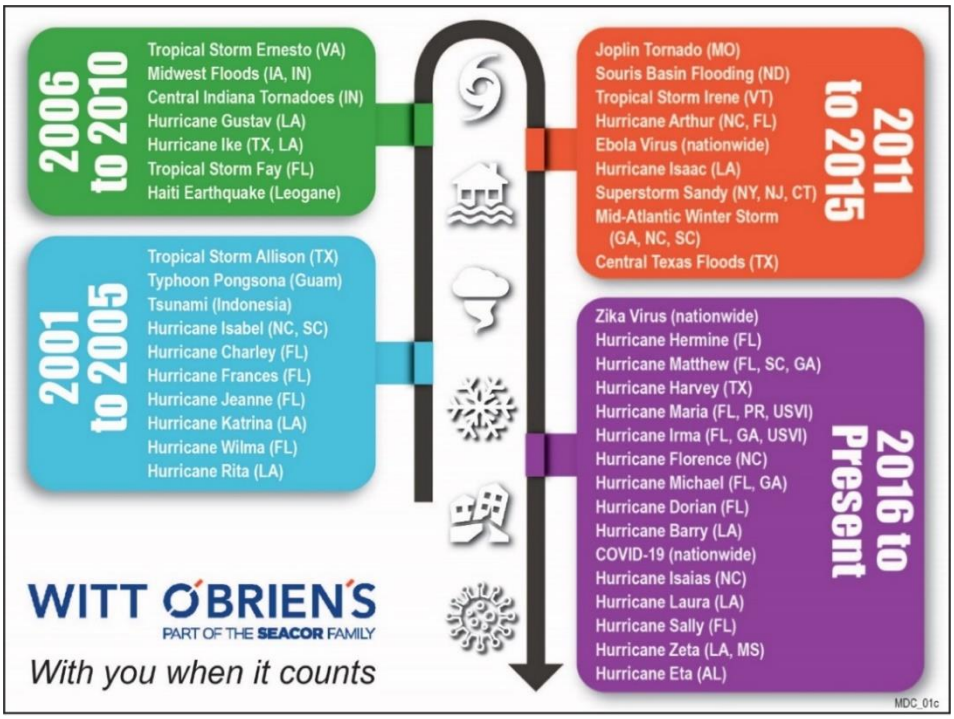
OUR PROJECT TEAM

Witt O'Brien's has a unique understanding of the Township of Abington's needs, having supported dozens of jurisdictions such as yours with COVID-19 response and federal compliance technical assistance. This support has included directly supporting numerous state agencies throughout the country. Witt O'Brien's appreciates the opportunity to outline our understanding of your needs and to provide more information about our firm and Community Services practice team.

ABOUT WITT O'BRIEN'S

Witt O'Brien's personnel have led or supported response and cost recovery efforts for nearly every major natural or human-caused disaster in the U.S. since 2001, supporting every aspect of recovery, including the development of rapid response housing and individual assistance programs. The graphic here lists all of the storm and pandemic events Witt O'Brien's has supported.



The Emergency Rental Assistance Program (ERAP) is new-- On January 5th, the funding for the ERAP program was made available and within 2 weeks, Witt O'Brien's was providing webinars for National Association of Counties (NACo), advising counties on ways to maximize this program.

Witt O'Brien's has been a national leader in assisting State, Local and Territorial Governments with the dynamic needs posed by this unprecedented public health crisis. We are currently supporting over 80 States, Territories and local governments directly, which includes hundreds of counties (see client listing at end of this proposal) . We are providing an expansive range of strategic planning, tactical response and force multiplying staff augmentation services across a wide variety of grant programs and emergency management needs. Our broad client base and vast expertise has enabled us to build a positive working relationship with key federal decision makers – including those at the U.S. Treasury – keeping our clients 'ahead of the curve' of potential changes in guidance that could impact overall program delivery.

Witt O'Brien's has been the trusted partner for complex recovery efforts requiring the integration of various work streams focused on large-scale program implementation, working a variety of contractors. Over the past 15 years, our experts have led recovery and response strategic planning, program design and overall implementation of federally funded programs totaling over $10B in response in Hurricane Katrina in Louisiana, over $8B from the numerous 2017 Hurricanes including Irma, Maria, and Harvey, and **most recently managing over $6 billon in COVID-19 related funds.**

Witt O'Brien's has been a trusted partner for a broad range of COVID-19 support functions:

- Providing assistance in developing a comprehensive funding strategy that carefully evaluates all potential eligible expenses alongside all potentially available funding sources and Assistance in identifying the limitations and requirements of each funding source to optimize available funding.
- Providing federal assistance compliance and monitoring services

- Developing and implementing assistance programs tailored to assist individuals, households, businesses, health care providers and other essential or impacted community-based organizations.
- Developing and implementing small business cost recovery programs.
- Planning support for continuity of services including evaluation of essential and non-essential functions as the organization prepares to address budget impacts.
- Assistance in developing and/or reviewing emergency response operational implementation plans to address policy initiatives to contain the pandemic.
- COVID-19 crisis communications expertise to support timely information to the public and employees/organizations in coordination with other governmental entities.
- After-action reporting and interim reviews related to CRF program implementation, overall COVID response, and other related issues.

ORGANIZATION LEADERSHIP AND STAFFING

Witt O'Brien's practice leaders have been at the forefront of providing thought leadership nationally on multi-jointed funding strategies for COVID-19 federal assistance programs. Our Community Service practice has developed comprehensive tools, templates, methods and processes that enable our staff to quickly and effectively implement complex programs with fully compliant and proven frameworks focused on success. We have developed an integrated program management approach, with appropriate oversight and coordination of all critical and necessary program functions accountable to a strong leadership team. And yes, these individuals will be engaged, when appropriate, to ensure your program is on target to achieve your goals. They will participate in program reviews, receive monthly progress reports, and be available, as needed, to address complex issues in their area(s) of expertise.

Brad Gair, CEM is internationally recognized for his disaster management expertise. He served as a FEMA Federal Coordinating Officer after scores of disasters, including the 9/11 attacks in New York, and Hurricane Katrina. After Hurricane Sandy, Brad served as New York City's Deputy Commissioner of Emergency Management (under Mayor Bloomberg), leading a $4.2 billion housing recovery. He led the recovery and resilience program for the US Virgin Islands, helping design and lead implementation of an $8 billion recovery and resilience program. Over the past 10 months, Brad has been providing strategic advice and support to address COVID-19 to the highest levels of state and local governments.

Jonathan Hoyes, MBA has 30 years of experience in the public and private sectors, with a focus in risk management, community assistance, and infrastructure recovery. As the Senior Managing Director for Witt O'Brien's Government Solutions Division, he is currently focused on providing support state and local government to support all aspects of their COVID-19 response. Through March of 2020, Jonathan was FEMA's Director of the PA Division at headquarters, serving as the Accountable Senior Executive for the FEMA PA Program nationwide. In that role, Jonathan was responsible for the entire PA Program – regulations, policy, audits, appeals, program delivery, training, and staff. In 2019, he was the Lead Federal Official and Federal Disaster Recovery Coordinator (FDRC) / Federal Coordinating Officer (FCO) for Puerto Rico and the U.S. Virgin Islands (USVI) – the largest recovery effort in United States history.

William Roche joined Witt O'Brien's in 2020 after more than 20 years of experience in disaster planning, response, and recovery. He served in the Senior Executive Service as Deputy Regional Administrator for FEMA Region IX, Region IX's Recovery Division Director, and the Accountable Executive for the PA Division at FEMA Headquarters. He managed the national PA Grant Program, the Fire Management Assistant Grant Program (FMAG), the Community Disaster Loan Program (CDL), and the Special Community Disaster Loan Program (SCDL). Bill is currently serving as Program Manager and Senior Advisor responsible for coordination, implementation, and delivery

of the Public Assistance Grant Program and Hazard Mitigation Grant Program under Hurricane Irma and Maria disasters encompassing over 2000 project grants and billions of federal disaster funding in the US Virgin Islands.

Matthew Erchull is an expert in the development of large-scale and complex federally funded programs. He is a nationally recognized subject matter expert in the development of public policy, program and project management, research, and quantitative analysis focused on assisting State and local governments, non-governmental organizations (NGOs) and private non-profits with federally funded HUD, HHS, FEMA, DHS, EDA, DOT, DOC, DOI and DOJ grant programs. Matt currently manages an industry-leading practice assisting nearly 90 clients that include states, local and territorial governments, and non-profits across the country, advising on the compliant use of over $6 billion of COVID-19 federal assistance.

Matthew Hanson, CGMS, brings more than 25 years progressive experience in government program/grant management, finance, and agency operations at the federal, state, and local levels. Before joining Witt O'Brien's, he served as Assistant Director of the Arizona Governor's Office of Strategic Planning and Budgeting, Economic Recovery Management Team. Matt supported the state's response to and recovery from COVID-19 through administration of the CARES Act and other federal programs. He was fully engaged in stakeholder engagement/outreach, project management, grant management and financial oversight. His analysis of the COVID-19 relief bills were key to developing appropriate programs, workflows, and impactful executive-level briefings to the Governor's Office and other state leaders. He also created and delivered training to internal staff and external stakeholders.

Hal Cohen, MUP leads Witt O'Brien's' Resilience and Readiness practice. He is a senior preparedness consultant, emergency planner, and quality assurance officer with 17 years of experience as a subject matter expert in organizational reviews, evaluations, and after-action reports (AARs); hazard mitigation, continuity of operations, and operations center staffing support. Hal has both led and supported numerous program assessments and AARs that have examined the performance of emergency management and response systems during COVID, hurricanes, ice storms, pipeline spills, and other incidents. He has also provided independent technical reviews of many other Witt O'Brien's' assessments, including a performance review of the Indiana Department of Homeland Security; reviews of petroleum-by-rail emergency response capabilities in the states of North Dakota and New York; AARs of the Santa Rosa Tubbs Fire, active shooter incidents at UC–Santa Barbara and the University of Alabama–Huntsville, the Indiana State Fair stage collapse, and others.

UNDERSTANDING OF THE SCOPE OF WORK

Witt O'Brien's understands that the Township of Abington is looking for an experienced and qualified vendor to operate as a strategic planning, technical assistance, and staff augmentation partner to assist with compliant design and implementation of programs and services utilizing federal relief funding. More specifically, we understand the need for a vendor that provides a broad range of services based on your dynamic needs – both now and through mid- to long-term periods.

The Witt O'Brien's industry-leading cadre is key to our success supporting clients across the country. We are ready to immediately begin working with your team to augment your current COVID-19 operations. We understand that while centralizing the delivery of the program may ease and streamline overall delivery and reduce implementation cost, appropriate attention and focus should be applied to providing a conduit for Township entities and agencies to seek and obtain direct support that are custom tailored to their localized needs.

We are ready to support your programs. The following identifies areas where our expertise and/or staffing can help maximize your programs, followed by a proposed engagement and scope of work to address any and all areas with which the Township wants support.

1. **Data management**
    - Assist with better aligning the use of funds across multiple implementation and federal funding streams and ensure that the Township has resourcing available to support comprehensive data

collection and management practices; including the development of streamlined templates and reporting systems.
- Facilitate access to the above data to inform decisions that must be made and actions that must be taken internally within the Township, including strategic planning and funding allocation with more flexible American Rescue Plan Act funding available to address COVID-19 impacts both in the short and long-term.

2. **Grant management**
   - Access the various funding sources that are available to the Township, ensuring that no funding opportunities are missed.
   - Support to maximize efficient allocation and distribution of funding to deliver the greatest impact and benefit to the residents of your community, including providing strong governance.
   - Ensure that the agencies and/or departments responsible for designing and implementing programs utilizing federally appropriated grant funds are well equipped – both in resourcing and strategy – to succeed and remain compliant with federal regulations.
   - Ensure the Township has broad insight into how funds can be best optimized across various program types and funding streams, preventing duplication and leveraging funding to the fullest extent allowable under the identified statues.
3. **Organization and coordination**
   - A partner that can provide direct support to operational leadership and the most senior members of program and Township government with operations and organizational capacity building.
   - A partner to operate as force multiplier for leadership in disseminating and coordinating various workstreams across some or all agencies involved in the delivery of programs.
4. **Compliance and monitoring**
   - Ensure that all stakeholders responsible for utilizing federal assistance are doing so in a fully compliant manner.
   - Ensure that the Township agencies or departments that are utilizing subrecipients or subgrantees are well equipped with resourcing, tools, templates, methods and processes to successfully ensure compliant use of funds. This includes careful capacity and risk assessments prior to selection of partners, and ongoing monitoring of the selected entities' administration, program or service delivery actions, expenditure, and reporting activities.
5. **Contract management and oversight**
   - Ensure that the Township has the capacity to perform contract management and oversight responsibilities for vendors selected to perform services utilizing federal funding.
   - Ensure that Township agencies and departments have the necessary resourcing available to ensure compliant and impactful use of funds and are seeking to provide shared service augmentation to help perform oversight and contract management.
6. **Staff Augmentation**
   - Ensure the Township agencies and/or departments have a reliable mechanism for augmentation of their implementation needs with considerations for experience in federal assistance programs.
   - Centralize this shared service through a single contract vehicle to streamline contracting and budgeting, and to provide for better transparency and cross-workstream coordination.
7. **After-action and performance reviews**
   - Examine past and ongoing program delivery and response-management to identify and recommend targeted best practices and lessons learned that drive improvement of the Township's performance during the next phase of federal funding, and ahead of the next disaster.
   - Facilitate tasking, timelines, and monitoring of corrective actions to ensure accountability, effective implementation, and continuous improvement.

PROPOSED ENGAGEMENT & SCOPE OF WORK

1. **Data management**
   - Support the development of tools, templates and processes for both centralized and localized/program-specific data management and reporting practices

- Direct augmentation engagement to increase assigned agencies' capacity, focusing on data management and reporting needs.

2. **Grant management**
   - Support strategic planning, development and implementation of federally funded grant and assistance programs through grant management best practices and subject matter expertise.
   - Provide direct engagement for assigned agencies to augment their existing capacity, focusing on grant management and administration.
3. **Organization and coordination**
   - Support operational leadership, the most senior members of program, and Township government with organization and operational practice development and implementation strategy.
   - Support centralized and localized coordination Township leadership and assigned agencies/departments to foster greater transparency and management of the federally-funded programs.
4. **Compliance and monitoring**
   - Support assigned agencies and entities with compliance and monitoring plans and strategies.
   - Perform compliance and monitoring activities as directed by Township and/or assigned agency or department.
5. **Contract management and oversight**
   - Support the Township with vendor oversight to ensure quality of performance as outlined in terms and conditions of vendor's contract with the Township.
6. **Staff Augmentation**
   - Support the Township and assigned entities/departments with staff augmentation, providing a broad range of services and skillsets based on outlined roles in approved role and rate schedule of engagement contract.
7. **After-action and performance reviews**
   - Provide independent, third-party research and analysis of identified Township issues areas; facilitate document research, individual and small-group interviews, and group "hotwash" sessions; and deliver root-cause findings coupled to concrete corrective actions; all under approved role and rate schedule of engagement contract.

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Current Witt O'Brien's Clients for COVID-19 Recovery

Counties

- Jefferson County, AL
- Sacramento County, CA
- Santa Clara County, CA
- Clay County, FL
- Hardee County, FL
- Indian River County, FL
- Marion County, FL
- Pinellas County, FL
- Putnam County, FL
- Pottawattamie, IA
- Franklin County, KS
- Geary County, KS
- Graham County, KS
- Johnson County, KS
- Kingman County, KS
- Riley County, KS
- Rooks County, KS
- Sedgwick County, KS
- Shawnee County, KS
- Frederick County, MD
- Montgomery County, MD
- Hennepin County, MN
- Suffolk County, NY
- Ocean County, NJ
- Cleveland County, OK
- Garvin County, OK
- McClain County, OK
- Grant County, OR
- Berks County, PA
- Delaware County, PA
- Montgomery County, PA
- Kerr County, TX
- Arlington County, VA
- King County, WA

Municipalities

- City of San Jose, CA
- Culver City, CA
- Long Beach, CA
- Town of Davie, FL
- Oakland Park, FL
- Pompano Beach, FL
- City of Key Biscayne, FL
- Morehead City, NC
- Township of Toms River, NJ
- Township of Berkeley, NJ
- City of Moore, OK
- Kerrville, TX
- City of Norfolk, VA

Educational Institutions

- CalTech, CA
- California State University System, CA
- San Jose Evergreen Community College District, CA
- Broward County Schools, FL
- Vincennes University, IN
- Lafayette Parish School System, LA
- University of North Carolina System, NC
- Norman Public Schools, OK

State of Kansas (supporting all 105 counties)

Kansas Department of Commerce

Kansas Department of Health & Environment

Minnesota Housing Finance Agency (ERAP)

South Carolina Emergency Management Division

Healthcare

- Memorial Healthcare System, FL
- Archbold Medical Center, GA
- Southeast Georgia Health System
- Upson Regional Medical. GA
- Edward Elmhurst Health, IL
- Maine General Health, ME
- Erickson Living, MD
- New Hanover Regional Medical Center, NC
- Albany Medical Center, NY
- Amsterdam Nursing Home, NY
- Bishop's Commons, NY
- Episcopal Health Service, Inc. (St. John's), NY
- Metropolitan Jewish Health System, NY
- Miriam Osborn Memorial Home Association, NY
- Rebekah Rehab and Extended Care Center, NY
- Richmond University Medical Center, NY
- St. Francis Commons, NY
- The Osborn, NY
- Village Care, NY
- Weill Cornell Medicine, NY
- INTEGRIS Health, OK
- Conway Medical Center Foundation, SC

NGOs

- Love City Strong, USVI
- U.S. Council of Mayors
- National Association of Counties
- Intl Assoc. of Emergency Managers
- FL Association of Counties
- CA State Association of Counties
- NJ State Association of Counties

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PROPOSED ENGAGEMENT TERMS

We propose a 7-month engagement with two 1-year options to renew. Our fees will be based on the rate schedule outlined below and will be invoiced on a time and materials basis, not to exceed to $25,000 through December 31, 2021. The following rate schedule is intended to be comprehensive in nature to provide the greatest amount of flexibility to the Township in identifying and utilizing services based on the dynamic needs of assigned agencies and entities.

Upon thirty (30) days notice, the Township may terminate this proposal for convenience.

PROPOSED FEE SCHEDULE

PROFESSIONAL SERVICES	RATE/HR
Project Executive	$400
Senior Project Manager	$340
Project Manager	$286
Deputy Project Manager	$227
Executive Advisor II	$400
Executive Advisor I	$330
Federal Assistance Subject Matter Expert III	$340
Federal Assistance Subject Matter Expert II	$249
Federal Assistance Subject Matter Expert I	$170
Management Consultant V	$225
Management Consultant IV	$175
Management Consultant III	$150
Management Consultant II	$120
Management Consultant I	$95
Data Analyst III	$150
Data Analyst II	$130
Data Analyst I	$95
Financial Analyst III	$190
Financial Analyst II	$150
Financial Analyst I	$120
Administrative Support Specialist III	$141
Administrative Support Specialist II	$117
Administrative Support Specialist I	$95
Eligibility Review Manager II	$175
Eligibility Review Manager I	$135
Eligibility Review Specialist III	$125
Eligibility Review Specialist II	$95
Eligibility Review Specialist I	$75
Contact & Customer Service Manager II	$175
Contact & Customer Service Manager I	$135
Contact & Customer Service Specialist III	$65
Contact & Customer Service Specialist II	$55
Contact & Customer Service Specialist I	$45
Technology Technical Senior Advisor	$325
Technology Technical Architect	$250
Technology Technical Lead	$250

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Technology Technical Developer III	$200
Technology Technical Developer II	$180
Technology Technical Developer I	$155

While we anticipate all work to be conducted virtually, if conditions change and on-site support is required, in addition to the hourly rates quoted above, out-of-pocket expenses incurred in connection with performance of this agreement will be invoiced. Travel expenses such as lodging, airfare (coach class), rental car, and other miscellaneous expenses shall be reimbursed at our cost, without mark-up. Per diem will be reimbursed in accordance with the rates published by General Services Administration (GSA) for the area of operation. If mileage is applicable, mileage shall be reimbursed at the prevailing IRS mileage rate.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	PW-01-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
Public Works		Yes ☑ No ☐
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP AUTHORIZING THE EXTENSION OF THE AGREEMENT FOR RECYCLING SERVICES WITH J.P. MASCARO & SONS, DATED NOVEMBER 20, 2021, FOR AN ADDITIONAL PERIOD OF SIX MONTHS, WITH CERTAIN PRICE CHANGES FOR CERTAIN SERVICES

EXECUTIVE SUMMARY:

During this six month extension it is the township's intention, along with the Recycling Consortium of Communities of Montgomery County and with Technical Assistance Grants from the Department of Environmental Protection to explore all options prior to the expiration of the extension. Those options include putting forth a request for bid proposals for the current operation and disposal of the consortium's recycling, the consortium running the operation at the same facility, a private industry partnership for a possible Mini MRF (materials recovery facility) at the same facility and a possible Mini MRF at another consortium members property among other ideas. The Consortium of Communities is committed to securing a fiscally responsible and secure solution for the future.

To date the Recycling Consortium of Communities of Montgomery County, who is comprised of, Abington Township, Cheltenham Township, Hatboro Borough, Plymouth Township, Springfield Township, Upper Dublin Township and Upper Moreland Township with assistance from the PA DEP in the form of Technical Assistance Grants for each participating municipality and consulting Engineer, SCS Engineers, has completed all assessments as identified by the Recycling Consortium and provided reports using historical data and current program operations to identify and develop recommendations to improve operating performance, cost-effectiveness, identify potential recycling markets and provide

preliminary guidance for procurement document preparation, key elements and content to address and include within procurement documents, and strategies to employ to leverage the procurement process. Abington Township's study was to preliminarily evaluate two sites owned by Abington Township for the requirements of establishing a Material Recovery Facility. All studys are available for review and SCS Engineers with the help of MSW Consultants oversaw a composition audit conducted by J.P. Mascaro & Sons and those results are available for review as well.

PREVIOUS BOARD ACTIONS:

The Montgomery County Consortium of Communities and the Township of Abington executed an Agreement for Recycling Services with J.P.
Mascaro & Sons, dated October 22, 2015, for a term of three (3) years with options to renew for up to an additional two (2) years. The Consortium and Township exercised both renewal options to extend and renew the Agreement, which renewal term expired November 20, 2020.

At the October 2020 Board of Commissioners meeting the board agreed to extend the terms of that Agreement for an additional six (6) month period, subject to certain changes in terms regarding index price rates, as shown on attached Exhibit “A” of which is set to expire on or about April 20, 2021. This agreement requires the Consortium to provide it's intent regarding an extension 60 days prior to the expiration date.

July 8, 2021 - The Committee made a motion to move the agenda item to the Regular Business meeting in August.

RECOMMENDED BOARD ACTIONS:

Motion to approve Resolution No. 21-020 authorizing the extension of the agreement for recycling services with J.P. Mascaro & Sons, Dated November 20, 2021, for an additional period of six (6) months with certain price changes for certain services.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS
RESOLUTION NO. 21-020

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP AUTHORIZING THE EXTENSION OF THE AGREEMENT FOR RECYCLING SERVICES WITH J.P. MASCARO & SONS, DATED OCTOBER 22, 2015, FOR AN ADDITIONAL PERIOD OF SIX MONTHS, WITH CERTAIN PRICE CHANGES FOR CERTAIN SERVICES

WHEREAS, the Township of Abington, Montgomery County, Pennsylvania (the "Township") executed an Agreement for Recycling Services (the "Agreement") with J.P. Mascaro & Sons, dated October 22, 2015, for a term of three (3) years, with Township options to renew for up to an additional two (2) years; and

WHEREAS, the Township has exercised both renewal options to extend and renew the Agreement, which renewal term is set to expire on or about November 20, 2020; and

WHEREAS, in response to the outbreak of the COVID-19 virus, on March 6, 2020, the Governor's Office of the Commonwealth of Pennsylvania Office issued a Proclamation of Disaster Emergency which authorized "the governing bodies and executive officers of all political subdivisions affected by this emergency to act as necessary to meet the current exigencies as legally authorized under this Proclamation, namely, by the employment of temporary workers, by the rental of equipment, and by entering into such contracts and agreements as may be required to meet the emergency, all without regard to those time consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted"; and

WHEREAS, On June 3, 2020, the Governor issued an Amendment to Proclamation of Disaster Emergency which renewed the March 6, 2020 Proclamation of Disaster Emergency for a period of 90 days; and

WHEREAS, Section 7501 of the Emergency Management Services Code (35 PA C.S., Section 7501, as amended) (the "Code') also authorizes local governing bodies to declare a disaster emergency and authorizes political subdivisions to "enter into contracts and incur obligations necessary to disaster emergency management, response and recovery"; and

WHEREAS, on March 16, 2020, the Township of Abington adopted a Declaration of Disaster Emergency pursuant to the Code; and

WHEREAS, in order to meet and respond to the ongoing public health emergency caused by the COVID-19 pandemic and avoid an interruption in service, the Township must extend the current contract for recycling services beyond its current expiration; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Abington Township that the Township of Abington is hereby authorized to enter into an Amendment to the Agreement for Recycling Services with J.P. Mascaro & Sons, dated October 22, 2015, in order to extend the term of that Agreement for an additional six (6) month period, subject to certain changes in terms regarding index price rates, as shown on attached Exhibit "A".

RESOLVED by the Board of Commissioners of Abington Township meeting the 12th day of August, 2021.

ATTEST: BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON

_____	_____
Richard J. Manfredi	John L. Spiegelman
Secretary/Township Manager	President

ADDENDUM TO OCTOBER 22, 2015 AGREEMENT FOR RECYCLING SERVICES BETWEEN THE MONTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES AND SOLID WASTE SERVICES, INC. d/b/a J. P. MASCARO & SONS

THIS ADDENDUM is entered into between **THE MONTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES** ("Consortium") on the one part; and **SOLID WASTE SERVICES, INC. d/b/a J. P. MASCARO & SONS** ("Mascaro") on the other part.

W I T N E S S E T H :

WHEREAS, the Consortium and Mascaro entered into an Agreement dated October 22, 2015 for the Acceptance and Processing of Recyclable Materials, Including Operation of the Consortium's Recycling Transfer Facility, for the period of October 22, 2015 through October 21, 2020 (including option years exercised) ("Agreement"); and

WHEREAS, the Consortium voted to extend the Agreement for six (6) months, from October 22, 2020 through April 21, 2021, and for an additional six (6) months, from April 22, 2021 through October 21, 2021, and Mascaro continued to provide services during that time; and

WHEREAS, the Consortium desires to extend the Agreement for an additional period of six (6) months, from October 22, 2021 through April 21, 2022, and Mascaro has agreed to continue providing services during that time;

NOW, THEREFORE, the parties hereby agree that:

1. Mascaro shall provide the same services as currently provided under the Agreement for the period October 22, 2021 through April 21, 2022.

2. Mascaro's price for said services from October 22, 2021 through April 21, 2022 shall be as provided for in the previous Agreement, with the exception of a 3.7% increase in the fixed processing price ($140.00 per ton) during this extension period.

3. All remaining terms and conditions of the October 22, 2015 Agreement shall remain in full force and effect.

ATTEST:

TOWNSHIP OF UPPER DUBLIN

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

SPRINGFIELD TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

ABINGTON TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

CHELTENHAM TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

HATBORO BOROUGH

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

PLYMOUTH TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

UPPER MORELAND TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

TOWNSHIP OF UPPER DUBLIN

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

CONTRACTOR:
SOLID WASTE SERVICES, INC. d/b/a
J. P. MASCARO & SONS

_____
Michael Mascaro, Secretary

BY: _____
Pasquale N. Mascaro, President

Date: June 30, 2021

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	LU-01-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Rydal Waters Pickleball Courts

EXECUTIVE SUMMARY:

The Applicant is proposing to remove a total 4,000 SF twin dwelling building (units 70/71) and replace it with an approx. 4,352 SF pickleball sport court and approx. 316 SF storage building with attached restroom; and associated walkways, vinyl coated chain link fencing, and court lighting. Per the Abington Comprehensive Use Matrix in Appendix A of the Zoning Code, a tennis/sports court is a permitted accessory use in the SNR Senior Neighborhood Residential District. The site is bounded by residential properties to the north; apartment and offices to the south and west. Access to/from the site is by way of three (3) driveway entrances - (1) off Old York Road, (1) off Huntington Road, and (1) off the existing parking lot of the Rydal Park Retirement Community.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee moved the agenda item to the Regular Business meeting in August upon agreeing to Mr. Hassans request.

RECOMMENDED BOARD ACTIONS:

Motion to approve the second Amended Land Development Application LD-21-05 -Rydal Waters allowing for Pickleball Courts.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING CONTOUR LINE	PROPOSED ELECTRIC CONDUIT
EXISTING SPOT ELEVATION	PROPOSED GAS MAIN
EXISTING GUIDE RAIL	PROPOSED WATER SERVICE
EXISTING FENCE LINE	PROPOSED COMMUNICATION CONDUIT
EXISTING FIRE HYDRANT	PROPOSED SANITARY LATERAL
EXISTING UTILITY POLE	PROPOSED SIGN
EXISTING GAS VALVE	PROPOSED EDGE OF WOODLANDS
EXISTING WATER VALVE	PROPOSED CONTOUR LINE
EXISTING SEWER CLEAN OUT	PROPOSED FENCE LINE
EXISTING LIGHT POST	PROPOSED STORM SEWER
EXISTING STORM SEWER w/ INLET	PROPOSED SEWER CLEAN OUT
EXISTING SANITARY SEWER	PROPOSED SPOT ELEVATION
EXISTING OVERHEAD WIRE	RIPARIAN CONSERVATION DISTRICT
EXISTING ELECTRIC CONDUIT	TREE PROTECTION FENCE
EXISTING GAS MAIN	PROPOSED WATER MAIN (8")
EXISTING WATER MAIN	PROPOSED STREET LIGHT– T3
EXISTING TELEPHONE CONDUIT	PROPOSED STREET LIGHT– T–5
EXISTING COMMUNICATION CONDUIT	PROPOSED BOLLARD LIGHT
EXISTING SANITARY LATERAL	
EXISTING SIGN	
EXISTING WOODLANDS	
FEMA 100–YR FLOOD LINE	
ZONING DISTRICT BOUNDARY	
SOIL BOUNDARY LINE	
WATERS OF THE U.S.	
EXISTING STREAM LINE	

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

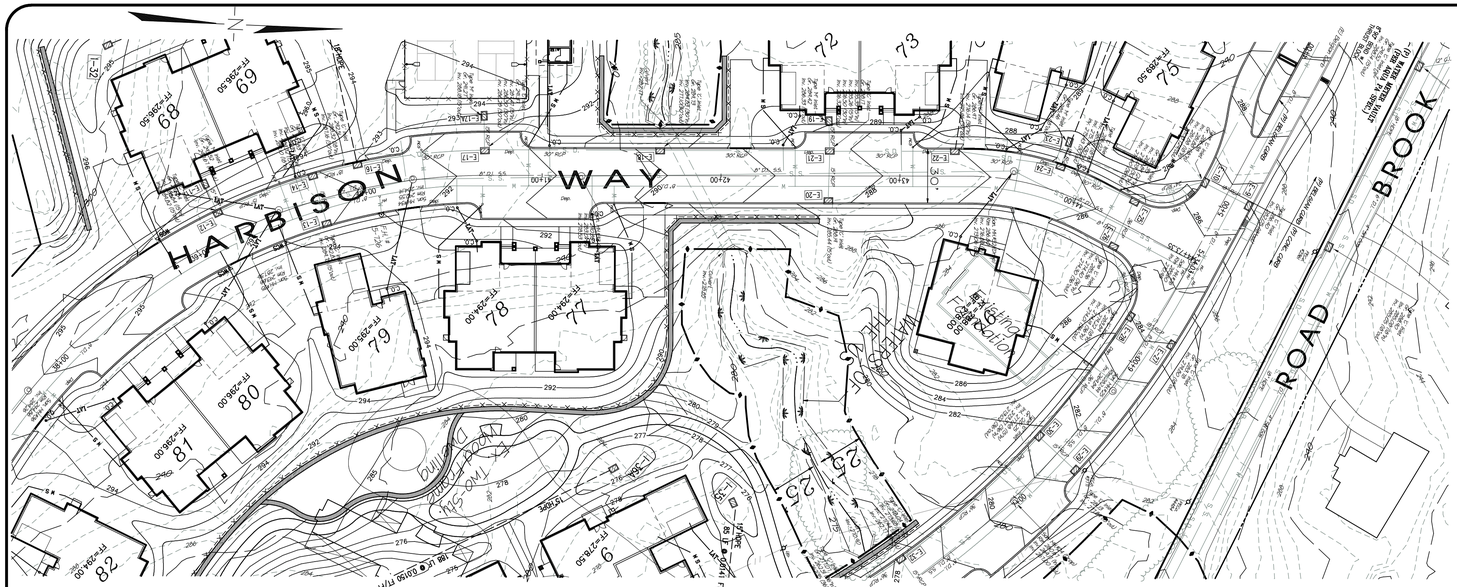
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

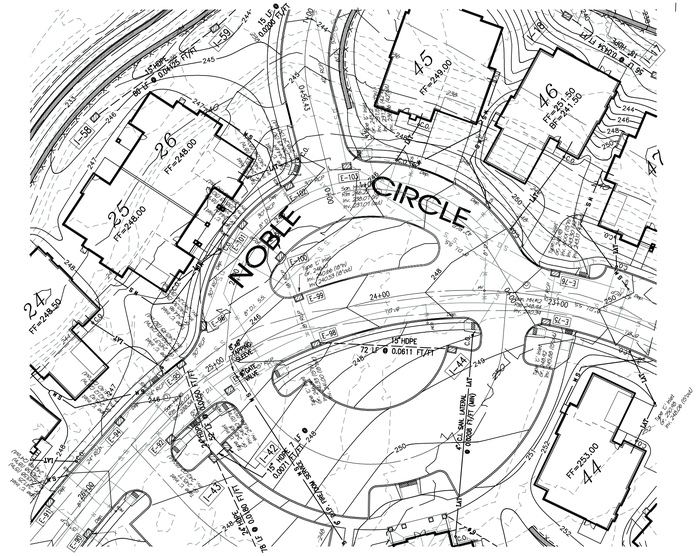
SCALE 1" = 40'
0' 20' 40' 80' 120'

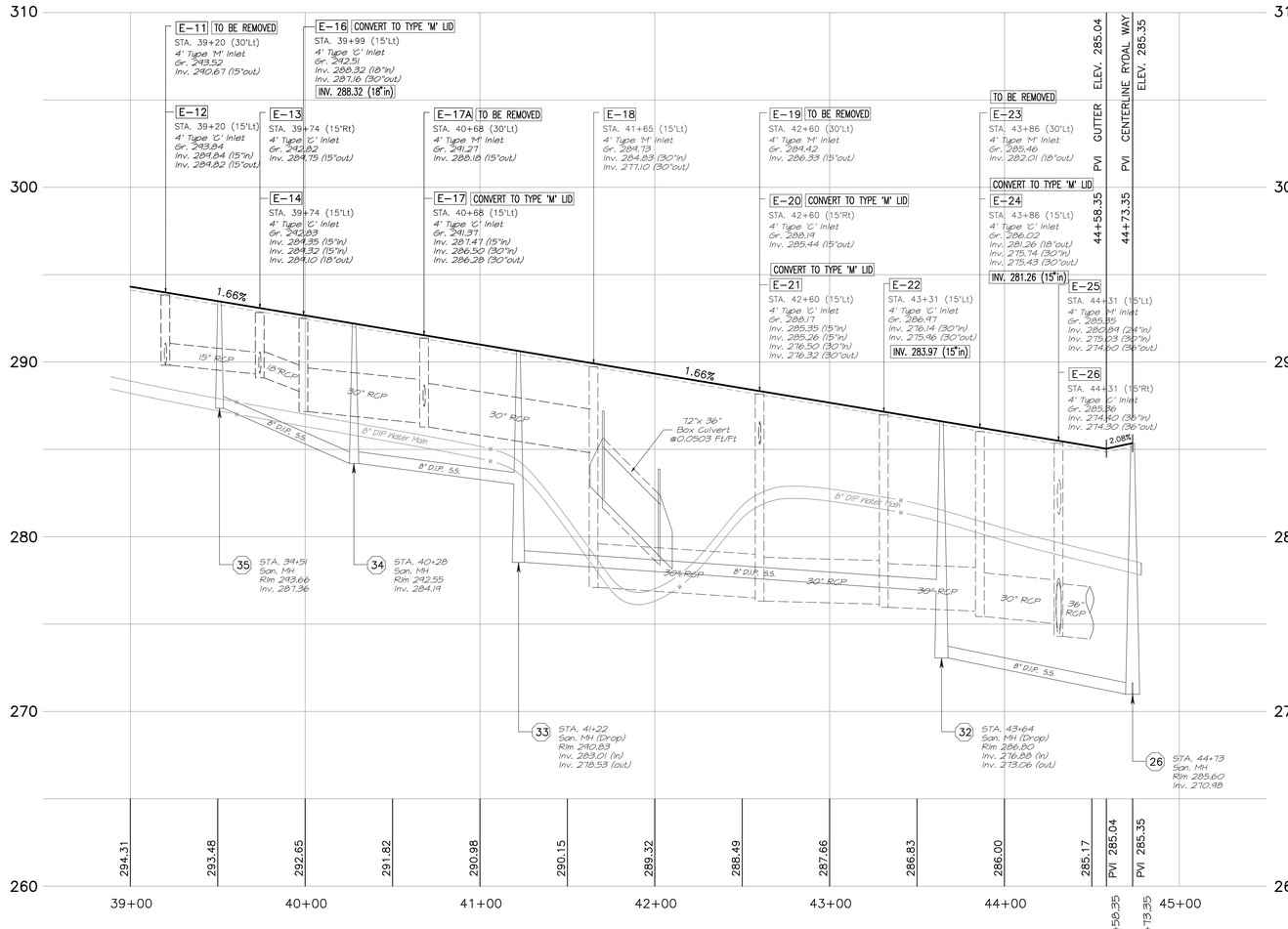
2/15/2021	9	Per AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
7/29/2020	8	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	7	AMENDED PLAN: UNITS 56–58	GAT
4/06/2019	6	Township Review	GAT
1/08/2019	5	CS Submission Set	GAT
11/20/2018	4	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	3	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	2	SD Submission Set	GAT
3/23/2018	1	DRAFT PROGRESS PLOT	GAT
DATE	NO	REVISION	BY

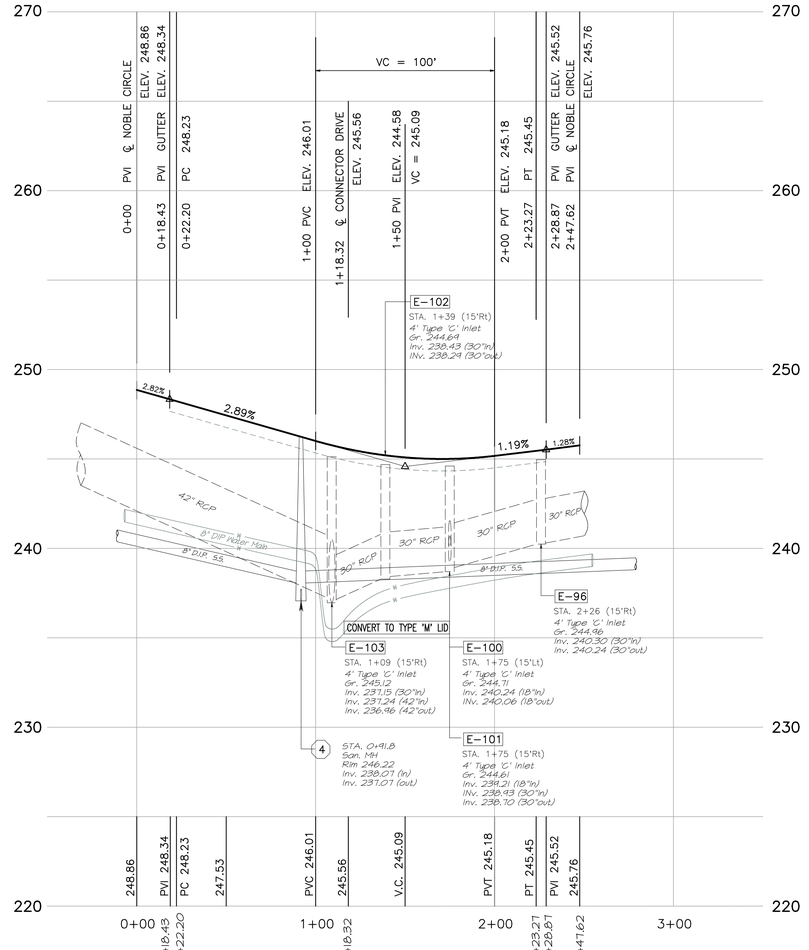
SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–660
JOB NO.: 26393
20 OF 59









COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

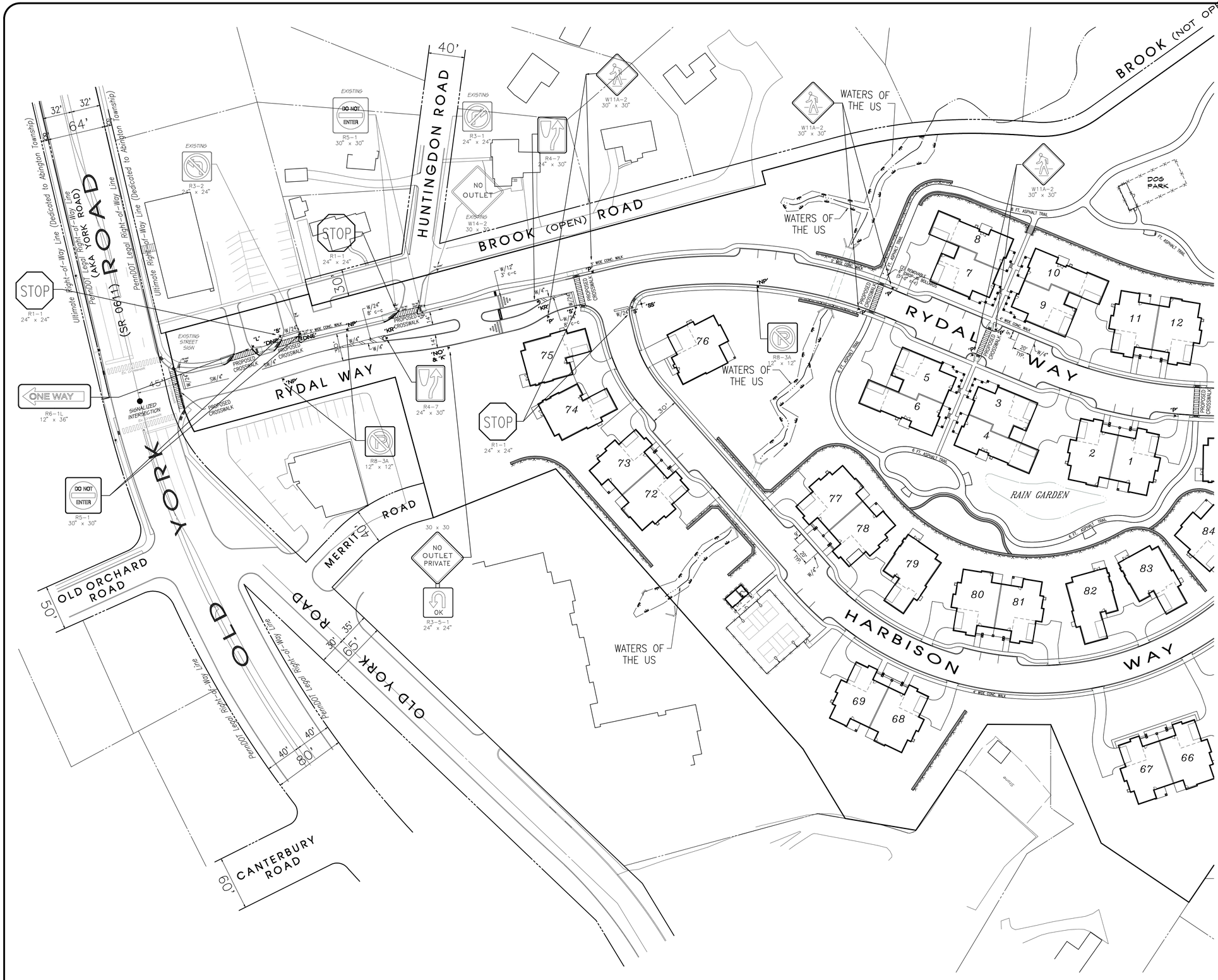
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

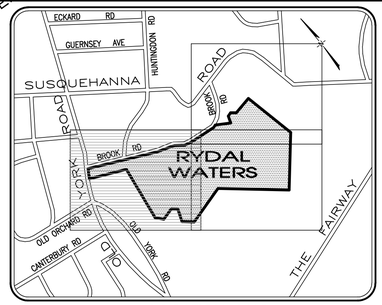
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	NO	DATE
CAT	05 Submission Set	5	02/15/2021
CAT	AMENDED PLAN: ROCKBELL COURT	4	01/19/2019
CAT	04 Submission Set	3	12/20/2018
CAT	SIDEWALKS AND CLUB HOUSE.	2	10/16/2018
CAT	CONDITIONS OF FINAL APPROVAL	1	1/25/2018

PROFILE PLAN
HARBISON WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-683
JOB NO.: **26393**
SHEET NO.: **43** OF **59**





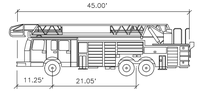
LOCATION MAP
SCALE: 1" = 800'

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH



FIRE TRUCK	feet
Width	: 9.8
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
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PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	2/15/2021	AMENDED PLAN: PICKLEBALL COURT	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission Set	GAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694A
JOB NO.: 26393
SHEET NO.: 56 OF 59

AMENDED LAND DEVELOPMENT PLAN

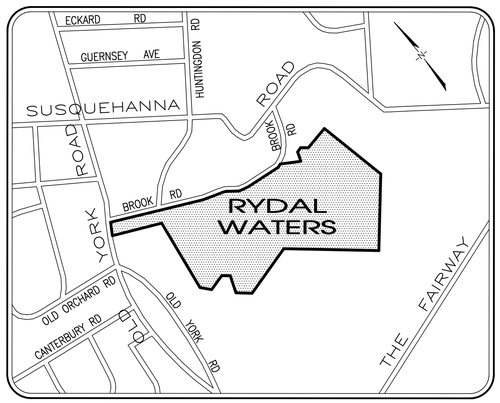
RYDAL WATERS

SITE ADDRESS

OLD YORK ROAD
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

SITUATED IN:

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / APPLICCANT

HUMANGOOD PENNSYLVANIA
f/k/a PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

ARCHITECTURE

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

PROJECT MANAGEMENT

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

LANDSCAPE CONSULTANT

GLACKIN THOMAS PANZAK, INC.
41 LEOPARD ROAD, SUITE 300
PAOLI, PA 19301
610-408-9011

CONSTRUCTION MANAGEMENT

WARFEL CONSTRUCTION COMPANY
1110 ENTERPRISE ROAD
EAST PETERSBURG, PA 17520
717-299-4500

GEOTECHNICAL ENGINEERING & GEOLOGISTS

EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
610-277-0880

* PLAN SHEETS 1, 3, 5 & 7 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE AS AN AMENDMENT TO THE APPROVED RYDAL WATERS PRELIMINARY/FINAL PLAN.

PLAN SHEETS 1 THROUGH 7 WERE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 8 THROUGH 59, LANDSCAPE PLANS LP, CP, LP-1 TO LP-6, LIGHTING PLANS LI-1 & LI-6, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

PLAN SHEETS 32 THROUGH 38 OF THIS PLAN SET WERE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS PERMITTING REQUIREMENTS.
THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMP's) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1	* COVER SHEET	2/15/21
2	LOT LINE CONSOLIDATION PLAN	4/06/19
2A	PARCEL IDENTIFICATION PLAN	4/06/19
3	* AMENDED LAND DEVELOPMENT PLAN	2/15/21
4	RECORD PLAN - EASEMENTS	4/06/19
5	* RECORD PLAN - EASEMENTS	3/03/20
6	RECORD PLAN - EASEMENTS	4/06/19
7	* PROJECT IDENTIFICATON & NOTES	2/15/21
8A	NATURAL RESOURCE PLAN	12/20/18
8B	RESOURCE CONSERVATION PLAN	12/20/18
9	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
10	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
11	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
12	OVERALL SITE GRADING PLAN	2/15/21
13-14	SITE GRADING PLAN	2/15/21
15	SITE GRADING PLAN	3/03/20
16-17	SITE GRADING PLAN	4/06/19
18	OVERALL SITE UTILITY PLAN	2/15/21
19-20	SITE UTILITY PLAN	2/15/21
21	SITE UTILITY PLAN	3/03/20
22-23	SITE UTILITY PLAN	4/06/19
24	OVERALL EROSION & SEDIMENT CONTROL PLAN	2/05/19
25-29	EROSION CONTROL PLAN	2/05/19
30-31	EROSION CONTROL DETAILS	4/02/19
32	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
33-35	ENLARGED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
36-38	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4/06/19
39	RYDAL WAY PROFILE PLAN	1/18/19
40	RYDAL WAY / NOBLE CIRCLE PROFILE PLAN	3/03/20
41	NOBLE CIRCLE PROFILE PLAN	1/18/19
42	NOBLE CIRCLE / HARBISON WAY PROFILE PLAN	1/18/19
43	HARBISON WAY / NOBLE CIRCLE PROFILE PLAN	2/15/21
44	CONNECTOR DRIVE PROFILE PLAN	1/18/19
45	STORM SEWER PROFILES	3/03/20
46-51	STORM SEWER PROFILES	4/06/19
52-54	CONSTRUCTION DETAILS	12/20/18
55	SANITARY SEWER DETAILS	12/20/18
56	PAVEMENT MARKINGS & SIGNAGE PLAN	2/15/21
57	PAVEMENT MARKINGS & SIGNAGE PLAN	3/03/20
58	PAVEMENT MARKINGS & SIGNAGE PLAN	12/20/18
59	AERIAL EXHIBIT PLAN	4/25/18
1 OF 1	PICKLEBALL COURT DETAILS	2/15/21

REFERENCE PLANS

Glackin Thomas Panzak, Inc. - Landscape Architecture
Bernard S. Panzak, Jr., RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION	
IP	INDEX PLAN	1/18/19
CP	LANDSCAPE COMPLIANCE PLAN	1/18/19
LP-1	LANDSCAPE PLAN	1/18/19
LP-2	LANDSCAPE PLAN	1/18/19
LP-3	LANDSCAPE PLAN	1/18/19
LP-4	LANDSCAPE PLAN	1/18/19
LP-5	LANDSCAPE PLAN	1/18/19
LI-1	LIGHTING PLAN	1/18/19
LI-2	LIGHTING PLAN	1/18/19
LI-3	LIGHTING PLAN	1/18/19
LI-4	LIGHTING PLAN	1/18/19
LI-5	LIGHTING PLAN	1/18/19
CD-1	LANDSCAPE DETAILS	1/18/19
CD-2	LANDSCAPE DETAILS	1/18/19
CD-3	LANDSCAPE DETAILS	1/18/19
CD-4	LIGHTING DETAILS	1/18/19

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVSION AND LAND DEVELOPMENT
Project received Preliminary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD-17-02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD-20-02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD-21-XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood Pennsylvania f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtaind and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Witness my hand and notorial seal the day and year aforesaid.

Notary Public_____

My Commission Expires_____

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management, of HumanGood Pennsylvaina, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life

Attest:

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Abington this____day of _____, 2021.

ATTEST:

President _____

Secretary _____

Engineer _____

MCPC No. #08-0207-003

PROCESSED and REVIEWED. A report has been prepared by by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book No. _____, Page No. _____, on this _____ day of _____, 2021, by _____.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, JENNIFER KAPPEN, on this date _____, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, RICHARD A. STONEBACK, P.E., on this date _____, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. TILFORD — LAND SURVEYOR — SU-033144-E

SIGNATURE: GARY A. TILFORD, P.L.S. PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RICHARD A. STONEBACK — ENGINEER — PE-024615-E

SIGNATURE: RICHARD A. STONEBACK, P.E. PROFESSIONAL ENGINEER

DATE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

COUNTY PARCEL NO.
30-00-65100-03-6

BLOCK - UNIT
30-177A-088

SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001

DEED BOOK - PAGE
5698-01888

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

NO	DATE	BY	REVISION
1	4/25/2018	CAT	2D PLAN SUBMISSION
2	10/16/2018	CAT	CONDITIONS OF FINAL APPROVAL
3	12/20/2018	CAT	SIDEWALKS AND CLUB HOUSE
4	1/18/2019	CAT	3D Submission Set
5	4/06/2019	CAT	STREET ADDRESSES 56-58
6	5/27/2020	CAT	AMENDED PLAN, UNITS 56-58
7	3/04/2020	CAT	BOC APPROVAL LD-20-02, 5/14/20
8	3/15/2021	CAT	AMENDED PLAN PICKLEBALL COURT

COVER SHEET
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-641
JOB NO.: 26393
SHEET NO.: 1 OF 59

ABINGTON TOWNSHIP No. LD-17-02
ABINGTON TOWNSHIP No. LD-20-02
ABINGTON TOWNSHIP No. LD-21-XX

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation PROPOSED lines.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

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SUSQUEHANNA ROAD
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD
OLD YORK ROAD
RYDAL WAY
NOBLE CIRCLE
HARBISON WAY
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
HILLSIDE
RYDAL PARK
WHOLE FOODS SUPERMARKET
BAEDERWOOD SHOPPING CENTER
STORMWATER BASIN
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
RAIN GARDEN
DOG PARK
CLUB HOUSE
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
Boundary Legal Right-of-Way Line
Boundary Legal Right-of-Way Line
Boundary Legal Right-of-Way Line

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc.to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
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8. Project site is to be provided with public water by Aqua Pennsylvania, Inc. and sanitary sewage conveyance by Abington Township with waste water treatment at the North–East Philadelphia Waste Water Treatment Plant.
9. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.
10. Construction improvements shall be completed under the specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection or other appropriate state agency, the Montgomery County Soil and Water Conservation District or other appropriate agency or in accordance with Abington Township Standards and Specifications, whichever specifications shall result in the stricter interpretation.
11. Detention, reuse and quality of stormwater runoff shall be provided in accordance with all current Stormwater Management Ordinances and standards of Abington Township and NPDES Permit Requirements.
12. Civil engineering plans, landscape/lighting plans, and reports, etc., on record at Abington Township, shall be considered a part of the approved final plans as if recorded with same.
13. Clear Sight Triangles: No wall, fence, structure, hedge, tree, shrub or other growth is allowed to be planted or maintained within the clear sight triangle which shall interfere with a free and unobstructed view within such triangles.
14. Certain BMP's have been included in the design of the stormwater management system, ie; stormwater detention/infiltration basin, rain garden, vegetated swale and water quality inserts. The user of these plans shall ensure the operations and maintenance requirements shown on the Post–construction Stormwater Management plans and details are followed.
15. The subject tract is located within the 'SNR' Senior Neighborhood Residential District.
16. On street parking is permitted in designated spaces only.
17. Abington Township is hereby granted a blanket easement for access to and/or maintenance and repair of all sanitary sewer mains.
18. Prior to commencing construction of retaining walls, detailed engineering designs and plans are required to be submitted to Abington Township for review and approval. Building permits for walls are to be issued by Abington Township.
    Wall system: Vertica Stone–cut–edge blocks by E.P. Henry, Bella stone color, or equivalent.
19. Land designated as open space area shall be deed restricted through declarations and restrictive covenants acceptable to the Township Solicitor and shall be simultaneously recorded with the approved land development plan.
20. Maintenance and ownership of the stormwater management systems including detention basins, rain gardens, infiltration beds, swales, inlets and pipes, shall be the responsibility of the property owner, their successors and assigns.

DEVELOPMENT NOTES:

1. Fire hydrants and streetlights are to be installed at the expense of the subdivider/ land developer in accordance with Township standards and with the recommondations of the respective utility companies, subject to the approval of the Board of Commissioners.
2. Streetlight and street name signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards. Streetlights and street name signs to remain property of the land owner.
3. The PECO Energy Company, Verizon and Cable companies are granted the right to construct, maintain and repair pole lines and underground equiptment on, under and across the subject property together with the right to construct, maintain and repair pole lines and underground equiptment on, under, and across all highways in this tract.
4. The stormwater detention facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors or assigns, shall be responsible for the perpetual maintenance of all grades and elevations of such facilities, and shall do nothing to alter or damage same, or other basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of thebasin. Abington Township shall have perpetual easement on and over the property for access to the proposed rain gardens, infiltration/detention facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the basin to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises in question, in the same manner as the Township might otherwise be empowered by law to assess or oppose a lien against a property for municipal improvements.

WAIVERS GRANTED ON DECEMBER 14, 2017, LD-17-02:

A.	SECTION 146–9.A.	Plan Stages – FROM THE REQUIREMENT TO FILE A PLAN IN TWO STAGES AS A PRELIMINARY PLAN AND AGAIN AS A FINAL PLAN SUBMISSION.
B.	SECTION 146–10.A.1.	Drafting Standards – FROM THE REQUIREMENT PLANS BE NO SMALLER THAN 1"= 50'
C.	SECTION 146–11.B.7.	Existing Features Plan – FROM THE REQUIREMENT TO DEPICT ALL EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
D.	SECTION 146–24.4.A.	Street Plan – FROM THE REQUIREMENT TO PROVIDE 50 FT. WIDE RIGHT OF WAY FOR PROPOSED INTERNAL STREETS.
E.	SECTION 146–24.4.B.	Street Plan – FROM THE REQUIREMENT ISLANDS AND MEDIAL STRIPS ARE PERMITTED ONLY IN COMMERCIAL ZONES.
F.	SECTION 146–27.1.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE SIDEWALK ON BOTH SIDES OF STREETS.
G.	SECTION 146–27.6.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE CONCRETE CURB WITH EIGHT INCH REVEAL FOR PROPOSED INTERNAL STREETS.
H.	SECTION 146–28.1.D.	Off Street Parking Areas – FROM THE REQUIREMENT TO PROVIDE LOADING AREA FOR THE PROPOSED CLUB HOUSE.
I.	SECTION 146–33.7.	Drainage – FROM THE REQUIREMENT TO SPECIFY CITY NO. 1 INLETS.
J.	SECTION 146–35.3.A.	Sanitary Sewer – FROM THE REQUIREMENT TO PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO ALL DWELLING BASEMENTS.
K.	SECTION 146–40.2.A.	Recreational Areas – FROM THE REQUIREMENT PROPOSED OPEN SPACE AREAS HAVE ACCESS TO A PUBLIC ROAD.

ZONING HISTORY PREVIOUSLY GRANTED (SPECIAL EXCEPTIONS):

1. SECTION 602.7.B: TO ALLOW THE INSTALLATION OF A SANITARY SEWER SYSTEM WITHIN REGULATED STEEP SLOPE AREAS.
2. SECTION 602.7.D: TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS AND A ROADWAY WITHIN REGULATED STEEP SLOPE AREAS.
3. SECTION 602.7.E: TO ALLOW FOR OTHER GRADING, EXCAVATION, AND ACTIVITY WHICH RESULTS IN THE DISTURBANCE OF REGULATED STEEP SLOPE AREAS.
4. SECTION 801.1.11: TO ALLOW A GRADE CHANGE WITHIN 100 FEET OF THE PROPERTY LINE.

POST - CONSTRUCTION STORMWATER BMP's

PER PADEP - MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	UNDERGROUND DETENTION BASIN	AS SHOWN ON PLAN	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	UNDERGROUND INFILTRATION BED	AS SHOWN ON PLAN	PROPERTY OWNER	BED SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
3	SOIL AMENDMENT	LANDSCAPE ISLANDS AS SHOWN ON PLAN	PROPERTY OWNER	LANDSCAPE ISLANDS WITH SOIL AMENDMENT SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE-ESTABLISH VEGETATIVE COVER.
4	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	STREET SWEEPING	STREETS & PARKING AREA AS SHOWN ON PLANS	PROPERTY OWNER	PROPERTY OWNER WILL BE RESPONSIBLE FOR PERFORMING BI-WEEKLY STREET SWEEPING WITH A WALK BEHIND STYLE STREET VACUUM CLEANER. IN ADDITION, LARGE DEBRIS IS TO BE PICKED UP BY HAND AND MANUALLY DISCARDED.

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components. Occasionally, non–routine maintenance may be necessary for sediment removal and outlet structure maintenance or replacement.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non–technical staff. However, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on–site BMP's shall be the responsibility of the property owner:

Title Exceptions affecting survey as taken from Schedule B, Section II of First American Title Insurance Company Order Number 137726–NFA, Effective Date: March 30, 2008.

EXCEPTIONS:

2. Possible additional tax assessments for new construction and/or major improvements. (NOT SURVEY RELATED)
3. Easements or claims of easements not shown by the public record.
4. Conditions and Restrictions as being recorded in Deed Book 624 page 419. (USE RESTRICTIONS–NOT SURVEY RELATED)
5. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Thomas B.Harbison, dated 6/10/1983 and recorded in Deed Book 4709 page 1238. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
6. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Harbison York Road Limited Partnership, dated 6/10/1983 and recorded in Deed Book 4709 page 1246. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
7. Declaration of Easement by Philadelphia Presbytery Homes, Inc., dated 2/1/1999 and recorded in Deed Book 5262, page 1795. (EASEMENT OF ACCESS, UTILITIES AND STORM WATER THROUGH RYDAL PARK TO BENEFIT RYDAL WATERS FOR PROPOSED 1991 LAND DEVELOPMENT–CAN NOT PLOT)
8. Easement Agreement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 674. (DETENTION BASIN EASEMENT – SHOWN ON PLAN)
9. Sanitary Sewer Easement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 682. (SHOWN ON PLAN)
10. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as being recorded in Deed Book 1228, page 345. (BLANKET EASEMENT)
11. Rights granted to Philadelphia Electric Company as being recorded in Deed Book 1455, page 187, Deed Book 2170 page 350, Deed Book 3071 page 29, Deed Book 3264 page 477, Deed Book 4187 page 96 and Deed Book 5017 page 596.
    1455–187, PHILADELPHIA ELECTRIC COMPANY RIGHTS TO ERECT, OPERATE AND MAINTAIN ELECTRIC FACILITIES IMMEDIATELY OUTSIDE EASTERLY RIGHT OF WAY OF OLD YORK ROAD FROM BROOK ROAD SOUTHWARDLY FOR APPROXIMATELY 100 FEET. ALSO THE RIGHTS TO ERECT, INSTALL, OPERATE AND MAINTAIN GAS AND ELECTRIC FACILITIES WITHIN THE LEGAL RIGHT OF WAY OF OLD YORK ROAD.
    2170–350 PHILADELPHIA ELECTRIC COMPANY EASEMENT (30' WIDE POLE LINE EASEMENT SHOWN ON PLAN)
    3071–29 (DOES NOT PLOT ON SUJECT PREMISE)
    3264–477 PHILADELPHIA ELECTRIC COMPANY, ELECTRIC EASEMENT – (DOES NOT PLOT ON SUBJECT PREMISES)
    4187–96 PHILADELPHIA ELECTRIC COMPANY, GAS EASEMENT – (CAN NOT PLOT)
    5017–596 PHILADELPHIA ELECTRIC COMPANY, (BLANKET EASEMENT FOR GAS AND ELECTRIC SERVICES – WITH RESTRICTIONS)
12. Rights granted to Philadelphia Suburban Water Company as being recorded in Deed Book 1244 page 285 and Deed Book 5015 page 1202.
    1244–285 (CANNOT PLOT – NO PLAN ATTACHED)
    5015–1202 (DOES NOT PLOT ON SUBJECT PREMISES–SEE PLAN)
13. Deed of Dedication and Release to Montgomery County and Abington Township as being recorded in Deed Book 1594 page 558. (10' WIDE STRIP – SHOWN ON PLAN)
14. Title to the portion of the premises in the beds of Huntingdon Road, Merrit Road (if any), Rydal Way Harbison Way, Brook Road and Noble Circle is subject to public and private rights therein.
15. Title to the portion of the premises in the bed of York Road is subject to public and private rights therein.
16. Stream of water flows through premises; subject to riparian rights of owners abutting or bounding thereof.
17. Possible Easement of a private driveway and/or passageway located upon premises; subject to the proportionate part of the expense and maintenance of keeping the same in good order and repair. (POSSIBLY ACCESS TO FORMER INTERIOR PROPERTY – CAN NOT PLOT)
18. Subject to all notes, easements, conditions and other items of interest as being set forth and recorded on Land Site Plan Book 1, page 406, Plan Book 24 page 55–56 and Plan Book 26 pages 364–367.

BUILDING COVERAGE:

MAX. PERMITTED BLDG COVER = 40%

PROPOSED:

RESIDENTIAL BLDGS.	244,010 S.F.
CLUB HOUSE	4,827 S.F.
ACCESSORY STRUCTURES	550 S.F.
TOTAL	249,387 S.F.

249,387 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 17.6%

IMPERVIOUS COVERAGE:

MAX. PERMITTED IMPERVIOUS COVER = 50%

PROPOSED:

BUILDINGS	249,387 S.F.
PORCHES/PATIOS	17,758 S.F.
ROADWAY/PARKING LOTS	192,495 S.F.
WALKS/DRIVEWAYS	111,658 S.F.
WALLS	15,337 S.F.
TRAILS	23,207 S.F.
POOL	6,355 S.F.
PICKLEBALL COURT	4,352 S.F.
TOTAL	620,549 S.F.

620,549 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 43.8%

OPEN SPACE AREAS:

REQUIRED:

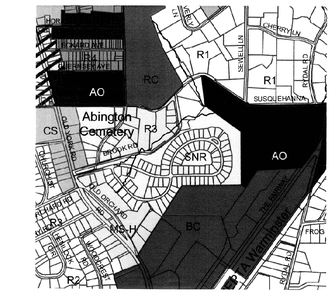
GROSS SITE AREA X 0.20

32.7949 Ac. x 0.20 = 6.5 Ac.

PROVIDED:

OPEN SPACE 'A'	11,359 S.F.	0.2608 Ac.
OPEN SPACE 'B'	233,114 S.F.	5.3516 Ac.
OPEN SPACE 'C'	42,929 S.F.	0.9855 Ac.
OPEN SPACE 'D'	29,498 S.F.	0.6772 Ac.
OPEN SPACE 'E'	48,505 S.F.	1.1135 Ac.
OPEN SPACE 'F'	94,037 S.F.	2.1588 Ac.
TOTAL		10.5474 Ac.

ZONING MAP



ZONING TABLE

ART. VIII: 'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

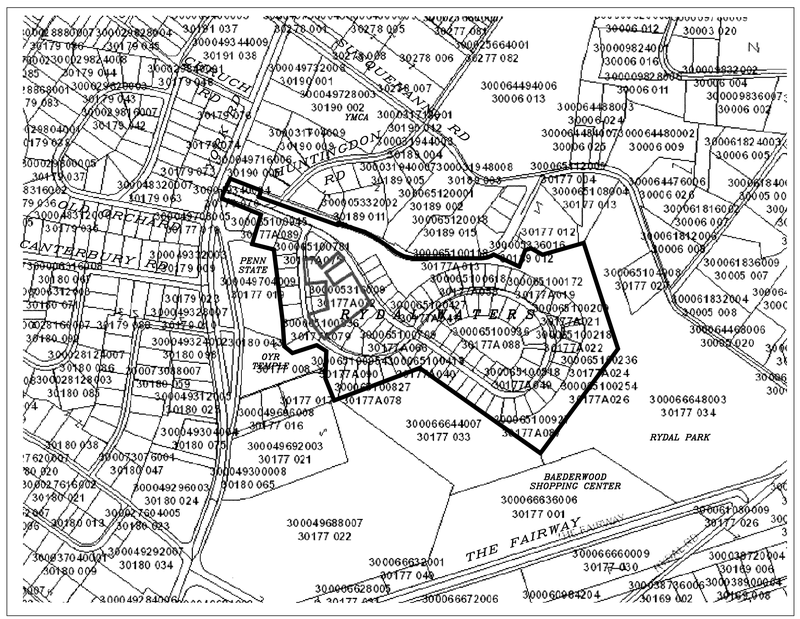
	SECTION No.:	REQUIRED:	PROPOSED
Uses by Right:	Sec. 801.		Senior Living Community (E–15) (H–7 & H–10) (Age Restricted) Club House (A–6)
DIMENSIONAL REGULATIONS:	Sec. 802.		
MIN. LOT DIMENSIONS:			
Lot Area:			
Gross to Title Lines			32.7949 Acres
Net to Legal R/W Lines		25 Acres	32.4962 Acres
Lot Width:		N/A	
Lot Depth:		N/A	
MIN. YARD DIMENSIONS:	Sec. 802.		
Tract Perimeter:		25 FT.	25 FT.
Dwelling Setback from Edge of Interior Road:		8 FT.	10.1 FT.
Side Yard:		N/A	
Rear Yard:		N/A	
COVERAGE:	Sec. 802.		
Max. Building Area:		40%	249,387 S.F./ 17.6%
Max. Impervious Area:		50%	620,549 S.F./ 43.8%
Min. Green Area:		50%	794,987 S.F./ 56.2%
Min. Open Space:		GSA (Ac.) x 0.20 32.7949 (Ac.) x 0.20 = 6.5 Ac.	10.5 Ac.
Max. Density:		GSA (Ac.) x 3.2 DU/Ac. 32.7949 (Ac.) x 3.2 DU/Ac.= 104 DU's	81 DU's 2.5 DU/Ac.
BUILDING DIMENSIONS:	Sec. 802.		
Building Height:		35 FT.	One Sty, <35 FT.
Max. Building Length:		120 FT.	101.2 FT.
Min. Building Separation:		10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 803.		
A. Retail Operations:		None Permitted (1)	None
B. Residential Buffer:		25 FT. Screening Buffer (2)	25 FT.
C. Open Space Standards:		Min. 3 Areas >1.0 Ac. Ea.	3 Areas, 8.6 Ac.
OFF–STREET PARKING:	Sec. 2304.E.15.		
Single Family Dwellings:	Use H–7	Two Spaces/Unit (3) 41 Units x 2 = 82 P.S.	82 Parking Spaces
Twin Dwelling Units:	Use H–10	Two Spaces/Unit (3) 40 Units x 2 = 80 P.S.	80 Parking Spaces
Visitor Street Parking:		None Required	48 Parking Spaces
Club House Parking:	Use A–6	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces:		Required = 162 Spaces	Provided = 250 Spaces
Parking Space Size:	Sec. 2304.H.7a Sec. 2304.H.10a.	9 FT. x 18 FT.	Club House: 10 FT. x 18 FT. Street Parking: 9 FT. x 18 FT.
Parking Aisle Width:	Sec. 2310.	24 FT. (Two–Way) 12 FT. (One–Way)	24 FT. (Two Way) N/A
OPEN SPACE STANDARDS:	Sec. 2601.K.		
# Non–contiguous Open Space Areas	Sec. 2601.K.1.d.	Max. Three Areas	Three Open Space Areas
Min. Open Space Area	Sec. 2601.K.1.d.	One Acre	1.11 Ac.
Permitted Structure Setback From Tract Boundary, Property Line or Roadway	Sec. 2601.K.1.e.	50 FT.	76 FT. (Dog Park)
Max. Floodplain, Wetland or Slopes > 25%	Sec. 2601.K.1.h.	75 %, Max.	< 75%
Min. Width / Length to Width Ratio	Sec. 2601.K.1.i.	100 FT., 4:1 Ratio	> 100 FT./ 4:1 Ratio
RIPARIAN CORRIDOR CONSERVATION DISTRICT:			
Zone One	Sec. 1502.A.2.a.	Min. 25 FT.	Min. 25 FT.
Zone Two	Sec. 1502.A.2.b.	Min. 50 FT.	Min. 50 FT.
Conditional Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Mitigation Measures	Sec. 1508.B.		

(1) No retail operations or retail land uses are permitted even as accessory uses.

(2) Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to Section 2403.B.4 Buffer Specifications, High Intensity Buffer of Medium Intensity Buffer Option A, with a depth of not less than twenty–five (25) feet in depth shall be provided.

(3) Required off–street parking for single family detached dwellings is exclusive of garage spaces.

TAX PARCEL MAP



TAX PARCELS WITHIN 400 FEET:

Parcel ID: 30–00–66648–00–3
Owner: Philadelphia Presbytery Homes, Inc.
Address: 1515 The Fairway

Parcel ID: 30–00–66636–00–6
Owner: BSC Jenkintown, LP
Address: 1631 The Fairway

Parcel ID: 30–00–66644–00–7
Owner: Baederwood Residential Partners, LP
Address: The Fairway

Parcel ID: 30–00–49688–00–7
Owner: DDR Noble TC Trust
Address: 901 Old York Road

Parcel ID: 30–00–49692–00–3
Owner: Abington York Road LP
Address: 939 Old York Road

Parcel ID: 30–00–49694–00–1
Owner: Johnson James L & Alice G Trustees
Address: 943 Old York Road

Parcel ID: 30–00–49696–00–8
Owner: OLYOR Corporation
Address: 947 Old York Road

Parcel ID: 30–00–49700–00–4
Owner: Old York Road Temple
Address: 971 Old York Road

Parcel ID: 30–00–49704–00–9
Owner: Pennsylvania State Univiversity The
Address: 1001 Old York Road

Parcel ID: 30–00–48708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49344–00–9
Owner: Abington Presbyterian Church
Address: 1082 Old York Road

Parcel ID: 30–00–49732–00–8
Owner: Abington Presbyterian Church
Address: Old York Road

Parcel ID: 30–00–49340–00–4
Owner: Abington Township
Address: 1030 Old York Road

Parcel ID: 30–00–49332–00–3
Owner: Choe Jennie E. & Sookie J
Address: 1000 Old York Road

Parcel ID: 30–00–49336–00–8
Owner: Alsue Enterprises LLC
Address: 1020 Old York Road

Parcel ID: 30–00–49716–00–6
Owner: Tempenny Associates R A Wenhold MD
Address: 1047 Old York Road

Parcel ID: 30–00–49720–00–2
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1059 Old York Road

Parcel ID: 30–00–49724–00–7
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1067 Old York Road

Parcel ID: 30–00–49728–00–3
Owner: Philadelphia Freedon Valley Youg Mens Christian Association
Address: 1073 Old York Road

Parcel ID: 30–00–49712–00–1
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–28428–00–9
Owner: Connor James L. & Alice G Trustees
Address: 2 Hidden Lane

Parcel ID: 30–00–28432–00–5
Owner: Vansaldi Eugene J Revocable Trust
Address: 3 Hidden Lane

Parcel ID: 30–00–08784–00–6
Owner: Li Alex & Chen Daphne
Address: 1035 Church Street

Parcel ID: 30–00–08788–00–2
Owner: Levy Elliot M & Megan M
Address: 1039 Church Street

Parcel ID: 30–00–08792–00–7
Owner: Libby Beth A & Dina E
Address: 1043 Church Street

Parcel ID: 30–00–08796–00–3
Owner: Classone Mac & Susan
Address: The Fairway

Parcel ID: 30–00–08800–00–8
Owner: McCarron Robert T & Catherine
Address: 1049 Church Street

Parcel ID: 30–00–08804–00–4
Owner: Parkhill Patricia A & Frank J
Address: 1053 Church Street

Parcel ID: 30–00–08808–00–9
Owner: Pitcox Mark & Elaine J
Address: 1059 Church Street

Parcel ID: 30–00–08756–00–7
Owner: Walter John Anthony Jr &
Gdowik–Walter Maureen
Address: 1034 Church Street

Parcel ID: 30–00–08752–00–2
Owner: Garcia–Gordon Charles F & Lorraine L
Address: 1028 Church Street

Parcel ID: 30–00–08760–00–3
Owner: Flores Nixon J & Carmen G
Address: 1040 Church Street

Parcel ID: 30–00–08764–00–8
Owner: Scoendorfer Dean L & Rosemary
Address: 1044 Church Street

Parcel ID: 30–00–48284–00–7
Owner: Cohen Marie
Address: 1810 Old Orchard Road

Parcel ID: 30–00–48288–00–3
Owner: Day Stephen M & Susan M
Address: 1824 Old Orchard Road

Parcel ID: 30–00–48292–00–8
Owner: Gray Collin & Luisa
Address:1830 Old Orchard Road

Parcel ID: 30–00–48280–00–2
Owner: Pitcairn Trust Co Guardian Est
Address: 1812 Old Orchard Road

Parcel ID: 30–00–00488–00–4
Owner: Cutilli Vincent F & Nancy Trustees
Address: 1918 Adams Ave

Parcel ID: 30–00–06296–00–1
Owner: Pisko Robert B & Linda
Address: 1815 Canterbury Road

Parcel ID: 30–00–08292–00–5
Owner: Lockhart Christopher Samuel & Edler Donna Lee
Address: 1821 Canterbury Road

Parcel ID: 30–00–65120–00–1
Owner: Cotone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–64476–00–6
Owner: Reilly Michael J & Nancy B
Address: 1635 Susquehanna Road

Parcel ID: 30–00–64480–00–2
Owner: Tartaglia Joseph S & Barbara L
Address: 1641 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address:1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keogh Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–65112–00–9
Owner: Wysocki Douglas E. & Monica E.
Address: 1676 Susquehanna Road

Parcel ID: 30–00–65120–01–8
Owner: Adam J. Kenneth
Address: 1710 Susquehanna Road

Parcel ID: 30–00–65120–00–1
Owner: Cotone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address: 1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keough Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–31696–00–8
Owner: McMahon Herbert E Jr & Lori A
Address: 1046 Huntingdon Road

Parcel ID: 30–00–31700–00–4
Owner: McVeigh Susanna A
Address: 1052 Huntingdon Road

Parcel ID: 30–00–31704–00–9
Owner: LIPA Bethany M & Esrick Michael
Address: 1056 Huntingdon Road

Parcel ID: 30–00–21708–00–5
Owner: White Joshua D & Hannah
Address: 1062 Huntingdon Road

Parcel ID: 30–00–31712–00–1
Owner: Germain Christopher & Heidi Sanders
Address: 1092 Huntingdon Road

Parcel ID: 30–00–31924–00–5
Owner: Heilman Dale R & Van
Address: 1047 Huntingdon Road

Parcel ID: 30–00–31928–00–1
Owner: Detweiler Amanda & Kenneth
Address: 1055 Huntingdon Road

Parcel ID: 30–00–31932–00–6
Owner: Dardaris Gregory W & Christine M
Address: 1065 Huntingdon Road

Parcel ID: 30–00–31936–00–2
Owner: Lee Stephen & Teleola
Address: 1073 Huntingdon Road

Parcel ID: 30–00–31940–00–7
Owner: Gibson Ray J III & Anne M
Address: 1079 Huntingdon Road

Parcel ID: 30–00–31944–00–3
Owner: Meyerowitz William & Clair
Address: 1085 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Durkin Mary Jane
Address: 1091 Huntingdon Road

Parcel ID: 30–00–61812–00–6
Owner: Larosa Michael J & Constance D
Address: 1112 Sewell Lane

Parcel ID: 30–00–61832–00–4
Owner: Becker Alan R
Address: 1105 Sewell Lane

Parcel ID: 30–00–05328–00–6
Owner: Kleiman Keith & Heidi
Address: 1785 Huntingdon Road

Parcel ID: 30–00–05332–00–2
Owner: Marsh Diane Read & Charles S
Address: 1779 Brook Road

Parcel ID: 30–00–05336–00–7
Owner: Lowery Robert S & Heras Kristin
Address: 1719 Brook Road

Parcel ID: 30–00–05336–01–6
Owner: Lowery Robert S & Heras Kristin
Address: Brook Road

Parcel ID: 30–00–05324–00–1
Owner: Marquardt Donald E Jr & Kathryn
Address: 1805 Brook Road

Parcel ID: 30–00–05320–00–5
Owner: Adcock C Dee & Sandra J
Address: 1714 Brook Road

Parcel ID: 30–00–05336–02–5
Owner: Adcock C Dee & Sandra J
Address: Brook Road

Parcel ID: 30–00–05336–03–4
Owner: Adcock C Dee & Sandra J
Address: Brook Road

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–038
SITE ADDRESS
OLD YORK ROAD
ABINGTON PA, 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165
FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REMOVED FROM PLAN	GAT
5	3/03/2020	AMENDED PLAN: UNITS 56–58	GAT
4	4/06/2019	REMOVE NOTE #21	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	1D Submission S4	GAT

PROJECT IDENTIFICATION & NOTES
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

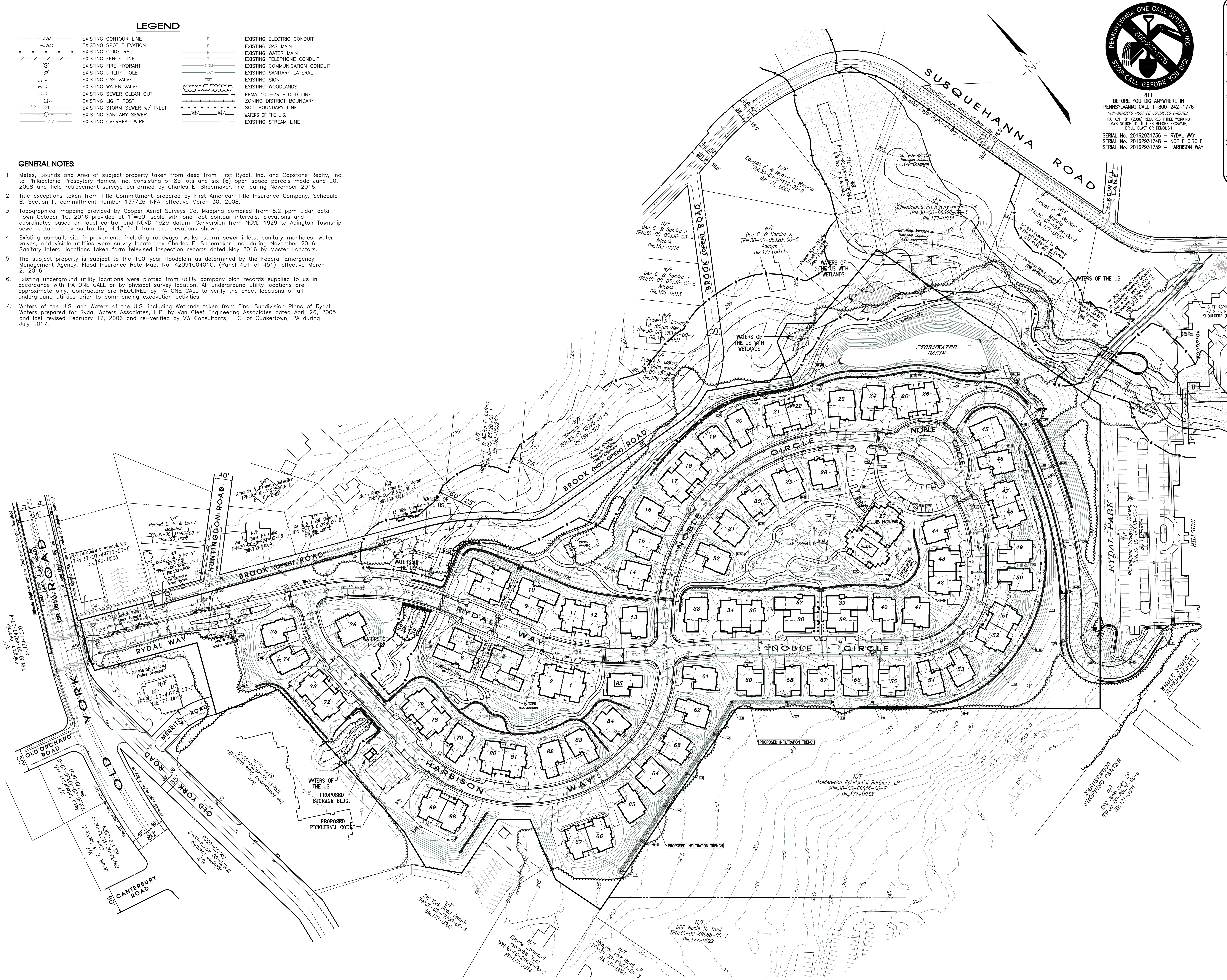
DATE: JUNE 2, 2017
DWG NO.: A–10–647
JOB NO.: 26393
SHEET NO. 7 OF 59

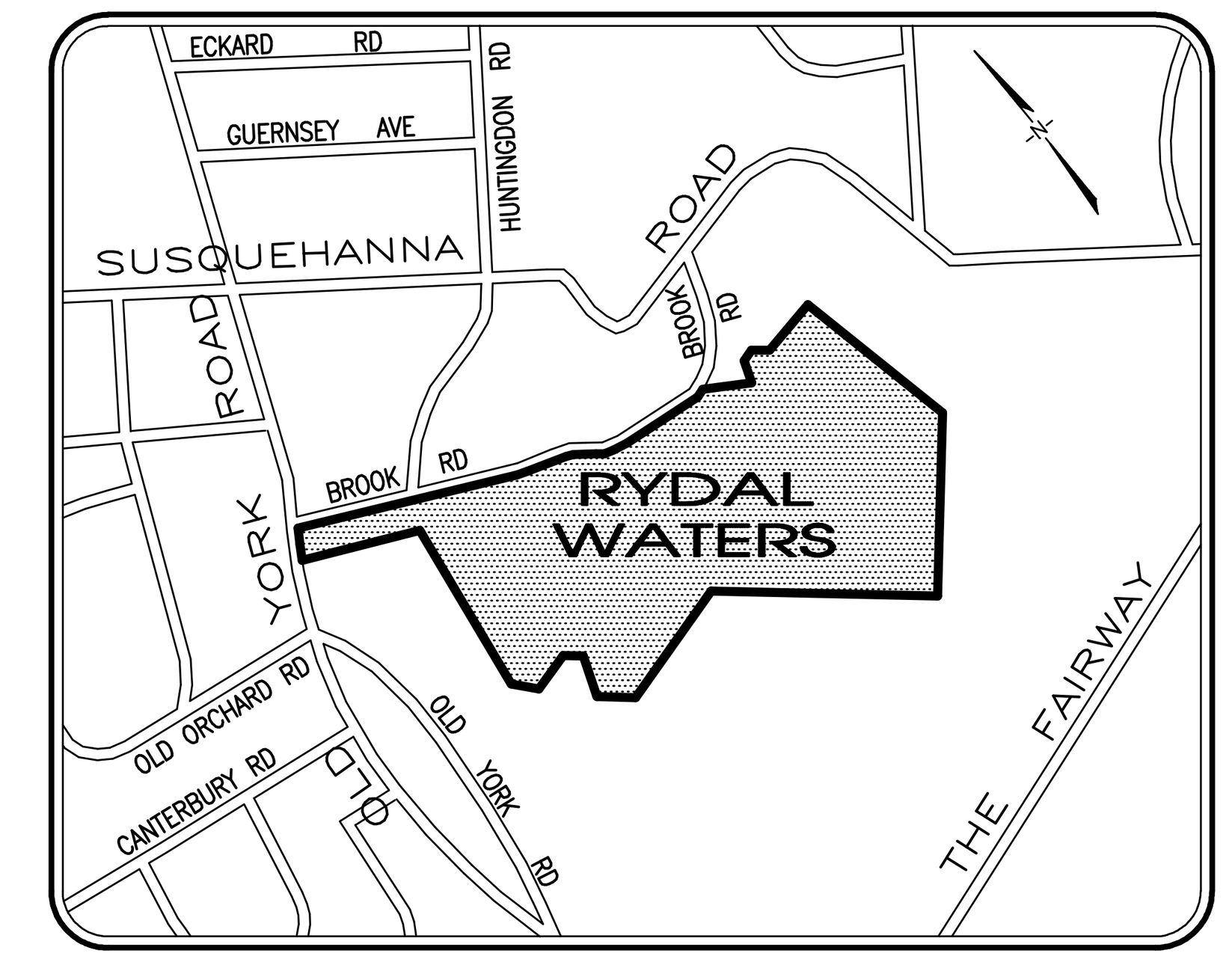
LEGEND

Symbol	Description	Symbol	Description
— 330 —	EXISTING CONTOUR LINE	— E —	EXISTING ELECTRIC CONDUIT
+330.0	EXISTING SPOT ELEVATION	— G —	EXISTING GAS MAIN
	EXISTING GUIDE RAIL	— W —	EXISTING WATER MAIN
×— —×— —×—	EXISTING FENCE LINE	— T —	EXISTING TELEPHONE CONDUIT
	EXISTING FIRE HYDRANT	— COM —	EXISTING COMMUNICATION CONDUIT
	EXISTING UTILITY POLE	— LAT —	EXISTING SANITARY LATERAL
GV ○	EXISTING GAS VALVE		EXISTING SIGN
WV ○	EXISTING WATER VALVE		EXISTING WOODLANDS
C.O.○	EXISTING SEWER CLEAN OUT		FEMA 100–YR FLOOD LINE
Lt.	EXISTING LIGHT POST		ZONING DISTRICT BOUNDARY
— SD —	EXISTING STORM SEWER w/ INLET		SOIL BOUNDARY LINE
	EXISTING SANITARY SEWER		WATERS OF THE U.S.
— / / —	EXISTING OVERHEAD WIRE		EXISTING STREAM LINE

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utiltiies were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.





LOCATION MAP
SCALE: 1" = 800'

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO. 30–00–65100–93–6
BLOCK – UNIT 30–177A–088
SITE ADDRESS OLD YORK ROAD ABINGTON, PA 19001
DEED BOOK – PAGE 5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKEL BALL COURT	GAT
3/03/2020	6	AMENDED PLAN: UNITS 56–58	GAT
4/06/2019	5	Township Review	GAT
1/18/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

OVERALL SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

SITE AREA
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

DATE: JUNE 2, 2017
DWG NO.: A–10–652
JOB NO.: **26393**
SHEET NO. 12 OF 59

811
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PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
WOUS	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY POCKET DEL COURT	GAT
4	01/18/2019	CU Submission 3rd	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission 3rd	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-653
JOB NO.: 26393
SHEET NO. 13 OF 59

811
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PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

PROPOSED

- LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

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7/15/2021	8	2nd AMENDED PLAN, PEDICABLL COURT	CAT
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3/03/2020	6	AMENDED PLAN, UNITS 56-58	CAT
4/26/2019	5	Township Review	CAT
1/16/2019	4	02 Submission Set	CAT
12/20/2018	3	SIDEWALK AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	10 Submission Set	CAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-654
JOB NO.: 26393
14 OF 59

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

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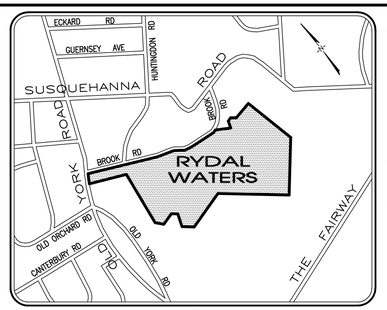
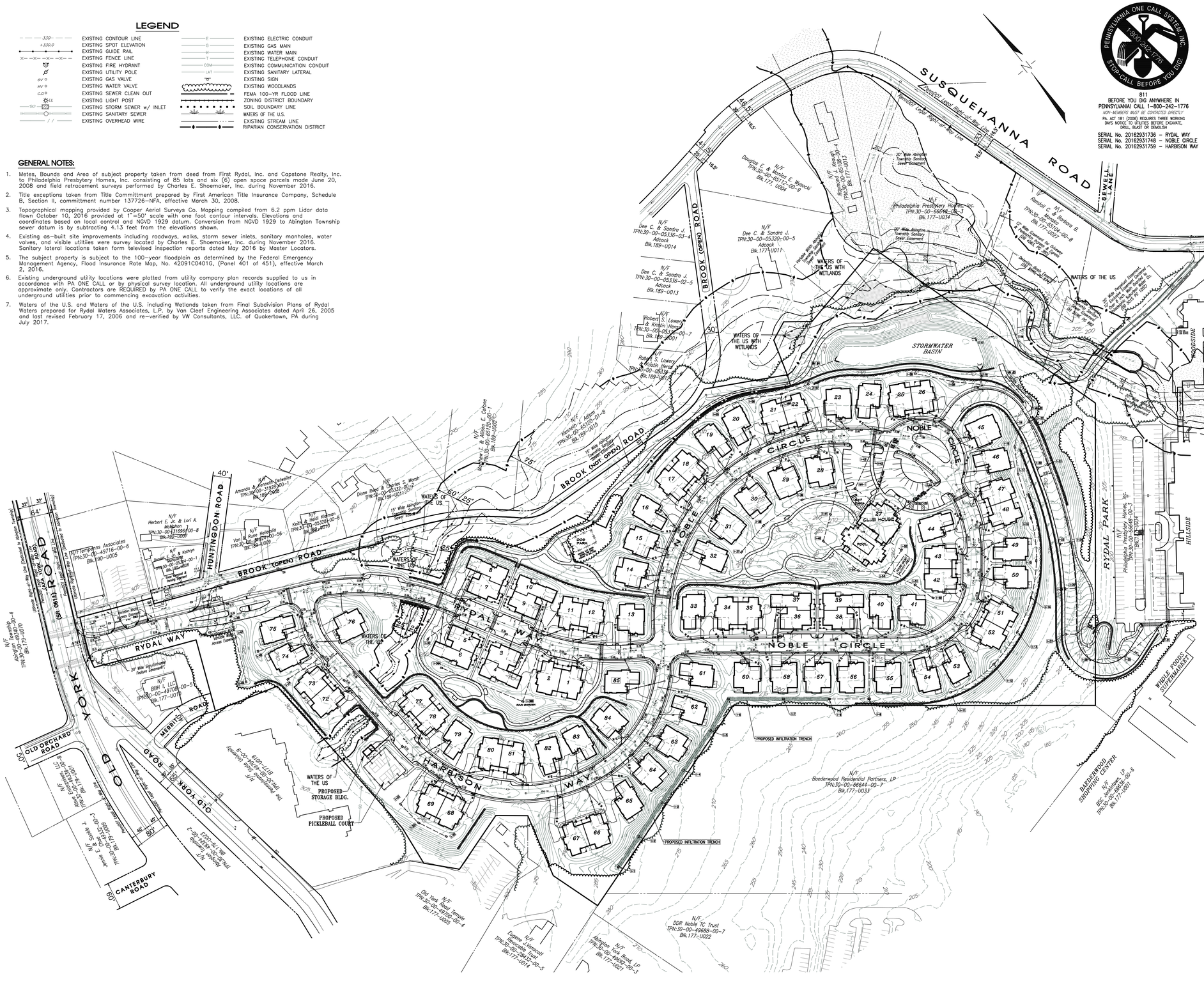


LOCATION MAP
SCALE: 1" = 800'


SUSQUEHANNA ROAD
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD (SR 0611)
OLD YORK ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
MERRITT ROAD
RYDAL WAY
RYDAL WAY
HARBISON WAY
NOBLE CIRCLE
NOBLE CIRCLE
SEWELL LANE
HILLSIDE
HILLSIDE
RYDAL PARK
STORMWATER BASIN
CLUB HOUSE
POOL
POOL HOUSE
WATERS OF THE US WITH WETLANDS
WATERS OF THE US
WATERS OF THE US
WATERS OF THE US
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
PROPOSED INFILTRATION TRENCH
PROPOSED INFILTRATION TRENCH
WHOLE FOODS SUPERMARKET
BALDERWOOD SHOPPING CENTER
N/F Baederwood Residential Partners, LP TPN:30–00–66644–00–7 Bk.177–U033
N/F DDR Noble TC Trust TPN:30–00–49688–00–7 Bk.177–U022
N/F Old York Road Temple TPN:30–00–49702–00–4 Bk.177–U006
N/F Eugenia J. Vancott Revocable Trust TPN:30–00–49437–00–5 Bk.177–U014
N/F Abington York Road, LP TPN:30–00–49801–00–3 Bk.177–U021
N/F Philadelphia Presbytery Homes, Inc. TPN:30–00–66648–00–3 Bk.177–U034
N/F Douglas E. & Marsha E. Wrasicki TPN:30–00–65124–00–9 Bk.177–U004
N/F Dee C. & Sandra J. Adcock TPN:30–00–05320–00–5 Bk.177–U011
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–03–8 Bk.189–U014
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–02–5 Bk.189–U013
N/F Robert S. Lowery & Kristin Herod TPN:30–00–05336–00–7 Bk.189–U001
N/F Robert S. Lowery & Kristin Herod TPN:30–00–05336–01–6 Bk.189–U012
N/F Kenneth A. Adam TPN:30–00–65132–01–8 Bk.189–U016
N/F Diane Yoder & Charles L. Marsh TPN:30–00–25132–00–2 Bk.189–U017
N/F Amanda & Kenneth Detweiler TPN:30–00–31928–00–1 Bk.189–U008
N/F Herbert E. Jr. & Lori A. McMahon TPN:30–00–31696–00–8 Bk.190–U009
N/F Kathryn Oswald TPN:30–00–25164–00–1 Bk.190–U006
N/F Keith & Heidi Hallenbeck TPN:30–00–05316–00–5 Bk.189–U010
N/F Von M. & Kathleen Hallenbeck TPN:30–00–31774–00–55 Bk.189–U009
N/F Tempanna Associates TPN:30–00–49716–00–6 Bk.190–U005
N/F Abington Township TPN:30–00–49708–00–2 Bk.177–U023
N/F BBH I, LLC TPN:30–00–49706–00–5 Bk.177–U017
N/F Abington Township TPN:30–00–49708–00–2 Bk.177–U023

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
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PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
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- EXISTING SIGN
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- FEMA 100-YR FLOOD LINE
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- EXISTING STREAM LINE
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- PROPOSED EDGE OF WOODLANDS
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- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT– T3
- PROPOSED STREET LIGHT– T–5
- PROPOSED BOLLARD LIGHT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO.	30–00–65100–63–6
BLOCK – UNIT	30–177A–088
SITE ADDRESS	OLD YORK ROAD ABINGTON, PA 19001
DEED BOOK – PAGE	5698–01888

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SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	3/23/2018	DRAFT PROGRESS PLOT	CAT
2	4/25/2018	DD Submission Set.	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
4	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
5	01/18/2019	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	CAT
6	2/15/2021		CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–659
JOB NO.: 26393
SHEET NO. 19 OF 59

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1-800-242-1776
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LOCATION MAP
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LAFAYETTE HILL, PA 19444

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
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DATE	NO	REVISION	BY

SITE UTILITY PLAN
RYDAL WATERS
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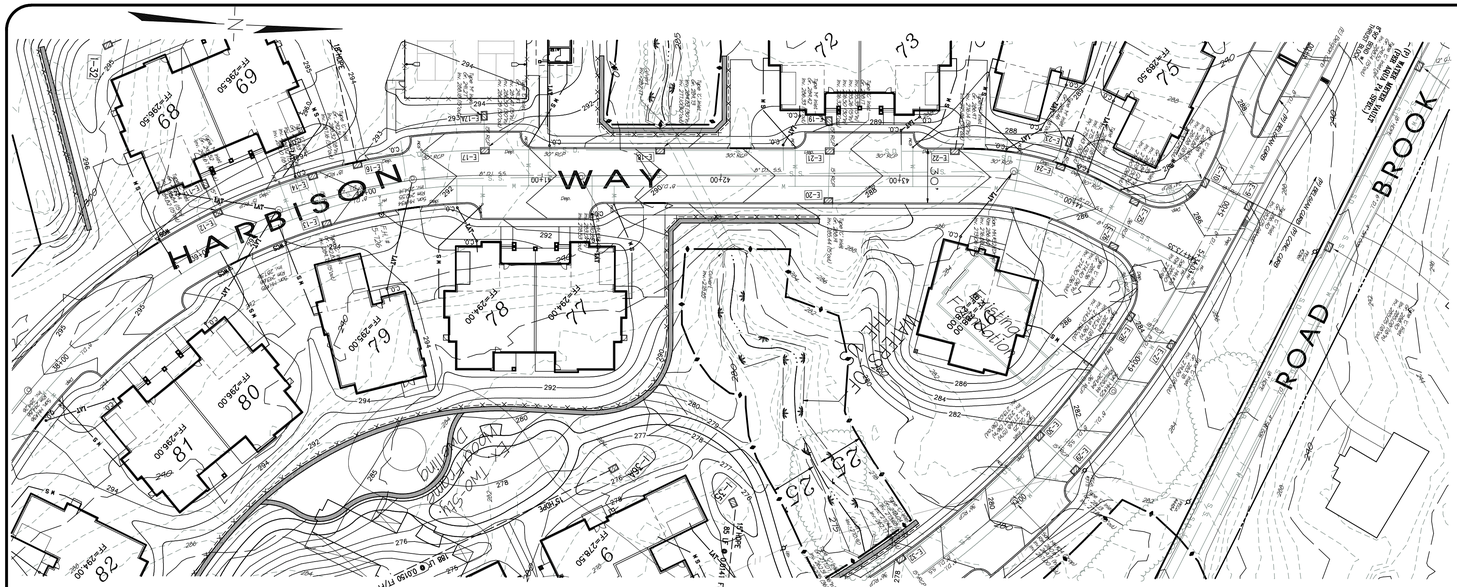
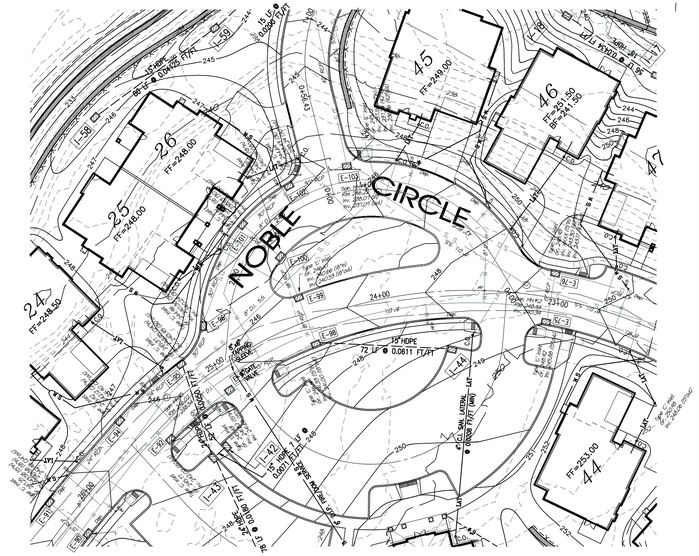
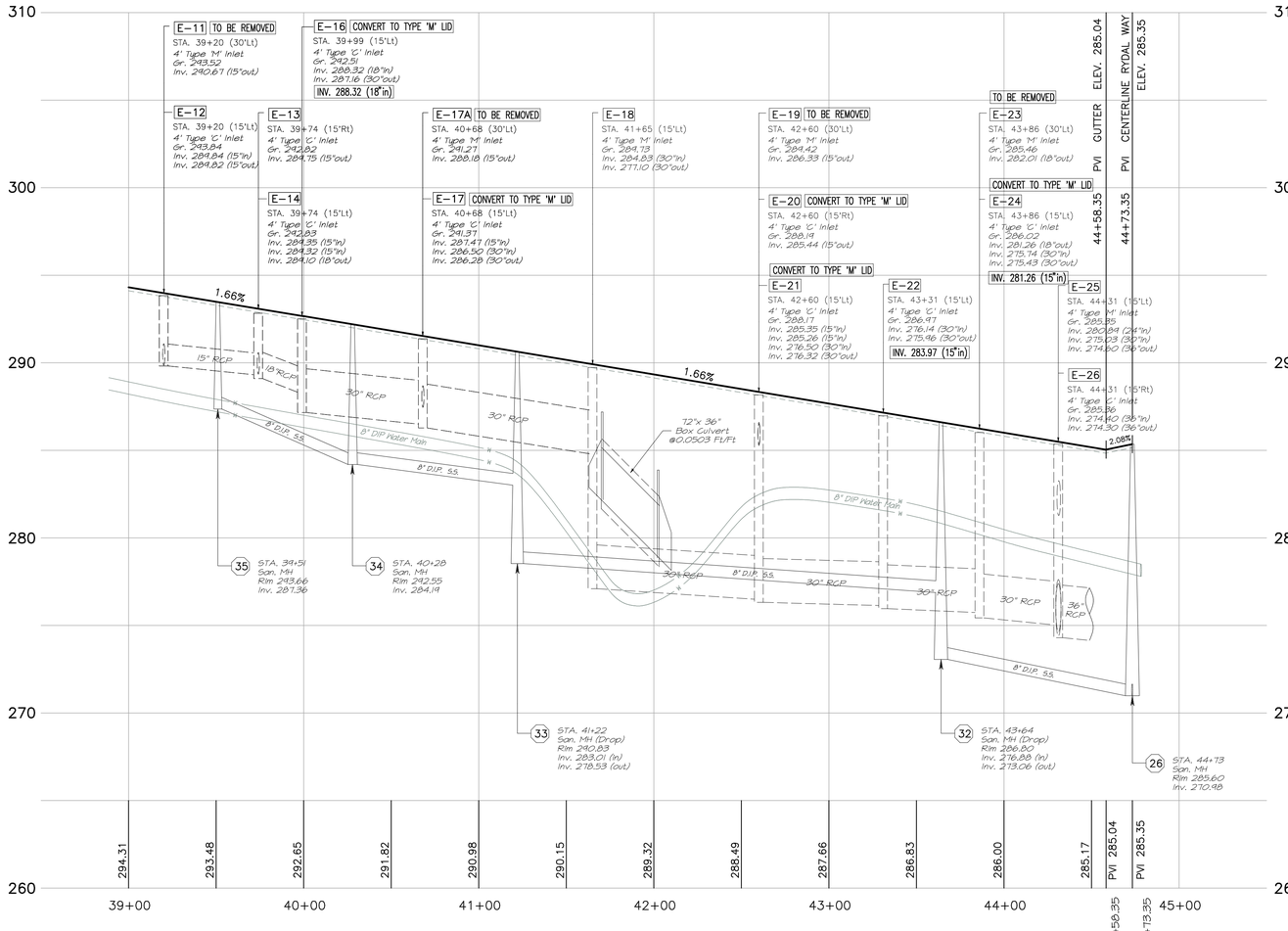
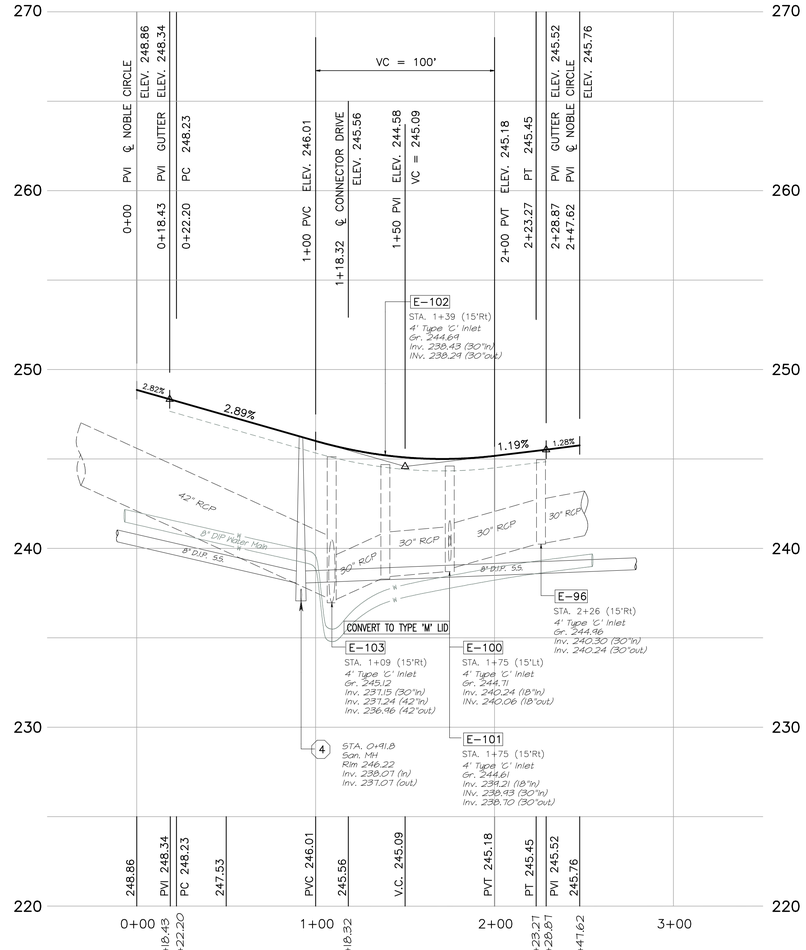
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–660
JOB NO.: 26393
20 OF 59









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ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

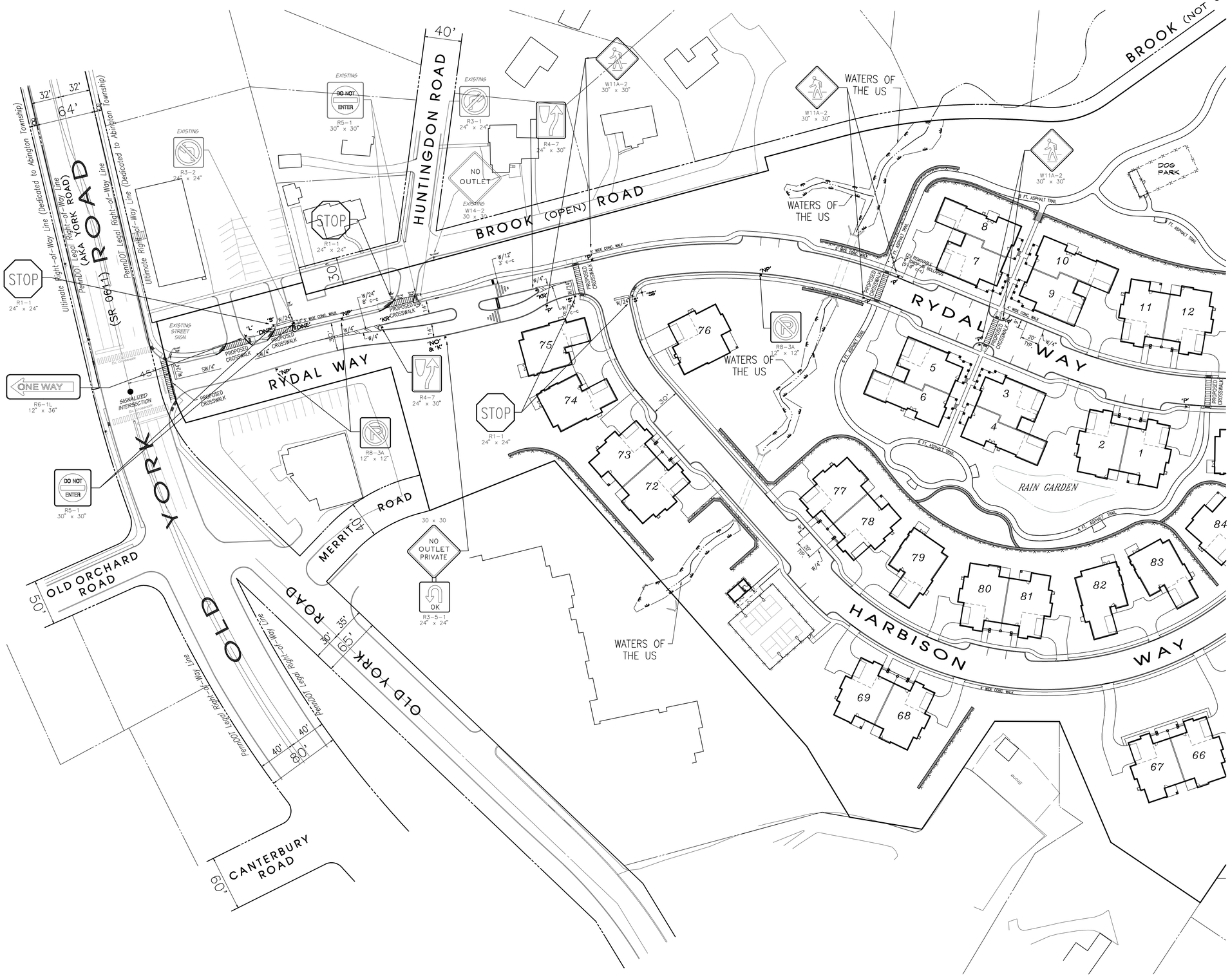
COUNTY PARCEL NO. 30-00-65100-43-6
BLOCK – UNIT 30-177A-088
SITE ADDRESS 0LD YORK ROAD ABINGTON, PA 19001
DEED BOOK – PAGE 5698-01888

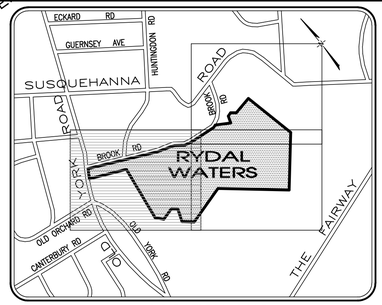
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	1/25/2018	DS Submission SK#	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	DS Submission SK#	CAT
5	02/15/2021	AMENDED PLAN: ROCKBELL COURT	CAT

PROFILE PLAN
HARBISON WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-683
JOB NO.: 26393
SHEET NO. 43 OF 59





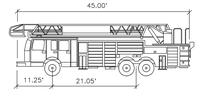
LOCATION MAP
SCALE: 1" = 800'

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH



FIRE TRUCK	feet
Width	: 9.8
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

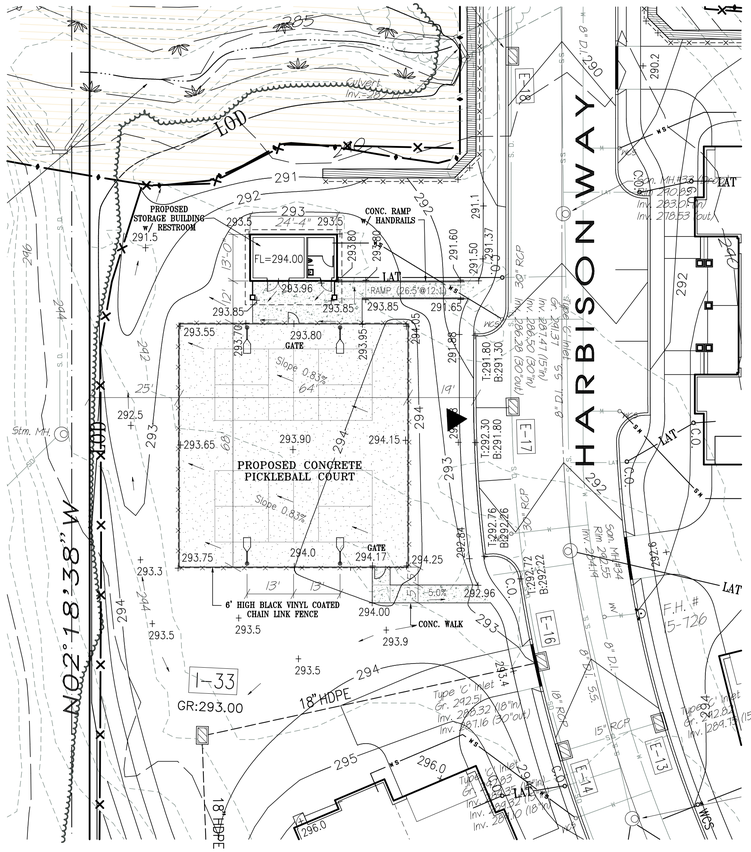
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	2/15/2021	AMENDED PLAN: PICKLEBALL COURT	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	DD Submission Set	CAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694A
JOB NO.: 26393
SHEET NO.: 56 OF 59



SITE PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

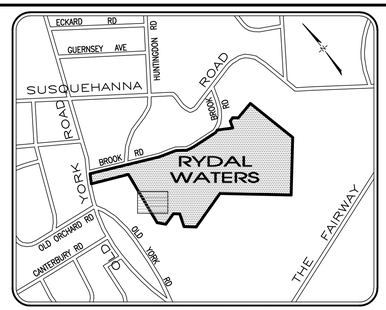
LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE	E	ELECTRIC CONDUIT
	FIRE HYDRANT	G	GAS MAIN
	UTILITY POLE	W S	WATER SERVICE
	GAS VALVE	COM	COMMUNICATION CONDUIT
	WATER VALVE	LAT	SANITARY LATERAL
	SEWER CLEAN OUT		SIGN
	LIGHT POST		EDGE OF WOODLANDS
SD	STORM SEWER w/ INLET	330	CONTOUR LINE
	SANITARY SEWER		FENCE LINE
	OVERHEAD WIRE		STORM SEWER
E	ELECTRIC CONDUIT	C.O.	SEWER CLEAN OUT
G	GAS MAIN	296.5 +	SPOT ELEVATION
W	WATER MAIN		STREET LIGHT– T3
T	TELEPHONE CONDUIT		STREET LIGHT– T–5
COM	COMMUNICATION CONDUIT		BOLLARD LIGHT
LAT	SANITARY LATERAL		PICKLEBALL COURT LIGHT (22' HIGH)
	SIGN		
	WOODLANDS		
	FEMA 100–YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

N

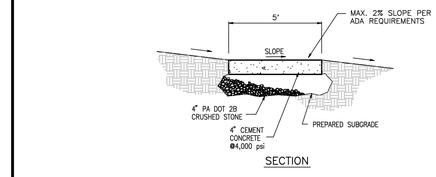
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

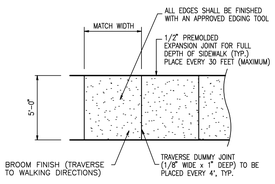


LOCATION MAP

SCALE: 1" = 800'



SECTION



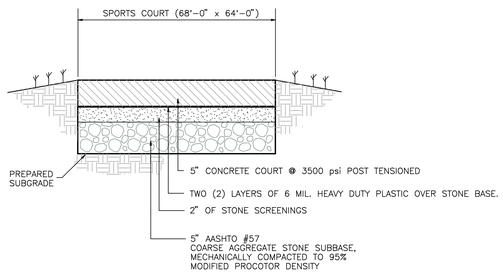
PLAN

NOTES:

1. CONCRETE TO BE 4000 PSI AT 28 DAYS.
2. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 3 FEET (MAXIMUM) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAYS APRONS, ETC.)
3. WITH ALL PROPOSED SIDEWALK, A NON–SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
4. CONCRETE SIDEWALK SHALL BE PROPERLY CURED WITH WHITE CURING COMPOUND AS SPECIFIED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408.

CONCRETE WALK DETAIL

N.T.S.



NOTES:

1. POST–TENSIONED CONCRETE PICKLEBALL COURTS TO FOLLOW SPECIFICATIONS PROVIDED BY PROSPORT CONSTRUCTION INC.
2. SURFACE RUNOFF TO BE DIRECTED AWAY FROM COURTS ALONG PERIMETER.
2. INSTALL VINYL CLAD CHAIN LINK FENCING, 6' HIGH WITH TWO GATES (BLACK).

CONCRETE SPORT COURT DETAIL

NTS

POST–TENSIONED CONCRETE Pickleball Courts @ 68' x 64'

Scope of work:

- Excavate and balance the sub-grade 78' x 74' to achieve a 5' shoulder. (By Others)
- Provide perimeter swalling to direct water run-off. (By others)
- Supply 5" of ¾" modified stone and 2" of stone screenings.
- Laser-grade and compact stone base to exact specifications.
- Supply & install net post and fence foundations.
- Form perimeter of court area to new finished elevation (12" above sub-grade at perimeter).
- Supply & install 2 layers 6 mil heavy duty plastic over entire stone base.
- Supply & install ½" diameter single-strand unbonded tendons with wedge type anchorage systems as manufactured by Tech-Con® systems.
- Tendons shall be fully encapsulated and shall include all necessary anchors, wedges, pocket formers, cable chairs, and rebar (bursting bars). Supply & install 5" thick slab @ 3500 psi.
- Partial tension the cables at 18-24 hrs. Cover slab with plastic to moisture cure.
- Complete cable tensioning at 5-7 days per the engineer's instructions to a final effective force of 33kips (80% MUTS).
- Supply & install vinyl clad chain-link fencing, 6' high with 2 gates.
- Install Plexipave® color-coat system designed for concrete surfaces.
  - One (1) coat Concrete Preparer.
  - One (1) coat Tri-Coat epoxy primer
  - Two (2) coats Acrylic Resurfacer.
  - Two (2) coats PlexiColor.
  - Two (2) coats textured line paint.
- Supply & install two (2) sets Championship net posts, nets.

LSI CourtBlade (XARL) Specifications



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program.

Visit **www.lightingfacts.com** for specific catalog strings.

LIGHT OUTPUT - XARL			
		Lumens (Nominal) Type FT	Watts (Nominal)
Cool White	HO	58977[1]	528
Neutral White	HO	56960[2]	528

LED Chips are frequently updated therefore values may increase.

1 - Verified by ITL Report ITL 86921 (Available upon request)

2 - Verified by ITL Report ITL 86920 (Available upon request)

COURT LIGHTING:

LSI INDUSTRIES – CourtBlade LED
Quantity – Four (4) Poles
Configuraion – Single head each
Finish Color – Black
Mounting Height – 22 Feet

- **SMARTTEC™ –** LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.
- **ENERGY SAVING CONTROL OPTION –** DIM - 0-10 volt dimming enabled with controls by others.
- **EXPECTED LIFE –** Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.
- **LEDS –** Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.
- **DISTRIBUTION/PERFORMANCE –** High performance, multi-faceted, reflector provides uniform Forward Throw (FT) distribution with sharp backlight cutoff. Photometric data is tested in accordance with IESNA guidelines
- **HOUSING –** One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety lanyard) located underneath. Fixture is IP65 rated.
- **OPTICAL UNIT –** Clear tempered optical-grade flat glass lens permanently sealed to weathertight aluminum optic frame (includes pressure-stabilizing breather).
- **MOUNTING –** The fixture is furnished with installed stainless steel, threaded mounting studs protruding from the rear of the housing. Stainless steel nuts and washers used to secure the fixture to the bracket are also included.
- **ELECTRICAL –** Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) and 347-480 VAC.
- **DRIVER –** Available in HO (High Output) drive current. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.
- **OPERATING TEMPERATURE –** -40°C to +50°C (-40°F to +122°F)
- **FINISH –** Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- **WARRANTY –** LSI LED fixtures carry a limited 5-year warranty.
- **PHOTOMETRICS –** Please visit our web site at www.lsi-industries.com for detailed photometric data.
- **SHIPPING WEIGHT –** 55 lbs./24.9Kg (in carton)
- **LISTING –** UL listed to US and international safety standards. Suitable for wet locations

US patent D726,947 7,828,456 8,002,428 8,177,386 8,434,893 8,567,983 and US & Int'l. patents pending.

Finishes



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@cesshoemaker.com

SCALE 1" = 20'
0' 10' 20' 40' 60'

NO	DATE	REVISION	BY

PICKLEBALL COURT DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: FEBRUARY 15, 2021
DWG NO.: A–10–791
JOB NO.: 26393
SHEET NO.: 1 OF 1

AMENDED LAND DEVELOPMENT PLAN

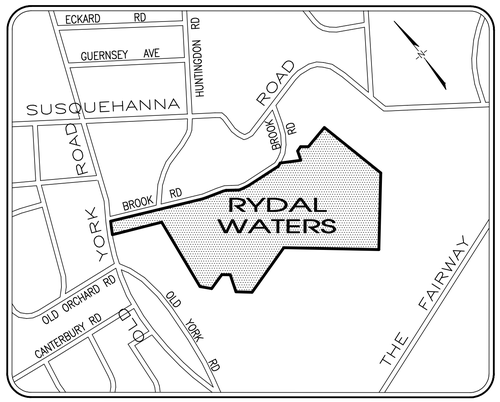
RYDAL WATERS

SITE ADDRESS

OLD YORK ROAD
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

SITUATED IN:

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / APPLICCANT

HUMANGOOD PENNSYLVANIA
f/k/a PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

ARCHITECTURE

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

PROJECT MANAGEMENT

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

LANDSCAPE CONSULTANT

GLACKIN THOMAS PANZAK, INC.
41 LEOPARD ROAD, SUITE 300
PAOLI, PA 19301
610-408-9011

CONSTRUCTION MANAGEMENT

WARFEL CONSTRUCTION COMPANY
1110 ENTERPRISE ROAD
EAST PETERSBURG, PA 17520
717-299-4500

GEOTECHNICAL ENGINEERING & GEOLOGISTS

EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
610-277-0880

* PLAN SHEETS 1, 3, 5 & 7 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE AS AN AMENDMENT TO THE APPROVED RYDAL WATERS PRELIMINARY/FINAL PLAN.

PLAN SHEETS 1 THROUGH 7 WERE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 8 THROUGH 59, LANDSCAPE PLANS LP, CP, LP-1 TO LP-6, LIGHTING PLANS LI-1 & LI-6, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

PLAN SHEETS 32 THROUGH 38 OF THIS PLAN SET WERE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS PERMITTING REQUIREMENTS.
THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMP's) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1	* COVER SHEET	2/15/21
2	LOT LINE CONSOLIDATION PLAN	4/06/19
2A	PARCEL IDENTIFICATION PLAN	4/06/19
3	* AMENDED LAND DEVELOPMENT PLAN	2/15/21
4	RECORD PLAN - EASEMENTS	4/06/19
5	* RECORD PLAN - EASEMENTS	3/03/20
6	RECORD PLAN - EASEMENTS	4/06/19
7	* PROJECT IDENTIFICATON & NOTES	2/15/21
8A	NATURAL RESOURCE PLAN	12/20/18
8B	RESOURCE CONSERVATION PLAN	12/20/18
9	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
10	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
11	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
12	OVERALL SITE GRADING PLAN	2/15/21
13-14	SITE GRADING PLAN	2/15/21
15	SITE GRADING PLAN	3/03/20
16-17	SITE GRADING PLAN	4/06/19
18	OVERALL SITE UTILITY PLAN	2/15/21
19-20	SITE UTILITY PLAN	2/15/21
21	SITE UTILITY PLAN	3/03/20
22-23	SITE UTILITY PLAN	4/06/19
24	OVERALL EROSION & SEDIMENT CONTROL PLAN	2/05/19
25-29	EROSION CONTROL PLAN	2/05/19
30-31	EROSION CONTROL DETAILS	4/02/19
32	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
33-35	ENLARGED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
36-38	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4/06/19
39	RYDAL WAY PROFILE PLAN	1/18/19
40	RYDAL WAY / NOBLE CIRCLE PROFILE PLAN	3/03/20
41	NOBLE CIRCLE PROFILE PLAN	1/18/19
42	NOBLE CIRCLE / HARBISON WAY PROFILE PLAN	1/18/19
43	HARBISON WAY / NOBLE CIRCLE PROFILE PLAN	2/15/21
44	CONNECTOR DRIVE PROFILE PLAN	1/18/19
45	STORM SEWER PROFILES	3/03/20
46-51	STORM SEWER PROFILES	4/06/19
52-54	CONSTRUCTION DETAILS	12/20/18
55	SANITARY SEWER DETAILS	12/20/18
56	PAVEMENT MARKINGS & SIGNAGE PLAN	2/15/21
57	PAVEMENT MARKINGS & SIGNAGE PLAN	3/03/20
58	PAVEMENT MARKINGS & SIGNAGE PLAN	12/20/18
59	AERIAL EXHIBIT PLAN	4/25/18
1 OF 1	PICKLEBALL COURT DETAILS	2/15/21

REFERENCE PLANS

Glackin Thomas Panzak, Inc. - Landscape Architecture
Bernard S. Panzak, Jr., RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION	
IP	INDEX PLAN	1/18/19
CP	LANDSCAPE COMPLIANCE PLAN	1/18/19
LP-1	LANDSCAPE PLAN	1/18/19
LP-2	LANDSCAPE PLAN	1/18/19
LP-3	LANDSCAPE PLAN	1/18/19
LP-4	LANDSCAPE PLAN	1/18/19
LP-5	LANDSCAPE PLAN	1/18/19
LI-1	LIGHTING PLAN	1/18/19
LI-2	LIGHTING PLAN	1/18/19
LI-3	LIGHTING PLAN	1/18/19
LI-4	LIGHTING PLAN	1/18/19
LI-5	LIGHTING PLAN	1/18/19
CD-1	LANDSCAPE DETAILS	1/18/19
CD-2	LANDSCAPE DETAILS	1/18/19
CD-3	LANDSCAPE DETAILS	1/18/19
CD-4	LIGHTING DETAILS	1/18/19

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVSION AND LAND DEVELOPMENT
Project received Preliminary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners, LD-17-02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD-20-02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD-21-XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood Pennsylvania f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtaind and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Witness my hand and notorial seal the day and year aforesaid.

Notary Public_____

My Commission Expires_____

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management, of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life

Attest:

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Abington this____day of _____, 2021.

ATTEST:

President _____

Secretary _____

Engineer _____

MCPC No. #08-0207-003

PROCESSED and REVIEWED. A report has been prepared by by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book No. _____, Page No. _____, on this _____ day of _____, 2021, by _____.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, JENNIFER KAPPEN, on this date _____, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, RICHARD A. STONEBACK, P.E., on this date _____, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

SIGNATURE: RICHARD A. STONEBACK, P.E.
PROFESSIONAL ENGINEER

DATE

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

DATE	NO	REVISION	BY
4/25/2018	1	DD PLAN SUBMISSION	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
1/18/2019	4	SD Submission Set	CAT
4/06/2019	5	STREET ADDRESSES 56-58	CAT
3/04/2020	6	AMENDED PLAN, UNITS 56-58	CAT
5/27/2020	7	BOC APPROVAL LD-20-02, 5/14/20	CAT
2/15/2021	8	AMENDED PLAN PICKLEBALL COURT	CAT

COVER SHEET
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-641
JOB NO.: 26393
SHEET NO. 1 OF 59

ABINGTON TOWNSHIP No. LD-17-02
ABINGTON TOWNSHIP No. LD-20-02
ABINGTON TOWNSHIP No. LD-21-XX

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

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f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

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2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
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5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
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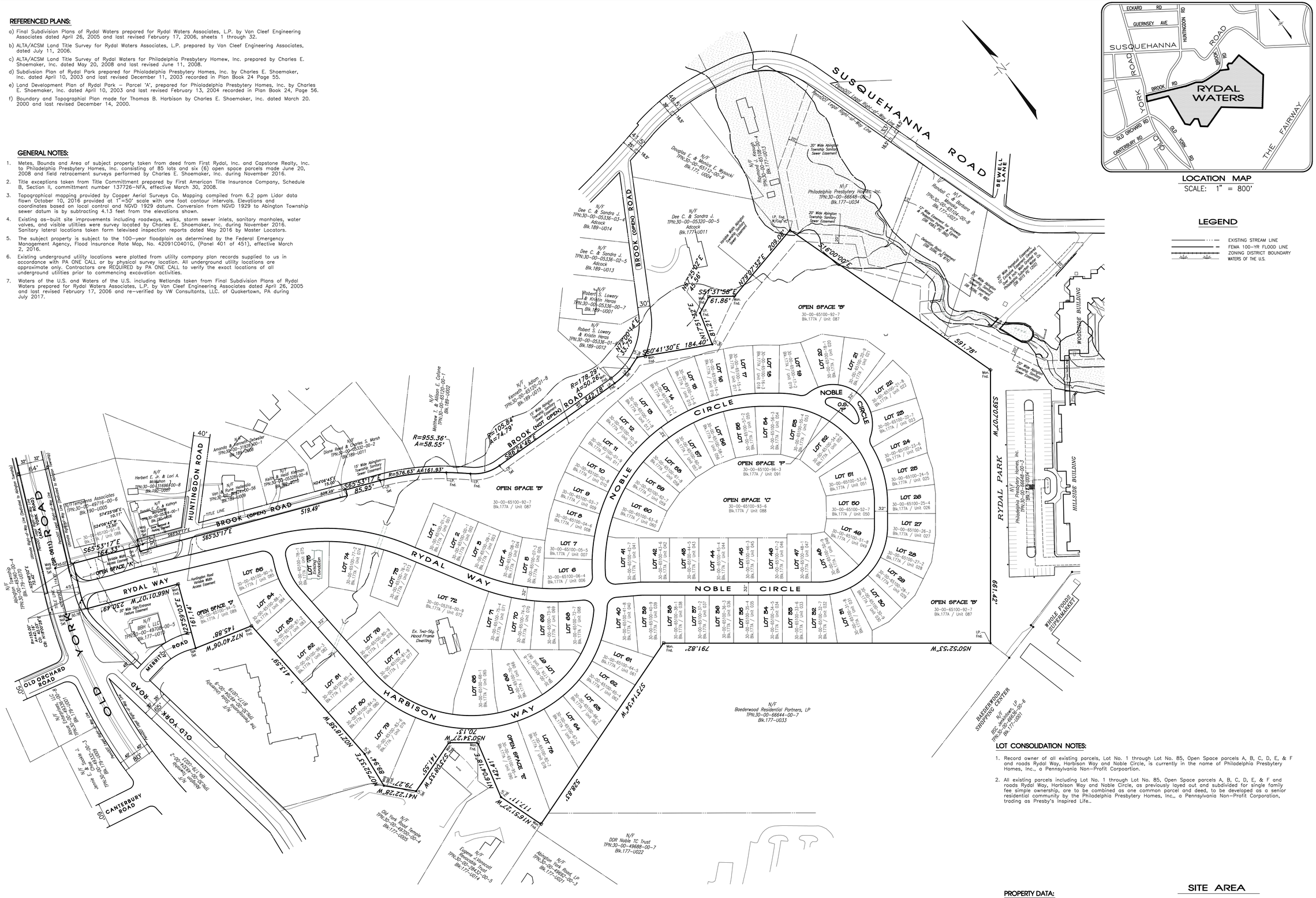
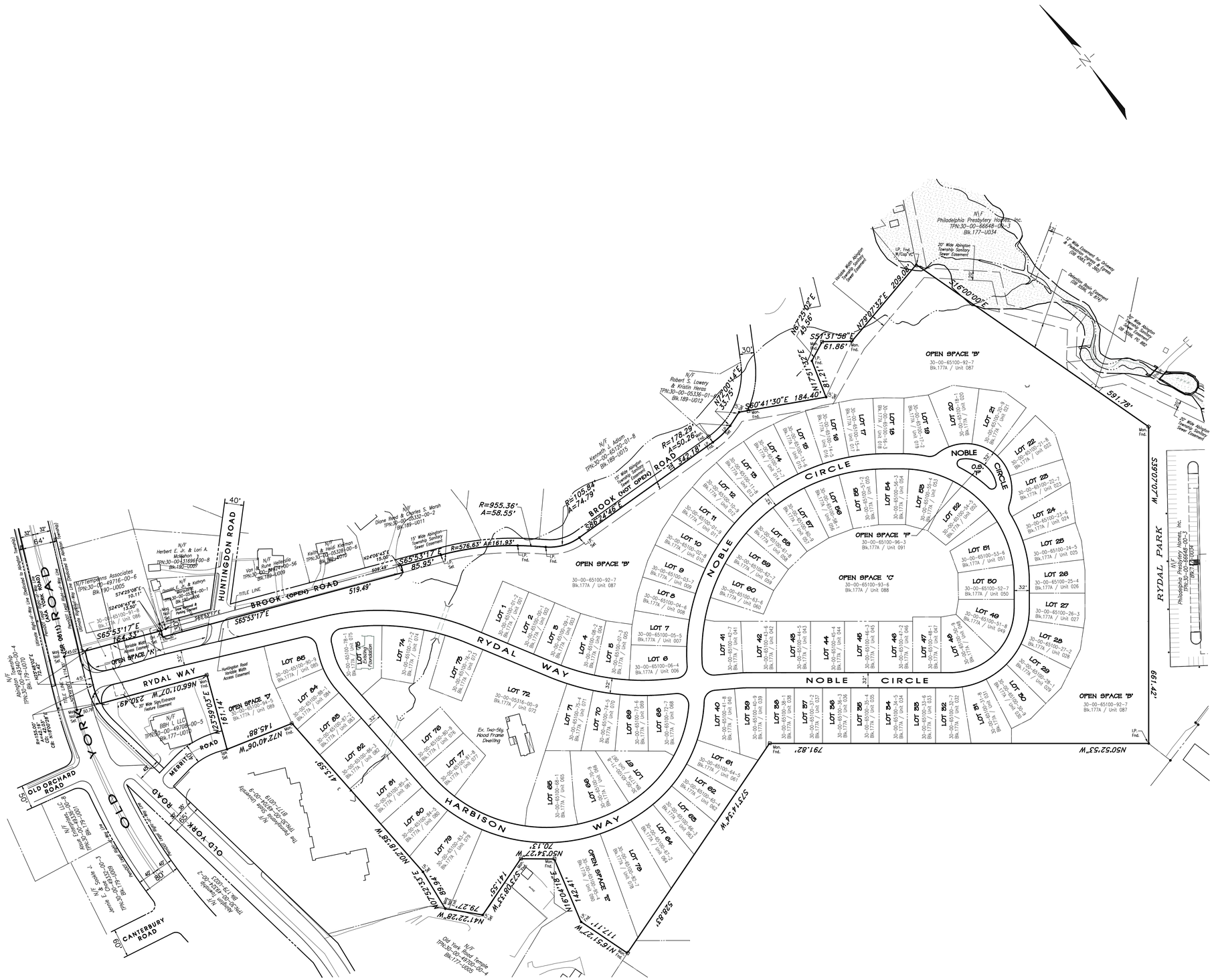

SUSQUEHANNA ROAD
BROOK (OPEN) ROAD
RYDAL WAY
NOBLE CIRCLE
HARBISON WAY
YORK ROAD
OLD YORK ROAD
HUNTINGDON ROAD
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
RYDAL PARK
WOODSIDE BUILDING
HILLSIDE BUILDING
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
Ex. Two–Sty. Wood Frame Dwelling
Ex. Utility Pole
Ex. Inlet
Ex. Manhole
Ex. Fire Hydrant
Ex. Water Valve
Ex. Gas Valve
Ex. Gas Meter
Ex. Electric Meter
Ex. Light Pole
Ex. Sign
Ex. Mailbox
Ex. Deciduous Tree
Ex. Coniferous Tree
Ex. Shrub
Ex. Stone Wall
Ex. Post & Rail Fence
Ex. Chain Link Fence
Ex. Wood Fence
Ex. Concrete Curb
Ex. Concrete Walk
Ex. Asphalt Paving
Ex. Gravel Paving
Ex. Building
Ex. Overhead Utility Line
Ex. Underground Electric Line
Ex. Underground Telephone Line
Ex. Underground Gas Line
Ex. Underground Water Line
Ex. Underground Sanitary Sewer Line
Ex. Underground Storm Sewer Line
Ex. Underground Cable TV Line
Ex. Underground Fiber Optic Line
Ex. Underground Communications Line
Ex. Underground Steam Line
Ex. Underground Oil Line
Ex. Underground Chemical Line
Ex. Underground Unknown Utility Line
Ex. Underground Abandoned Line
Ex. Underground Abandoned Utility Line
Ex. Underground Abandoned Gas Line
Ex. Underground Abandoned Water Line
Ex. Underground Abandoned Sanitary Sewer Line
Ex. Underground Abandoned Storm Sewer Line
Ex. Underground Abandoned Cable TV Line
Ex. Underground Abandoned Fiber Optic Line
Ex. Underground Abandoned Communications Line
Ex. Underground Abandoned Steam Line
Ex. Underground Abandoned Oil Line
Ex. Underground Abandoned Chemical Line
Ex. Underground Abandoned Unknown Utility Line
Ex. Underground Abandoned Electric Line
Ex. Underground Abandoned Telephone

Lot Number	Parcel ID	Property Address
1	300065100012	1073 Rydal Way
2	300065100001	1069 Rydal Way
3	300065100091	1065 Rydal Way
4	300065100082	1061 Rydal Way
5	300065100073	1057 Rydal Way
6	300065100064	1692 Noble Circle
7	300065100055	1688 Noble Circle
8	300065100046	1684 Noble Circle
9	300065100037	1680 Noble Circle
10	300065100028	1676 Noble Circle
11	300065100019	1672 Noble Circle
12	300065100109	1668 Noble Circle
13	300065100118	1664 Noble Circle
14	300065100127	1660 Noble Circle
15	300065100136	1656 Noble Circle
16	300065100145	1652 Noble Circle
17	300065100154	1648 Noble Circle
18	300065100163	1644 Noble Circle
19	300065100172	1640 Noble Circle
20	300065100181	1636 Noble Circle
21	300065100209	1632 Noble Circle
22	300065100218	1628 Noble Circle
23	300065100227	1624 Noble Circle
24	300065100236	1620 Noble Circle
25	300065100245	1616 Noble Circle
26	300065100254	1612 Noble Circle
27	300065100263	1608 Noble Circle
28	300065100272	1604 Noble Circle
29	300065100281	1600 Noble Circle
30	300065100309	1000 Rydal Way
31	300065100318	1004 Rydal Way
32	300065100327	1008 Rydal Way
33	300065100336	1012 Rydal Way
34	300065100345	1016 Rydal Way
35	300065100354	1020 Rydal Way
36	300065100363	1024 Rydal Way
37	300065100372	1028 Rydal Way
38	300065100381	1032 Rydal Way
39	300065100409	1036 Rydal Way
40	300065100418	1700 Rydal Way
41	300065100427	1039 Rydal Way
42	300065100436	1035 Rydal Way
43	300065100445	1031 Rydal Way
44	300065100454	1025 Rydal Way
45	300065100463	1021 Rydal Way
46	300065100472	1017 Rydal Way
47	300065100481	1013 Rydal Way
48	300065100509	1003 Rydal Way
49	300065100518	1603 Noble Circle
50	300065100527	1611 Noble Circle
51	300065100536	1617 Noble Circle
52	300065100545	1629 Noble Circle
53	300065100554	1639 Noble Circle
54	300065100563	1643 Noble Circle
55	300065100572	1647 Noble Circle
56	300065100581	1653 Noble Circle
57	300065100609	1661 Noble Circle
58	300065100618	1667 Noble Circle
59	300065100627	1673 Noble Circle
60	300065100636	1679 Noble Circle
61	300065100645	1704 Harbison Way
62	300065100654	1708 Harbison Way
63	300065100663	1712 Harbison Way
64	360065100672	1716 Harbison Way
65	300065100681	1725 Harbison Way
66	300065100709	1721 Harbison Way
67	300065100718	1715 Harbison Way
68	300065100727	1048 Rydal Way
69	300065100736	1052 Rydal Way
70	300065100745	1056 Rydal Way
71	300065100754	1060 Rydal Way
72	300005316009	1072 Rydal Way
73	300065100763	1076 Rydal Way
74	300065100772	1084 Rydal Way
75	300065100781	1088 Rydal Way
76	300065100809	1741 Harbison Way
77	300065100818	1737 Harbison Way
78	300065100827	1720 Harbison Way
79	300065100836	1732 Harbison Way
80	300065100845	1736 Harbison Way
81	300065100854	1740 Harbison Way
82	300065100863	1744 Harbison Way
83	300065100872	1748 Harbison Way
84	300065100881	1752 Harbison Way
85	300065100909	1756 Harbison Way
Open Space 'A'	300065100918	Rydal Way Open Space
Open Space 'B'	300065100927	Rydal Way Open Space
Open Space 'C'	300065100936	Noble Circle Open Space
Open Space 'D'	300065100945	Rydal Way Open Space
Open Space 'E'	300065100954	Rydal Way Open Space
Open Space 'F'	300065100963	Noble Cicrle Open Space


OPEN SPACE 'B'
30-00-65100-92-7
Blk.177A / Unit 087
N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-06-3
Blk.177-U034
591.78'
S16°00'00"E
209.08'
N79°07'32"E
S51°31'58"E
61.86'
S60°41'30"E 184.40'
N77°00'44"E
43.75'
N17°51'12"E
81.12'
N07°25'02"E
45.56'
R=178.29'
A=50.26'
R=105.84'
A=74.79'
BROOK (NOT OPEN) ROAD
S88°24'48"E 342.18'
R=955.36'
A=58.55'
R=576.63'
A=161.93'
S65°53'17"E 85.95'
S65°53'17"E 519.49'
S65°53'17"E 164.33'
BROOK (OPEN) ROAD
HUNTINGTON ROAD
OLD YORK ROAD
RYDAL WAY
NOBLE CIRCLE
HARBISON WAY
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
RYDAL PARK
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-06-3 Blk.177-U034
N/F Robert S. Lowery & Kristin Herpa TPN:30-00-05336-01-7 Blk.189-U012
N/F Kenneth J. Adam TPN:30-00-65170-01-8 Blk.189-U015
N/F Herbert E. Jr. & Lori A. McMahon TPN:30-00-13169-00-8 Blk.180-U009
N/F Diane Rapp & Charles S. Marsh TPN:30-00-65332-00-2 Blk.189-U011
N/F Keith A. & Heidi Kleinson TPN:30-00-05328-00-6 Blk.182-U010
N/F Vonda Runa Hedrick TPN:30-00-65330-00-6 Blk.189-U009
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-06-3 Blk.177-U034
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-06-3 Blk.177-U034
N/F BBH I, LLC TPN:30-00-46786-00-5 Blk.177-U010
N/F Jeffrey Lee & Kathryn Dooley TPN:30-00-65331-00-1 Blk.180-U006
N/F Jeffrey Lee & Kathryn Dooley TPN:30-00-65331-00-1 Blk.180-U006
N/F 1977 Remodeling Associates TPN:30-00-49716-00-6 Blk.190-U005
N/F The Presbytery of Philadelphia TPN:30-00-65329-00-3 Blk.177-U029
N/F Old York Road Temple TPN:30-00-49700-00-4 Blk.177-U005
N/F Old York Road Temple TPN:30-00-49700-00-4 Blk.177-U005
Ex. Two-Sty. Wood Frame Dwelling
Ex. Concrete Foundation
Ex. Shed
Ex. Shed
Ex. Shed

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TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVISION AND LAND DEVELOPMENT

Project received Prelinimary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD–17–02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD–17–02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD–21–XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.


SUSQUEHANNA ROAD
Variable Legal Width–of–Way Line
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD
OLD YORK ROAD
RYDAL WAY
HARBISON WAY
NOBLE CIRCLE
RYDAL PARK
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
HILLSIDE
WOODSIDE
STORMWATER BASIN
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
RAIN GARDEN
CLUB HOUSE
POOL
DOG PARK
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
WHOLE WOODS SUPERMARKET
BAEDERWOOD SHOPPING CENTER
N/F Boederwood Residential Partners, LP TPN:30–00–66644–00–7 Blk.177–U033
N/F DDR Noble TC Trust TPN:30–00–49688–00–7 Blk.177–U022
N/F Old York Road Temple TPN:30–00–49700–00–4 Blk.177–U005
N/F Abington York Road, LP TPN:30–00–49692–00–3 Blk.177–U021
N/F Eugene A. Weinrott Irrevocable Trust TPN:30–00–28414–00–5 Blk.177–U011
N/F Philadelphia Presbytery Homes, Inc. TPN:30–00–66648–00–3 Blk.177–U034
N/F Ronald C. Mento & Barbara B. Mento TPN:30–00–82154–00–8 Blk.177–U031
N/F Kenneth J. Kolodziej & Raymond J. Kolodziej TPN:30–00–49700–00–4 Blk.177–U013
N/F Douglas E. & Monica E. Wysocki TPN:30–00–65125–00–9 Blk.177–U004
N/F Dee C. & Sandra J. Adcock TPN:30–00–05320–00–5 Blk.177–U011
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–03–4 Blk.189–U014
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–02–5 Blk.189–U013
N/F Robert S. Lowery & Kristin Herold TPN:30–00–05336–00–7 Blk.189–U001
N/F Robert S. Lowery & Kristin Herold TPN:30–00–05139–00–6 Blk.189–U012
N/F Kenneth J. Adam TPN:30–00–65120–01–8 Blk.189–U015
N/F Melanie T. & Matthew F. Catone TPN:30–00–65120–01–1 Blk.189–U022
N/F Diane Reed & Charles S. Marsh TPN:30–00–05132–00–2 Blk.189–U011
N/F Armando & Kenneth Detweiler TPN:30–00–31928–00–1 Blk.189–U008
N/F Herbert E. Jr. & Lori A. McMahon TPN:30–00–11696–00–8 Blk.180–U009
N/F Van & Rune Hellestad TPN:30–00–84274–00–56 Blk.189–U009
N/F Keith & Heidi Johnson TPN:30–00–05139–00–6 Blk.189–U010
N/F Interstate Associates TPN:30–00–49716–00–6 Blk.180–U005
N/F Donald Cleaver & Kathryn TPN:30–00–05139–00–1 Blk.189–U006
N/F BBH, LLC TPN:30–00–49708–00–5 Blk.177–U010
N/F Jessie E. Sauble & TPN:30–00–05132–00–1 Blk.189–U007
N/F Abington Memorial Hospital TPN:30–00–49720–00–2 Blk.177–U017

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING STREAM LINE
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- WATERS OF THE U.S.
- 43 PROPOSED UNIT No.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2

SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, KIRKLE
RYDAL, PA 19046

DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesheomaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
1	4/25/2018	DD Submission Set	CMT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CMT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CMT
4	4/06/2019	STREET ADDRESSES	CMT

RECORD PLAN - EASEMENTS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-644
JOB NO.: 26393
SHEET NO.: 4 OF 59

(NOT OPEN)

NOBLE CIRCLE

NOBLE

OPEN SPACE 'F'
94,037 S.F.
2.1588 Ac.

OPEN SPACE 'C'
42,929 S.F.
0.9855 Ac.

RYDAL PARK
N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

HILLSIDE BUILDING

WHOLE FOODS SUPERMARKET

BAEDERWOOD SHOPPING CENTER
N/F
BSC Jenkintown, LP
TPN:30-00-66636-00-6
Blk.177-U001

N/F
Baederwood Residential Partners, LP
TPN:30-00-66644-00-7
Blk.177-U033

N/F
DDR Noble TC Trust
TPN:30-00-49688-00-7
Blk.177-U022

CLUB HOUSE #1637
POOL
Golf Carts
FUTURE SPORT COURTS AREA

Mon. Fnd.
I.P. Fnd.
791.82'
N50°52'53"W
661.42'
S73°14'34"W
528.83'

18 #1654
17 #1656
16 #1658
15 #1660
14 #1662
12 #1703
13 #1701
28 #1645
29 #1649
30 #1653
31 #1657
32 #1661
33 #1601
34 #1603
35 #1605
36 #1609
37 #1607
38 #1611
39 #1613
40 #1615
41 #1617
42 #1623
43 #1625
44 #1629
47 #1630
48 #1628
49 #1626
50 #1624
51 #1622
52 #1620
53 #1618
54 #1616
55 #1614
56 #1610
57 #1608
58 #1606
60 #1604
61 #1750
85 #1751
62 #1752
84 #1753
63 #1754
64 #1756
65 #1758
66 #1760

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING STREAM LINE
FEMA 100-YR FLOOD LINE
ZONING DISTRICT BOUNDARY
WATERS OF THE U.S.
43 PROPOSED UNIT No.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5658-01688

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
1	4/25/2018	10 Submission Set	CAT
2	10/16/2018	CONDITIONS of FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	4/26/2019	STREET ADDRESSES	CAT
5	3/03/2020	AMENDED PLAN: UNITS 56-58	CAT

RECORD PLAN - EASEMENTS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-645
JOB NO.: 26393
SHEET NO.: 5 OF 59

N/F
Joseph S. & Barbara L.
Tartaglia
TPN:30-00-64480-00-2
Blk.006-U009

Michael J. & Nancey B.
Reilly
TPN:30-00-64476-00-6
Blk.006-U026

Michael J. & Constance D.
LaRussa
TPN:30-00-61812-00-6
Blk.006-U008

N/F
Allan R. Becker
TPN:30-00-61832-00-4
Blk.005-U008

N/F
Douglas E. & Monica E. Wysocki
TPN:30-00-65112-00-9
Blk.177, U004

N/F
Raymond J. Keough
TPN:30-00-65108-00-4
Blk.177-U013

N\F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

N/F
Randall C. & Barbara B. Manaka
TPN:30-00-65104-00-8
Blk.177-U027

N/F
Dee C. & Sandra J.
TPN:30-00-05336-03-4
Adcock
Blk.189-U014

N/F
Dee C. & Sandra J.
TPN:30-00-05320-00-5
Adcock
Blk.177-U011

N/F
Dee C. & Sandra J.
TPN:30-00-05336-02-5
Adcock
Blk.189-U013

N/F
Robert S. Lowery
& Kristin Heras
TPN:30-00-05336-00-7
Blk.189-U001

N/F
Robert S. Lowery
& Kristin Heras
TPN:30-00-05336-01-6
Blk.189-U012

SUSQUEHANNA ROAD

SEWELL LANE

BROOK (OPEN) ROAD

R=168.32'
A=121.36'
S16°00'00"E
PennDOT Legal Right-of-Way Line
PennDOT Legal R/W Line
48.5'
41.5'
30'
25'
16.5'
33'
20'
20' Wide Abington Township Sanitary Sewer Easement
DRAINAGE EASEMENT
(AREA = 136,328 S.F.)
12' Wide Easement for Driveway & Pedestrian Ingress & Egress (DB 4583, Pg 360)
Detention Basin Easement (DB 5596, Pg 874)
20' Wide Perpetual Easement, 10' Exclusive Easement Centered Over 8 inch Main Granted to Philadelphia Suburban Water Co. (DB 5015 PG 1202)
20' Wide Abington Township Sanitary Sewer Easement DB 5596, Pg 882 (Area = 0.0253 S.F.)
Variable Width Abington Township Sanitary Sewer Easement
I.P. Fnd. W/Cap "VC"
S16°00'00"E 209.08'
N79°07'32"E 209.08'
N67°25'02"E 45.56'
S51°31'58"E 61.86'
N17°51'32"E 81.21'
S60°41'30"E 184.40'
N72°00'14"E 33.75'
R=178.29'
A=50.26'
CHORD=342.18'
S39°07'07"W 348.99'
S59°17'8" 348.99'
PROPOSED
STORMWATER BASIN
& DRAINAGE EASEMENT
(AREA = 83,332 S.F.)
STORMWATER BASIN
Existing Detention Basin Easement To be Vacated (Area = 0.0053 S.F.)
OPEN SPACE 'B'
233,114 S.F.
5.3516 Ac.
POND
WOODSIDE BUILDING
PROPOSED (3) REMOVABLE 6" DROP-IN BOLLARDS (5'-0" c-c)
5' OVERLAY & 8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)
8 FT. ASPHALT TRAIL
10 FT. ASPHALT TRAIL
15' Wide Abington Township Sanitary Sewer Easement (NOT OPEN)
(Area = 25,188 S.F.)
342.18'
NOBLE CIRCLE
Golf Carts
Mon. Fnd.
I.P. Fnd.
Set
#1654
#1656
#1652
#1650
#1648
#1646
#1644
#1642
#1640
#1638
#1634
#1632
#1630
#1645
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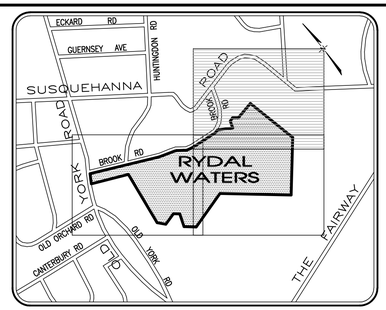


LOCATION MAP
SCALE: 1" = 800'

N

LEGEND

EXISTING STREAM LINE
FEMA 100-YR FLOOD LINE
ZONING DISTRICT BOUNDARY
WATERS OF THE U.S.
43 PROPOSED UNIT No.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, MW CIRCLE
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesheomaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	REVISION	DATE	NO
CAT	TO Submission 3R	4/25/2018	1
CAT	CONDITIONS OF FINAL APPROVAL	10/16/2018	2
CAT	SIDEWALK AND CLUB HOUSE	12/20/2018	3
CAT	STREET ADDRESSES	4/26/2019	4

RECORD PLAN - EASEMENTS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-646
JOB NO.: 26393
SHEET NO.: 6 OF 59

55

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc.to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Project site is to be provided with public water by Aqua Pennsylvania, Inc. and sanitary sewage conveyance by Abington Township with waste water treatment at the North–East Philadelphia Waste Water Treatment Plant.
9. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.
10. Construction improvements shall be completed under the specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection or other appropriate state agency, the Montgomery County Soil and Water Conservation District or other appropriate agency or in accordance with Abington Township Standards and Specifications, whichever specifications shall result in the stricter interpretation.
11. Detention, reuse and quality of stormwater runoff shall be provided in accordance with all current Stormwater Management Ordinances and standards of Abington Township and NPDES Permit Requirements.
12. Civil engineering plans, landscape/lighting plans, and reports, etc., on record at Abington Township, shall be considered a part of the approved final plans as if recorded with same.
13. Clear Sight Triangles: No wall, fence, structure, hedge, tree, shrub or other growth is allowed to be planted or maintained within the clear sight triangle which shall interfere with a free and unobstructed view within such triangles.
14. Certain BMP's have been included in the design of the stormwater management system, ie; stormwater detention/infiltration basin, rain garden, vegetated swale and water quality inserts. The user of these plans shall ensure the operations and maintenance requirements shown on the Post–construction Stormwater Management plans and details are followed.
15. The subject tract is located within the 'SNR' Senior Neighborhood Residential District.
16. On street parking is permitted in designated spaces only.
17. Abington Township is hereby granted a blanket easement for access to and/or maintenance and repair of all sanitary sewer mains.
18. Prior to commencing construction of retaining walls, detailed engineering designs and plans are required to be submitted to Abington Township for review and approval. Building permits for walls are to be issued by Abington Township.
    Wall system: Vertica Stone–cut–edge blocks by E.P. Henry, Bella stone color, or equivalent.
19. Land designated as open space area shall be deed restricted through declarations and restrictive covenants acceptable to the Township Solicitor and shall be simultaneously recorded with the approved land development plan.
20. Maintenance and ownership of the stormwater management systems including detention basins, rain gardens, infiltration beds, swales, inlets and pipes, shall be the responsibility of the property owner, their successors and assigns.

DEVELOPMENT NOTES:

1. Fire hydrants and streetlights are to be installed at the expense of the subdivider/ land developer in accordance with Township standards and with the recommondations of the respective utility companies, subject to the approval of the Board of Commissioners.
2. Streetlight and street name signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards. Streetlights and street name signs to remain property of the land owner.
3. The PECO Energy Company, Verizon and Cable companies are granted the right to construct, maintain and repair pole lines and underground equiptment on, under and across the subject property together with the right to construct, maintain and repair pole lines and underground equiptment on, under, and across all highways in this tract.
4. The stormwater detention facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors or assigns, shall be responsible for the perpetual maintenance of all grades and elevations of such facilities, and shall do nothing to alter or damage same, or other basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of thebasin. Abington Township shall have perpetual easement on and over the property for access to the proposed rain gardens, infiltration/detention facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the basin to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises in question, in the same manner as the Township might otherwise be empowered by law to assess or oppose a lien against a property for municipal improvements.

WAIVERS GRANTED ON DECEMBER 14, 2017, LD-17-02:

A.	SECTION 146–9.A.	Plan Stages – FROM THE REQUIREMENT TO FILE A PLAN IN TWO STAGES AS A PRELIMINARY PLAN AND AGAIN AS A FINAL PLAN SUBMISSION.
B.	SECTION 146–10.A.1.	Drafting Standards – FROM THE REQUIREMENT PLANS BE NO SMALLER THAN 1"= 50'
C.	SECTION 146–11.B.7.	Existing Features Plan – FROM THE REQUIREMENT TO DEPICT ALL EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
D.	SECTION 146–24.4.A.	Street Plan – FROM THE REQUIREMENT TO PROVIDE 50 FT. WIDE RIGHT OF WAY FOR PROPOSED INTERNAL STREETS.
E.	SECTION 146–24.4.B.	Street Plan – FROM THE REQUIREMENT ISLANDS AND MEDIAL STRIPS ARE PERMITTED ONLY IN COMMERCIAL ZONES.
F.	SECTION 146–27.1.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE SIDEWALK ON BOTH SIDES OF STREETS.
G.	SECTION 146–27.6.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE CONCRETE CURB WITH EIGHT INCH REVEAL FOR PROPOSED INTERNAL STREETS.
H.	SECTION 146–28.1.D.	Off Street Parking Areas – FROM THE REQUIREMENT TO PROVIDE LOADING AREA FOR THE PROPOSED CLUB HOUSE.
I.	SECTION 146–33.7.	Drainage – FROM THE REQUIREMENT TO SPECIFY CITY NO. 1 INLETS.
J.	SECTION 146–35.3.A.	Sanitary Sewer – FROM THE REQUIREMENT TO PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO ALL DWELLING BASEMENTS.
K.	SECTION 146–40.2.A.	Recreational Areas – FROM THE REQUIREMENT PROPOSED OPEN SPACE AREAS HAVE ACCESS TO A PUBLIC ROAD.

ZONING HISTORY PREVIOUSLY GRANTED (SPECIAL EXCEPTIONS):

1. SECTION 602.7.B: TO ALLOW THE INSTALLATION OF A SANITARY SEWER SYSTEM WITHIN REGULATED STEEP SLOPE AREAS.
2. SECTION 602.7.D: TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS AND A ROADWAY WITHIN REGULATED STEEP SLOPE AREAS.
3. SECTION 602.7.E: TO ALLOW FOR OTHER GRADING, EXCAVATION, AND ACTIVITY WHICH RESULTS IN THE DISTURBANCE OF REGULATED STEEP SLOPE AREAS.
4. SECTION 801.1.11: TO ALLOW A GRADE CHANGE WITHIN 100 FEET OF THE PROPERTY LINE.

POST - CONSTRUCTION STORMWATER BMP's

PER PADEP - MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	UNDERGROUND DETENTION BASIN	AS SHOWN ON PLAN	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	UNDERGROUND INFILTRATION BED	AS SHOWN ON PLAN	PROPERTY OWNER	BED SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
3	SOIL AMENDMENT	LANDSCAPE ISLANDS AS SHOWN ON PLAN	PROPERTY OWNER	LANDSCAPE ISLANDS WITH SOIL AMENDMENT SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE–ESTABLISH VEGETATIVE COVER.
4	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	STREET SWEEPING	STREETS & PARKING AREA AS SHOWN ON PLANS	PROPERTY OWNER	PROPERTY OWNER WILL BE RESPONSIBLE FOR PERFORMING BI–WEEKLY STREET SWEEPING WITH A WALK BEHIND STYLE STREET VACUUM CLEANER. IN ADDITION, LARGE DEBRIS IS TO BE PICKED UP BY HAND AND MANUALLY DISCARDED.

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components. Occasionally, non–routine maintenance may be necessary for sediment removal and outlet structure maintenance or replacement.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non–technical staff. However, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on–site BMP's shall be the responsibility of the property owner:

Title Exceptions affecting survey as taken from Schedule B, Section II of First American Title Insurance Company Order Number 137726–NFA, Effective Date: March 30, 2008.

EXCEPTIONS:

2. Possible additional tax assessments for new construction and/or major improvements. (NOT SURVEY RELATED)
3. Easements or claims of easements not shown by the public record.
4. Conditions and Restrictions as being recorded in Deed Book 624 page 419. (USE RESTRICTIONS–NOT SURVEY RELATED)
5. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Thomas B.Harbison, dated 6/10/1983 and recorded in Deed Book 4709 page 1238. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
6. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Harbison York Road Limited Partnership, dated 6/10/1983 and recorded in Deed Book 4709 page 1246. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
7. Declaration of Easement by Philadelphia Presbytery Homes, Inc., dated 2/1/1999 and recorded in Deed Book 5262, page 1795. (EASEMENT OF ACCESS, UTILITIES AND STORM WATER THROUGH RYDAL PARK TO BENEFIT RYDAL WATERS FOR PROPOSED 1991 LAND DEVELOPMENT–CAN NOT PLOT)
8. Easement Agreement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 674. (DETENTION BASIN EASEMENT – SHOWN ON PLAN)
9. Sanitary Sewer Easement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 682. (SHOWN ON PLAN)
10. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as being recorded in Deed Book 1228, page 345. (BLANKET EASEMENT)
11. Rights granted to Philadelphia Electric Company as being recorded in Deed Book 1455, page 187, Deed Book 2170 page 350, Deed Book 3071 page 29, Deed Book 3264 page 477, Deed Book 4187 page 96 and Deed Book 5017 page 596.
    1455–187, PHILADELPHIA ELECTRIC COMPANY RIGHTS TO ERECT, OPERATE AND MAINTAIN ELECTRIC FACILITIES IMMEDIATELY OUTSIDE EASTERLY RIGHT OF WAY OF OLD YORK ROAD FROM BROOK ROAD SOUTHWARDLY FOR APPROXIMATELY 100 FEET. ALSO THE RIGHTS TO ERECT, INSTALL, OPERATE AND MAINTAIN GAS AND ELECTRIC FACILITIES WITHIN THE LEGAL RIGHT OF WAY OF OLD YORK ROAD.
    2170–350 PHILADELPHIA ELECTRIC COMPANY EASEMENT (30' WIDE POLE LINE EASEMENT SHOWN ON PLAN)
    3071–29 (DOES NOT PLOT ON SUJECT PREMISE)
    3264–477 PHILADELPHIA ELECTRIC COMPANY, ELECTRIC EASEMENT – (DOES NOT PLOT ON SUBJECT PREMISES)
    4187–96 PHILADELPHIA ELECTRIC COMPANY, GAS EASEMENT – (CAN NOT PLOT)
    5017–596 PHILADELPHIA ELECTRIC COMPANY, (BLANKET EASEMENT FOR GAS AND ELECTRIC SERVICES – WITH RESTRICTIONS)
12. Rights granted to Philadelphia Suburban Water Company as being recorded in Deed Book 1244 page 285 and Deed Book 5015 page 1202.
    1244–285 (CANNOT PLOT – NO PLAN ATTACHED)
    5015–1202 (DOES NOT PLOT ON SUBJECT PREMISES–SEE PLAN)
13. Deed of Dedication and Release to Montgomery County and Abington Township as being recorded in Deed Book 1594 page 558. (10' WIDE STRIP – SHOWN ON PLAN)
14. Title to the portion of the premises in the beds of Huntingdon Road, Merrit Road (if any), Rydal Way Harbison Way, Brook Road and Noble Circle is subject to public and private rights therein.
15. Title to the portion of the premises in the bed of York Road is subject to public and private rights therein.
16. Stream of water flows through premises; subject to riparian rights of owners abutting or bounding thereof.
17. Possible Easement of a private driveway and/or passageway located upon premises; subject to the proportionate part of the expense and maintenance of keeping the same in good order and repair. (POSSIBLY ACCESS TO FORMER INTERIOR PROPERTY – CAN NOT PLOT)
18. Subject to all notes, easements, conditions and other items of interest as being set forth and recorded on Land Site Plan Book 1, page 406, Plan Book 24 page 55–56 and Plan Book 26 pages 364–367.

BUILDING COVERAGE:

MAX. PERMITTED BLDG COVER = 40%

PROPOSED:

RESIDENTIAL BLDGS.	244,010 S.F.
CLUB HOUSE	4,827 S.F.
ACCESSORY STRUCTURES	550 S.F.
TOTAL	249,387 S.F.

249,387 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 17.6%

IMPERVIOUS COVERAGE:

MAX. PERMITTED IMPERVIOUS COVER = 50%

PROPOSED:

BUILDINGS	249,387 S.F.
PORCHES/PATIOS	17,758 S.F.
ROADWAY/PARKING LOTS	192,495 S.F.
WALKS/DRIVEWAYS	111,658 S.F.
WALLS	15,337 S.F.
TRAILS	23,207 S.F.
POOL	6,355 S.F.
PICKLEBALL COURT	4,352 S.F.
TOTAL	620,549 S.F.

620,549 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 43.8%

OPEN SPACE AREAS:

REQUIRED:

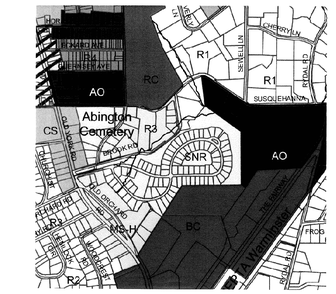
GROSS SITE AREA X 0.20

32.7949 Ac. x 0.20 = 6.5 Ac.

PROVIDED:

OPEN SPACE 'A'	11,359 S.F.	0.2608 Ac.
OPEN SPACE 'B'	233,114 S.F.	5.3516 Ac.
OPEN SPACE 'C'	42,929 S.F.	0.9855 Ac.
OPEN SPACE 'D'	29,498 S.F.	0.6772 Ac.
OPEN SPACE 'E'	48,505 S.F.	1.1135 Ac.
OPEN SPACE 'F'	94,037 S.F.	2.1588 Ac.
TOTAL		10.5474 Ac.

ZONING MAP



ZONING TABLE

ART. VIII: 'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

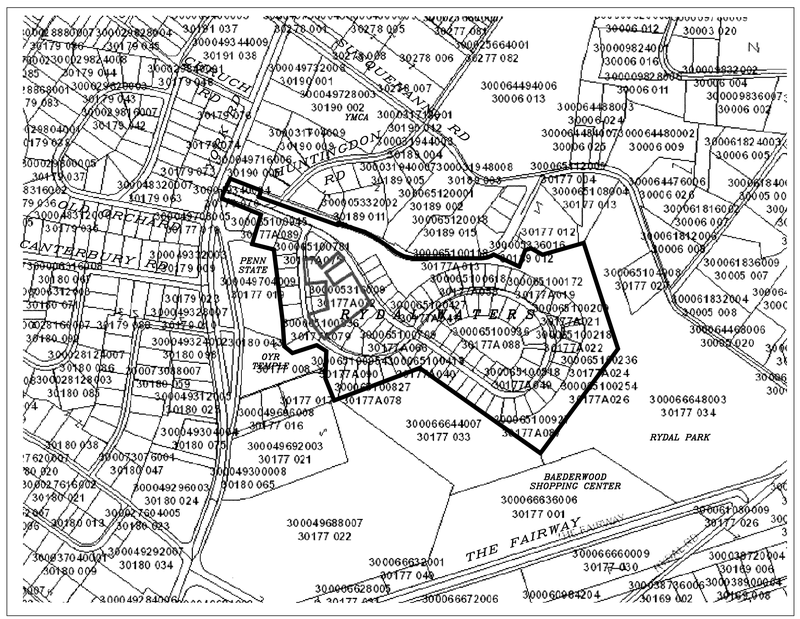
	SECTION No.:	REQUIRED:	PROPOSED
Uses by Right:	Sec. 801.		Senior Living Community (E–15) (H–7 & H–10) (Age Restricted) Club House (A–6)
DIMENSIONAL REGULATIONS:	Sec. 802.		
MIN. LOT DIMENSIONS:			
Lot Area:			
Gross to Title Lines			32.7949 Acres
Net to Legal R/W Lines		25 Acres	32.4962 Acres
Lot Width:		N/A	
Lot Depth:		N/A	
MIN. YARD DIMENSIONS:	Sec. 802.		
Tract Perimeter:		25 FT.	25 FT.
Dwelling Setback from Edge of Interior Road:		8 FT.	10.1 FT.
Side Yard:		N/A	
Rear Yard:		N/A	
COVERAGE:	Sec. 802.		
Max. Building Area:		40%	249,387 S.F./ 17.6%
Max. Impervious Area:		50%	620,549 S.F./ 43.8%
Min. Green Area:		50%	794,987 S.F./ 56.2%
Min. Open Space:		GSA (Ac.) x 0.20 32.7949 (Ac.) x 0.20 = 6.5 Ac.	10.5 Ac.
Max. Density:		GSA (Ac.) x 3.2 DU/Ac. 32.7949 (Ac.) x 3.2 DU/Ac.= 104 DU's	81 DU's 2.5 DU/Ac.
BUILDING DIMENSIONS:	Sec. 802.		
Building Height:		35 FT.	One Sty, <35 FT.
Max. Building Length:		120 FT.	101.2 FT.
Min. Building Separation:		10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 803.		
A. Retail Operations:		None Permitted (1)	None
B. Residential Buffer:		25 FT. Screening Buffer (2)	25 FT.
C. Open Space Standards:		Min. 3 Areas >1.0 Ac. Ea.	3 Areas, 8.6 Ac.
OFF–STREET PARKING:	Sec. 2304.E.15.		
Single Family Dwellings:	Use H–7	Two Spaces/Unit (3) 41 Units x 2 = 82 P.S.	82 Parking Spaces
Twin Dwelling Units:	Use H–10	Two Spaces/Unit (3) 40 Units x 2 = 80 P.S.	80 Parking Spaces
Visitor Street Parking:		None Required	48 Parking Spaces
Club House Parking:	Use A–6	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces:		Required = 162 Spaces	Provided = 250 Spaces
Parking Space Size:	Sec. 2304.H.7a Sec. 2304.H.10a.	9 FT. x 18 FT.	Club House: 10 FT. x 18 FT. Street Parking: 9 FT. x 18 FT.
Parking Aisle Width:	Sec. 2310.	24 FT. (Two–Way) 12 FT. (One–Way)	24 FT. (Two Way) N/A
OPEN SPACE STANDARDS:	Sec. 2601.K.		
# Non–contiguous Open Space Areas	Sec. 2601.K.1.d.	Max. Three Areas	Three Open Space Areas
Min. Open Space Area	Sec. 2601.K.1.d.	One Acre	1.11 Ac.
Permitted Structure Setback From Tract Boundary, Property Line or Roadway	Sec. 2601.K.1.e.	50 FT.	76 FT. (Dog Park)
Max. Floodplain, Wetland or Slopes > 25%	Sec. 2601.K.1.h.	75 %, Max.	< 75%
Min. Width / Length to Width Ratio	Sec. 2601.K.1.i.	100 FT., 4:1 Ratio	> 100 FT./ 4:1 Ratio
RIPARIAN CORRIDOR CONSERVATION DISTRICT:			
Zone One	Sec. 1502.A.2.a.	Min. 25 FT.	Min. 25 FT.
Zone Two	Sec. 1502.A.2.b.	Min. 50 FT.	Min. 50 FT.
Conditional Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Mitigation Measures	Sec. 1508.B.		

(1) No retail operations or retail land uses are permitted even as accessory uses.

(2) Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to Section 2403.B.4 Buffer Specifications, High Intensity Buffer of Medium Intensity Buffer Option A, with a depth of not less than twenty–five (25) feet in depth shall be provided.

(3) Required off–street parking for single family detached dwellings is exclusive of garage spaces.

TAX PARCEL MAP



TAX PARCELS WITHIN 400 FEET:

Parcel ID: 30–00–66648–00–3
Owner: Philadelphia Presbytery Homes, Inc.
Address: 1515 The Fairway

Parcel ID: 30–00–66636–00–6
Owner: BSC Jenkintown, LP
Address: 1631 The Fairway

Parcel ID: 30–00–66644–00–7
Owner: Baederwood Residential Partners, LP
Address: The Fairway

Parcel ID: 30–00–49688–00–7
Owner: DDR Noble TC Trust
Address: 901 Old York Road

Parcel ID: 30–00–49692–00–3
Owner: Abington York Road LP
Address: 939 Old York Road

Parcel ID: 30–00–49694–00–1
Owner: James L. & Alice G Trustees
Address: 943 Old York Road

Parcel ID: 30–00–49696–00–8
Owner: OLYOR Corporation
Address: 947 Old York Road

Parcel ID: 30–00–49700–00–4
Owner: Old York Road Temple
Address: 971 Old York Road

Parcel ID: 30–00–49704–00–9
Owner: Pennsylvania State Univiversity The
Address: 1001 Old York Road

Parcel ID: 30–00–48708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49344–00–9
Owner: Abington Presbyterian Church
Address: 1082 Old York Road

Parcel ID: 30–00–49732–00–8
Owner: Abington Presbyterian Church
Address: Old York Road

Parcel ID: 30–00–49340–00–4
Owner: Abington Township
Address: 1030 Old York Road

Parcel ID: 30–00–49332–00–3
Owner: Choe Jennie E. & Sookie J
Address: 1000 Old York Road

Parcel ID: 30–00–49336–00–8
Owner: Alsue Enterprises LLC
Address: 1020 Old York Road

Parcel ID: 30–00–49716–00–6
Owner: Tempenny Associates R A Wenhold MD
Address: 1047 Old York Road

Parcel ID: 30–00–49720–00–2
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1059 Old York Road

Parcel ID: 30–00–49724–00–7
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1067 Old York Road

Parcel ID: 30–00–49728–00–3
Owner: Philadelphia Freedon Valley Youg Mens Christian Association
Address: 1073 Old York Road

Parcel ID: 30–00–49712–00–1
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–28428–00–9
Owner: Connor James L. & Alice G Trustees
Address: 2 Hidden Lane

Parcel ID: 30–00–28432–00–5
Owner: Vansaldi Eugene J Revocable Trust
Address: 3 Hidden Lane

Parcel ID: 30–00–08784–00–6
Owner: Li Alex & Chen Daphne
Address: 1035 Church Street

Parcel ID: 30–00–08788–00–2
Owner: Levy Elliot M & Megan M
Address: 1039 Church Street

Parcel ID: 30–00–08792–00–7
Owner: Libby Beth A & Dina E
Address: 1043 Church Street

Parcel ID: 30–00–08796–00–3
Owner: Cissone Mac & Susan
Address: The Fairway

Parcel ID: 30–00–08800–00–8
Owner: McCarron Robert T & Catherine
Address: 1049 Church Street

Parcel ID: 30–00–08804–00–4
Owner: Parkhill Patricia A & Frank J
Address: 1053 Church Street

Parcel ID: 30–00–08808–00–9
Owner: Pitcox Mark & Elaine J
Address: 1059 Church Street

Parcel ID: 30–00–08756–00–7
Owner: Walter John Anthony Jr &
Gdowik–Walter Maureen
Address: 1034 Church Street

Parcel ID: 30–00–08752–00–2
Owner: Garcia–Gordon Charles F & Lorraine L
Address: 1028 Church Street

Parcel ID: 30–00–08760–00–3
Owner: Flores Nixon J & Carmen G
Address: 1040 Church Street

Parcel ID: 30–00–08764–00–8
Owner: Scoendorfer Dean L & Rosemary
Address: 1044 Church Street

Parcel ID: 30–00–48284–00–7
Owner: Cohen Marie
Address: 1810 Old Orchard Road

Parcel ID: 30–00–48288–00–3
Owner: Day Stephen M & Susan M
Address: 1824 Old Orchard Road

Parcel ID: 30–00–48292–00–8
Owner: Gray Collin & Luisa
Address:1830 Old Orchard Road

Parcel ID: 30–00–48280–00–2
Owner: Pitcairn Trust Co Guardian Est
Address: 1812 Old Orchard Road

Parcel ID: 30–00–00488–00–4
Owner: Cutilli Vincent F & Nancy Trustees
Address: 1918 Adams Ave

Parcel ID: 30–00–06296–00–1
Owner: Pisko Robert B & Linda
Address: 1815 Canterbury Road

Parcel ID: 30–00–08292–00–5
Owner: Lockhart Christopher Samuel & Edler Donna Lee
Address: 1821 Canterbury Road

Parcel ID: 30–00–65120–00–1
Owner: Cohen Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–64476–00–6
Owner: Reilly Michael J & Nancy B
Address: 1635 Susquehanna Road

Parcel ID: 30–00–64480–00–2
Owner: Tartaglia Joseph S & Barbara L
Address: 1641 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address:1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keogh Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–65112–00–9
Owner: Wysocki Douglas E. & Monica E.
Address: 1676 Susquehanna Road

Parcel ID: 30–00–65120–01–8
Owner: Adam J. Kenneth
Address: 1710 Susquehanna Road

Parcel ID: 30–00–65120–00–1
Owner: Cofone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address: 1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keough Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–31696–00–8
Owner: McMahon Herbert E Jr & Lori A
Address: 1046 Huntingdon Road

Parcel ID: 30–00–31700–00–4
Owner: McVeigh Susanna A
Address: 1052 Huntingdon Road

Parcel ID: 30–00–31704–00–9
Owner: LIPA Bethany M & Esrick Michael
Address: 1056 Huntingdon Road

Parcel ID: 30–00–21708–00–5
Owner: White Joshua D & Hannah
Address: 1062 Huntingdon Road

Parcel ID: 30–00–31712–00–1
Owner: Germain Christopher & Heidi Sanders
Address: 1092 Huntingdon Road

Parcel ID: 30–00–31924–00–5
Owner: Heilman Dan & Von
Address: 1047 Huntingdon Road

Parcel ID: 30–00–31928–00–1
Owner: Detweiler Amanda & Kenneth
Address: 1055 Huntingdon Road

Parcel ID: 30–00–31932–00–6
Owner: Dardaris Gregory W & Christine M
Address: 1065 Huntingdon Road

Parcel ID: 30–00–31936–00–2
Owner: Lee Stephen & Teleola
Address: 1073 Huntingdon Road

Parcel ID: 30–00–31940–00–7
Owner: Gibson Ray J III & Anne M
Address: 1079 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Dunn Mary Jane
Address: 1091 Huntingdon Road

Parcel ID: 30–00–61812–00–6
Owner: Larosa Michael J & Constance D
Address: 1112 Sewell Lane

Parcel ID: 30–00–61832–00–4
Owner: Becker Alan R
Address: 1105 Sewell Lane

Parcel ID: 30–00–05328–00–6
Owner: Kleiman Keith & Heidi
Address: 1785 Huntingdon Road

Parcel ID: 30–00–05332–00–2
Owner: Marsh Diane Read & Charles S
Address: 1779 Brook Road

Parcel ID: 30–00–05336–00–7
Owner: Lowery Robert S & Heras Kristin
Address: 1719 Brook Road

Parcel ID: 30–00–05336–01–6
Owner: Lowery Robert S & Heras Kristin
Address: Brook Road

Parcel ID: 30–00–05324–00–1
Owner: Marquardt Donald E Jr & Kathryn
Address: 1805 Brook Road

Parcel ID: 30–00–05320–00–5
Owner: Adcock C Dee & Sandra J
Address: 1714 Brook Road

Parcel ID: 30–00–05336–02–5
Owner: Adcock C Dee & Sandra J
Address: Brook Road

Parcel ID: 30–00–05336–03–4
Owner: Adcock C Dee & Sandra J
Address: Brook Road

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–038
SITE ADDRESS
OLD YORK ROAD
ABINGTON PA, 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165
FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REVISED PLAN: UNITS 54–58	GAT
5	3/03/2020	AMENDED PLAN: UNITS 54–58	GAT
4	4/26/2019	REMOVE NOTE #21	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	1D Submission Set	GAT

PROJECT IDENTIFICATION & NOTES
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–647
JOB NO.: 26393
SHEET NO.: 7 OF 59

REFERENCED PLANS:

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e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

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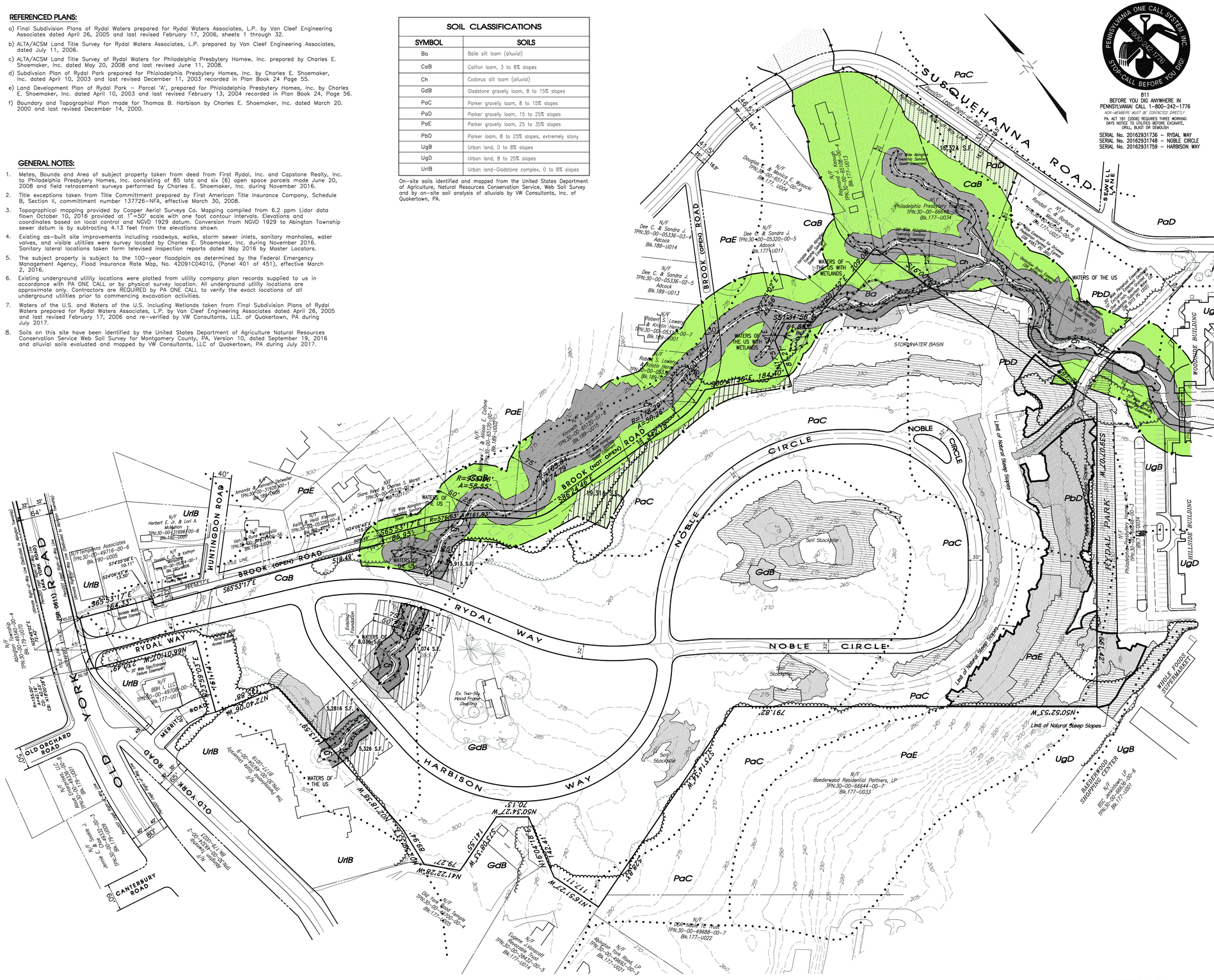
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.

SOIL CLASSIFICATIONS

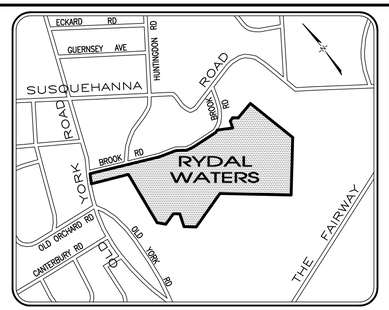
SYMBOL	SOILS
Ba	Baile silt loam (alluvial)
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land–Gladstone complex, 0 to 8% slopes

On–site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey and by on–site soil analysis of alluvials by VW Consultants, Inc. of Quakertown, PA.



811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100–YR FLOOD PLAIN
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WETLANDS / WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED WOODLAND LINE
- RIPARIAN CONSERVATION DISTRICT BOUNDARY
- ZONE TWO
- ZONE ONE
- STREAM / WATER COURSE
- LIMIT OF NATURAL SLOPES

WOODLANDS

WOODLANDS TO BE PRESERVED

STEEP SLOPES

- SLOPES <15%
- SLOPES 15% – 25%
- SLOPES >25%

PRECAUTIONARY SLOPE: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run.

PROHIBITIVE SLOPE: those slopes greater than 25% measured over a ten foot run.

RIPARIAN CORRIDOR

- ZONE TWO WAIVER AREAS (35,630 S.F.)
- ZONE TWO MITIGATION AREAS (35,638 S.F.)

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	REQUIRED PRESERVED AREA (%)
WOODLANDS (FOREST)	217,290	25% MIN.
MAN–MADE SLOPES: (NON–REGULATED)		
15–25%	69,614	N/A
> 25%	119,434	N/A
NATURAL SLOPES: (REGULATED)		
15–25%	58,991	75% MIN.
> 25%	51,106	90% MIN.

PROPERTY DATA:

Owner: Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation
County Parcel #: See Plan
Block/Unit #: See Plan
Address: York Road, Rydal Way, Noble Circle and Harbison Way
Area: 1,415,536 S.F. or 32.4962 Acres

SITE AREA

Area to Former Title Lines
1,428,546 S.F. or 32.7949 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
HARBISON WAY
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	1D Submission 34	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2018	NOT REVISED	GAT

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

NATURAL RESOURCE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–648–A
JOB NO.: 26393
SHEET NO.: 8A OF 59

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

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Ba	Baile silt loam (alluvial)
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land–Gladstone complex, 0 to 8% slopes

On–site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey and by on–site soil analysis of alluvials by VW Consultants, Inc. of Quakertown, PA.

811
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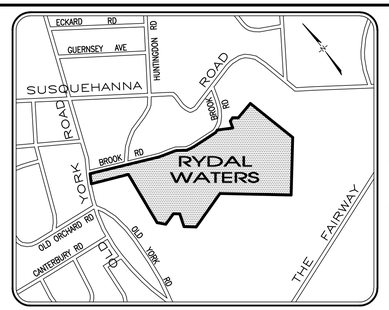
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100–YR FLOOD PLAIN
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WETLANDS / WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED WOODLAND LINE
- PROPOSED CONTOUR LINE
- RIPARIAN CONSERVATION DISTRICT BOUNDARY
- ZONE TWO
- ZONE ONE
- STREAM / WATER COURSE

WOODLANDS

WOODLANDS TO BE PRESERVED

STEEP SLOPES

SLOPES <15%
SLOPES 15% – 25%
SLOPES >25%

PRECAUTIONARY SLOPE: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run.

PROHIBITIVE SLOPE: those slopes greater than 25% measured over a ten foot run.

NON–REGULATED SLOPE:
Steep slope does not include any area exceeding the 15% standard when such area is subject to land development or subdivision approval granted by the Township prior to the effective date of this Chapter, and provided that improvements in such area have been substantially completed in accordance with such prior approval.

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	DISTURBED AREA (S.F.)	PRESERVED AREA (S.F.)	% PRESERVED AREA (%)	REQUIRED PRESERVED AREA (%)
WOODLANDS (FOREST)	217,290	91,587	125,703	57.8%	25% MIN.
MAN–MADE SLOPES:					
15–25%	69,614	58,289	11,325	16.3%	
> 25%	119,434	72,693	46,741	39.1%	
NATURAL SLOPES:	(Non–regulated, see note above)				
15–25%	58,991	46,944	12,047	20.4%	75% MIN.
> 25%	51,106	21,516	29,590	57.9%	90% MIN.

PROPERTY DATA:

Owner: Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation
County Parcel #: See Plan
Block/Unit #: See Plan
Address: York Road, Rydal Way, Noble Circle and Harbison Way
Area: 1,415,536 S.F. or 32.4962 Acres

SITE AREA

Area to Former Title Lines
1,428,546 S.F. or 32.7949 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698–01888

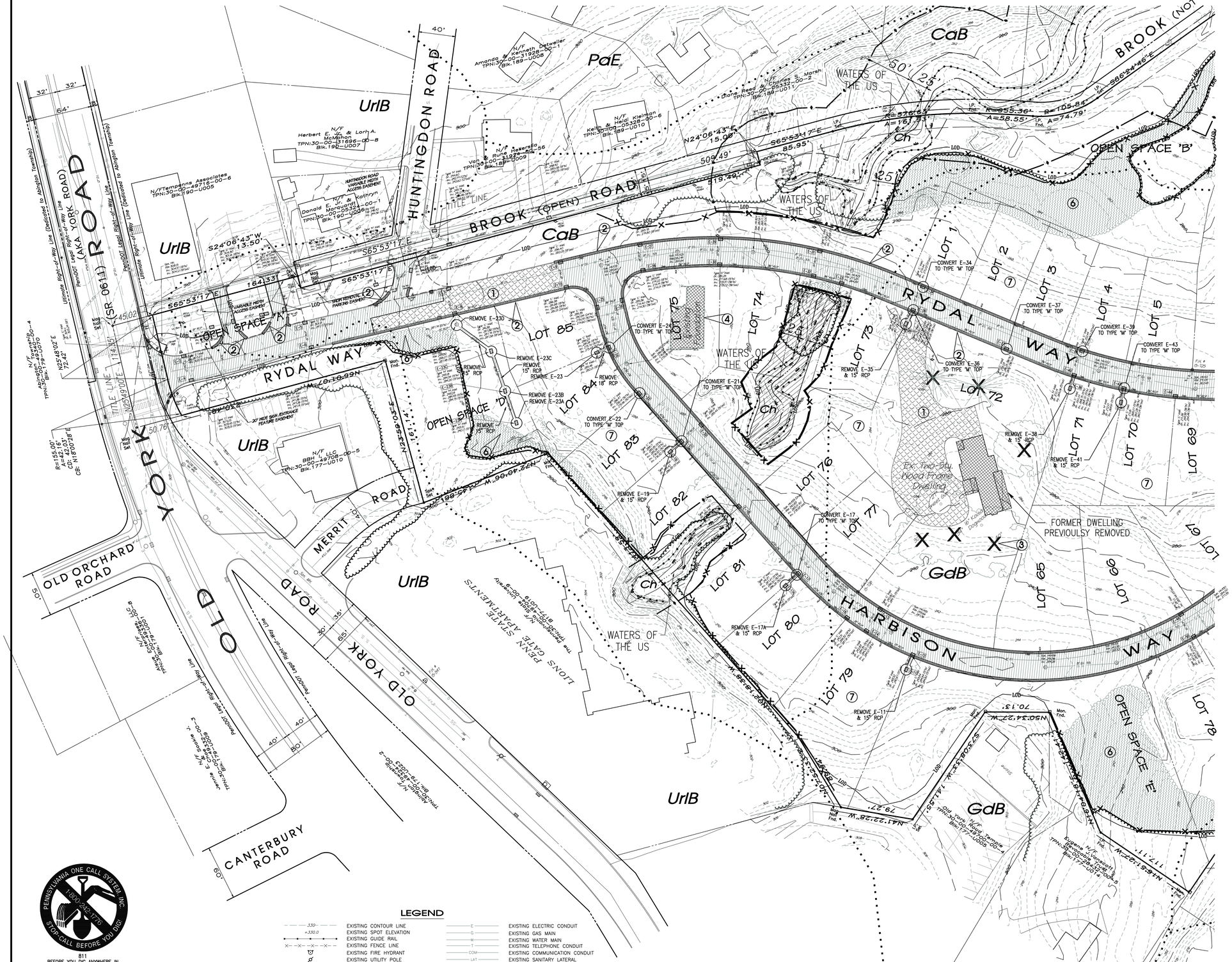
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

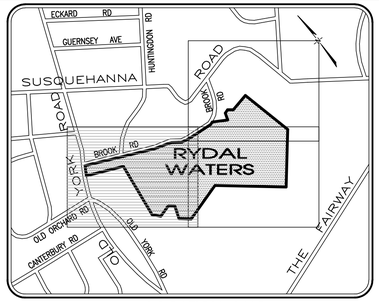
BY	REVISION	DATE	NO
GAT	NOT REVISED		
GAT	CONDITIONS OF FINAL APPROVAL	12/20/2018	3
GAT	02 Submission Set	10/16/2018	2
BY		4/25/2018	1

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@ceshoemaker.com
SCALE 1" = 100'
0' 50' 100' 200' 300'

RESOURCE CONSERVATION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–648–B
JOB NO.: 26393
SHEET NO. 8B OF 59





LOCATION MAP
SCALE: 1" = 800'

DEMOLITION NOTES:

1. Contractor shall visit site prior to bid and investigate items requiring demolition to determine full extent of work required. Materials are noted generally on this plan.
2. Structures are noted generally on this plan. All concrete, lights, signs, trees, bituminous paving etc. and all miscellaneous debris materials demolished shall not be buried on the subject site and removed. All excavated material and debris (solid waste) shall be deposed of in accordance with all Township, County, State, and Federal laws and applicable codes. The Contractor shall properly remove and dispose of hazardouse/unsuitable material off-site in accordance with all applicable codes, ordinances, and laws.
3. Contractor shall ensure all permits and approvals have been obtained and valid. Copies of approved Erosion Control Plans, Details, and Reports are to remain on-site for review. Erosion and sedimentation controls must be in place prior to commencing excavation activities.
4. Tree protection fence is shown on plan for schematic reference only. Actual location of tree protection fence should be determined in the field. Tree protection fence should be installed along canopy dripline around trees to be saved as designated on this plan.
5. This plan is to be used in conjuntion with the Erosion Control Plan, Erosion Control Detail Plan and "Stormwater Management And Erosion Control Narrative".
6. All Maintenance and Protection of Traffic during construction shall be in accordance with applicable Figures as provided in PennDOT Publication 213, "Work Zone Traffic Control Guidelines", January 2006, or most current.
7. The General Site Contractor shall be responsible for the coordination of interrupted utility services if necessary, including ELECTRIC, TELEPHONE, GAS, AND WATER Etc., between the the Owner, and the local utility companies. All utilities and services, including but not limited to gas, water, electric, sanitary, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the requirements of the applicable utility notification system to locate all the underground utilities.
8. Existing underground utility pipes to be abandoned shall be completely removed unless specifically noted otherwise by the Township engineer or utility provider.
9. Charles E. Shoemaker, Inc. assumes no responsibility for the information shown or not shown regarding underground storage tanks and environmental issues.
10. Site materials which are removed through demolition such as bituminous paving shall be recycled, or disposed of in accordance with the Department of Environmental Protection Solid Waste Management Regulations per 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at this site.
11. A complete inspection for contaminants, by a licensed environmental testing agency, of all buildings and/or structures to be removed shall be done in accordance with all applicable Local, State, and Federal environmental regulations. All environmental work including hazardous materials, soils, asbestos, or other referenced or implied herein is solely the responsibility of the Owner's Environmental Consultant.
12. In the absence of specific requirements, the Contractor shall perform earth movement activities, demolition and removal of all foundation walls, footings, and other materials within the limits of disturbance in accordance with direction by Owner's Geotechnical Engineer.
13. The Contractor is responsible to safeguard the site as necessary to perform the demolition in such a manner as to prevent the unauthorized entry of persons at any time.
14. The Demolition Contractor is responsible for all repairs of damage to all items that are to remain as a result of his activities.

LIST OF DEMOLITION ITEMS:

1. REMOVE BITUMINOUS PAVING
2. REMOVE BELGIAN BLOCK AND/OR ASPHALT CURB
3. REMOVE TREE
4. REMOVE BUILDING FOUNDATION
5. REMOVE STORM SEWER
6. WOODLAND CLEARING
7. GENERAL CLEARING & GRUBBING
8. GENERAL CLEARING & GRUBBING

DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
- PREPARE EXISTING PAVEMENT FOR OVERLAY BY MILLING AND/OR LEVELING COURSE IF NECESSARY
- BUILDING AND STRUCTURES TO BE REMOVED
- BITUMINOUS PAVEMENTS TO BE REMOVED/DISPOSED
- BELGIAN BLOCK CURB TO BE REMOVED
- WOODLAND CLEARING
- UNDERGROUND UTILITY TO BE REMOVED
- LOD — LIMIT OF SITE DISTURBANCE (LOD)
- PROJECT AREA — LIMIT OF CONSTRUCTION PROJECT

LEGEND

- 330 — EXISTING CONTOUR LINE
- +330.0 — EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- CO — EXISTING SEWER CLEAN OUT
- LL — EXISTING LIGHT POST
- SD — EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- E — EXISTING ELECTRIC CONDUIT
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN
- T — EXISTING TELEPHONE CONDUIT
- COM — EXISTING COMMUNICATION CONDUIT
- LAT — EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
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- SOIL BOUNDARY LINE
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- EXISTING STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

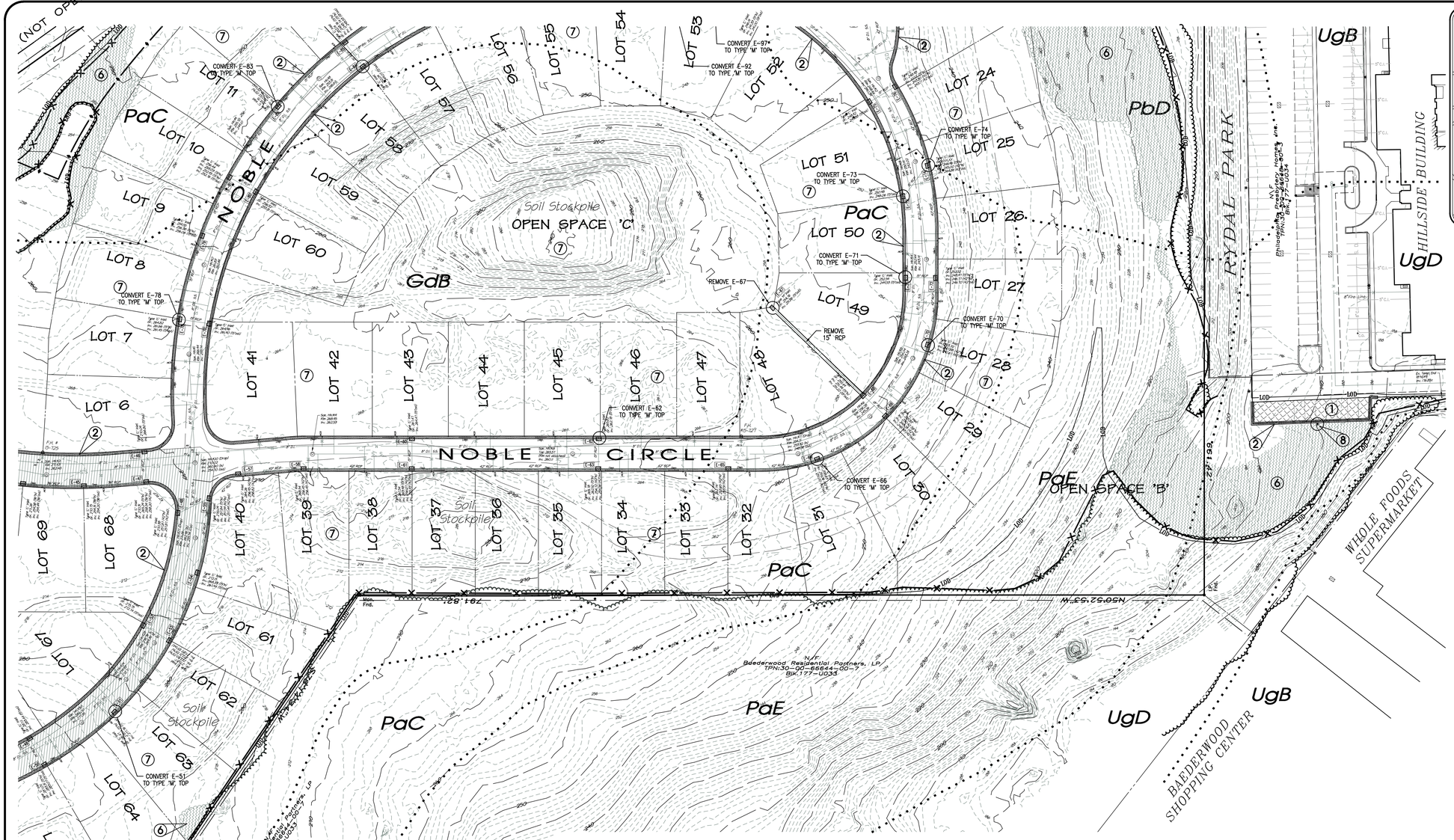
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesheomaker.com

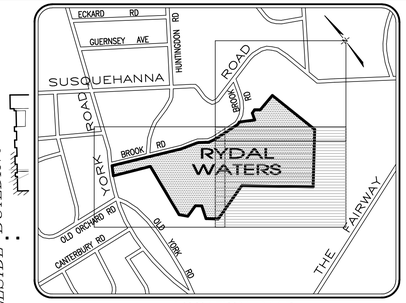
SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	DATE	NO	REVISION
CAT	4/25/2018	1	DD Submission Set
CAT	10/16/2018	2	CONDITIONS OF FINAL APPROVAL
CAT	12/20/2018	3	NOT REVISED

EXISTING FEATURES/DEMOLITION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-649
JOB NO.: 26393
SHEET NO. 9 OF 59





LOCATION MAP
SCALE: 1" = 800'

SOIL CLASSIFICATIONS

SYMBOL	SOILS
Ba	Baile silt loam (alluvial)
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
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On–site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey and by on–site soil analysis of alluvials by VW Consultants, Inc. of Quakertown, PA.

LIST OF DEMOLITION ITEMS:

1. REMOVE BITUMINOUS PAVING
2. REMOVE BELGIAN BLOCK AND/OR ASPHALT CURB
3. REMOVE TREE
4. REMOVE BUILDING FOUNDATION
5. REMOVE STORM SEWER
6. WOODLAND CLEARING
7. GENERAL CLEARING & GRUBBING
8. GENERAL CLEARING & GRUBBING

DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
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- BUILDING AND STRUCTURES TO BE REMOVED
- BITUMINOUS PAVEMENTS TO BE REMOVED/DISPOSED
- BELGIAN BLOCK CURB TO BE REMOVED
- WOODLAND CLEARING
- UNDERGROUND UTILITY TO BE REMOVED
- LOD — LIMIT OF SITE DISTURBANCE (LOD)
- PROJECT AREA — LIMIT OF CONSTRUCTION PROJECT

LEGEND

- 330 — EXISTING CONTOUR LINE
- +330.0 — EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- SCO — EXISTING SEWER CLEAN OUT
- LL — EXISTING LIGHT POST
- SD — EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- E — EXISTING ELECTRIC CONDUIT
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- EXISTING STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

PA ONE CALL LIST OF UNDERGROUND USERS
ABINGTON TOWNSHIP
Serial No. 20162931736, 20162931748 & 20162931759 Date Contacted: 10/19/2016

NAME OF USER	USERS ADDRESS	CONTACT PERSON
Abington Township	1176 Old York Road Abington, PA 19001	Scott Marlin smarlin@abington.org
Comcast	4400 Wyane Avenue Philadelphia, PA 19140	Robert Harvey bob_harvey@cable.comcast.com
PECO ENERGY c/o USCI	450 S. Henderson Road, Suite B King of Prussia, PA 19406	Nikkia Simpkins nikkiasimpkins@usicllc.com
Abington Township Wastewater	1000 Fitzwatertown Road Abington, PA 19001	George Wrigley gwigley@abington.org
Aqua Pennsylvania, Inc.	762 W. Lancaster Aveune Bryn Mawr, PA 19010	Steve Pizzi sbpizzi@aquaamerica.com
Verizon Pennsylvania, LLC	15 Montgomery Avenue, FL 2 Pittsburgh, PA 15212	Deborah Barum deborah.d.delia@verizon.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
YORK ROAD
RIDAL WATERS DRIVE CIRCLE
HILLSIDE BUILDING
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	REVISION	NO	DATE
CJAT	NOT REVISED	3	12/20/2018
CJAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
CJAT	TO Submission SET	1	4/25/2018

EXISTING FEATURES/DEMOLITION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, P.A.

DATE: JUNE 2, 2017
DWG NO.: A–10–650
JOB NO.: 26393
SHEET NO. 10 OF 59

DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- (3) PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
- PREPARE EXISTING PAVEMENT FOR OVERLAY BY MILLING AND/OR LEVELING COURSE IF NECESSARY
- BUILDING AND STRUCTURES TO BE REMOVED
- BITUMINOUS PAVEMENTS TO BE REMOVED/DISPOSED
- BELGIAN BLOCK CURB TO BE REMOVED
- WOODLAND CLEARING
- UNDERGROUND UTILITY TO BE REMOVED
- LOD — LIMIT OF SITE DISTURBANCE (LOD)
- PROJECT AREA — LIMIT OF CONSTRUCTION PROJECT

LIST OF DEMOLITION ITEMS:

1. REMOVE BITUMINOUS PAVING
2. REMOVE BELGIAN BLOCK AND/OR ASPHALT CURB
3. REMOVE TREE
4. REMOVE BUILDING FOUNDATION
5. REMOVE STORM SEWER
6. WOODLAND CLEARING
7. GENERAL CLEARING & GRUBBING
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LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
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- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
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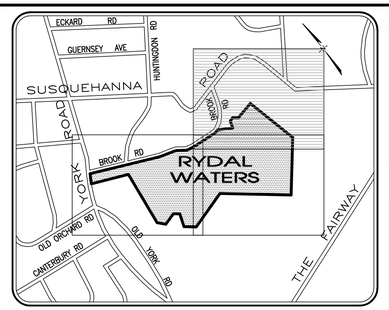
- EXISTING STREAM LINE
- RIPARIAN CONSERVATION DISTRICT



LOCATION MAP
SCALE: 1" = 800'

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

811
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
RYDAL WATERS, HARBISON WAY
DEED BOOK – PAGE

RECORD OWNER
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PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@ceshoemaker.com

SCALE 1" = 50'

BY	REVISION	DATE	NO.
GAT	NOT REVISED	12/20/2018	3
GAT	CONDITIONS OF FINAL APPROVAL	10/16/2018	2
GAT	00 Submission Set	4/25/2018	1

EXISTING FEATURES/DEMOLITION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-651
JOB NO.: 26393
SHEET NO.: 11 OF 59

LEGEND

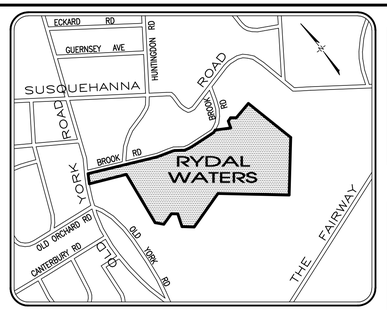
330	EXISTING CONTOUR LINE	E	EXISTING ELECTRIC CONDUIT
+330.0	EXISTING SPOT ELEVATION	G	EXISTING GAS MAIN
	EXISTING GUIDE RAIL	W	EXISTING WATER MAIN
	EXISTING FENCE LINE	T	EXISTING TELEPHONE CONDUIT
	EXISTING FIRE HYDRANT	COM	EXISTING COMMUNICATION CONDUIT
	EXISTING UTILITY POLE	LAT	EXISTING SANITARY LATERAL
GV	EXISTING GAS VALVE		EXISTING SIGN
WV	EXISTING WATER VALVE		EXISTING WOODLANDS
CO	EXISTING SEWER CLEAN OUT		FEMA 100-YR FLOOD LINE
SL	EXISTING LIGHT POST		ZONING DISTRICT BOUNDARY
SD	EXISTING STORM SEWER w/ INLET		SOIL BOUNDARY LINE
	EXISTING SANITARY SEWER	WOTUS WOTUS	WATERS OF THE U.S.
	EXISTING OVERHEAD WIRE		EXISTING STREAM LINE

GENERAL NOTES:

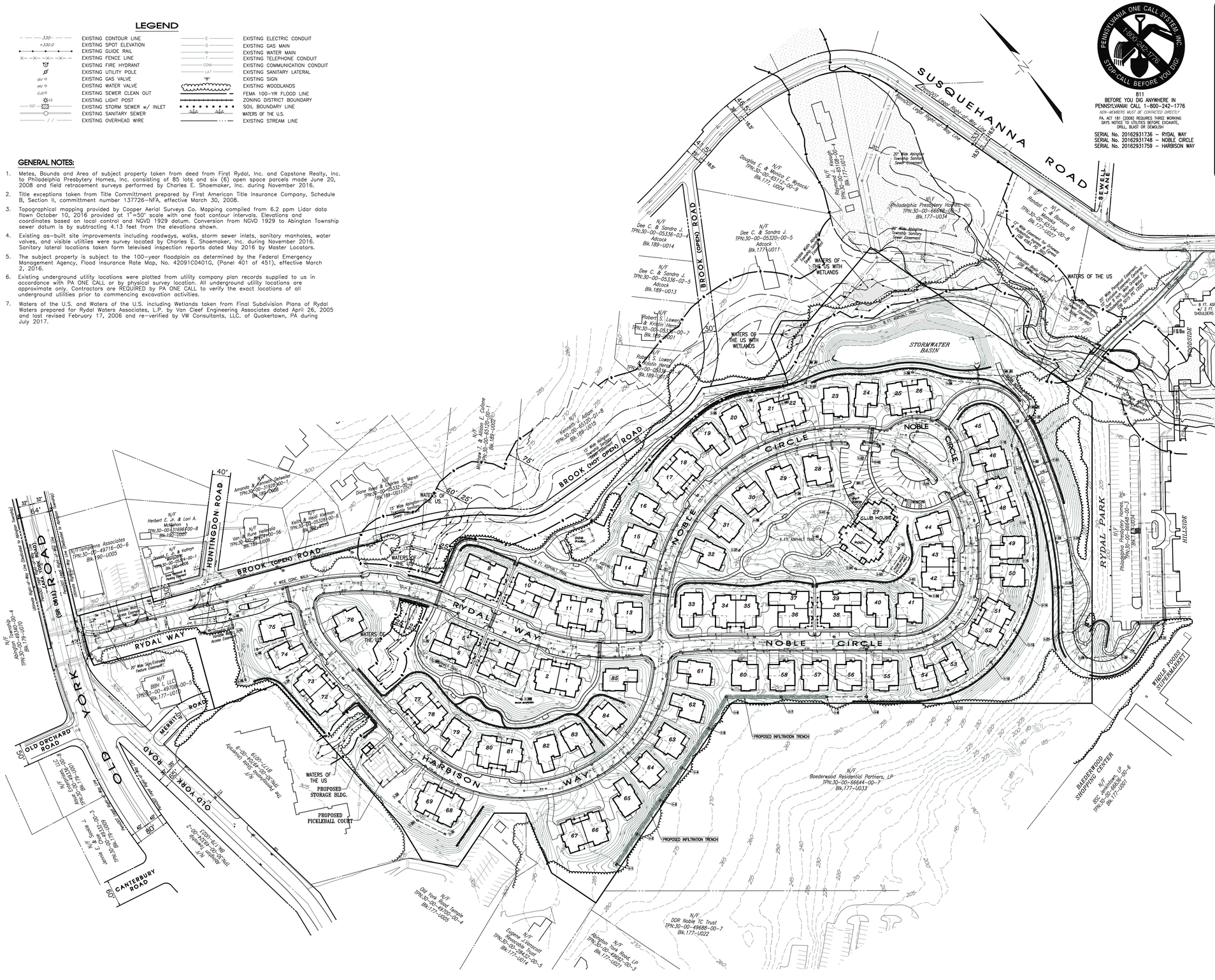
1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

DATE	NO	REVISION	BY
2/15/2021	7	2nd AMENDED PLAN: UNITS 70 & 71 REVISED TO SINGLE FAMILY DETACHED	GAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	GAT
4/05/2019	5	Township Review	GAT
1/15/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	COMMENTS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

OVERALL SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–652
JOB NO.: 26393
SHEET NO.: 12 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
4	01/18/2019	CU Submission 3rd	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission 2nd	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-653
JOB NO.: 26393
SHEET NO. 13 OF 59

811
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PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

PROPOSED

- LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
7/15/2021	8	2nd AMENDED PLAN, PEDICABIL COURT	CAT
7/29/2020	7	COTTAGE UNIT #30 FLIPPED	CAT
3/03/2020	6	AMENDED PLAN, UNITS 56-58	CAT
4/26/2019	5	Township Review	CAT
1/16/2019	4	02 Submission Set	CAT
12/20/2018	3	SIDEWALK AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	1D Submission Set	CAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-654
JOB NO.: 26393
14 OF 59

811
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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GAS	GAS VALVE		
W	WATER VALVE		
CLO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesheomaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	3/03/2020	AMENDED PLAN; UNITS 56-58	GAT
4	01/16/2019	CD Submission Set	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	TD Submission Set	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-655
JOB NO.: 26393
15 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
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PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
C.O.	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
OHW	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
RYDAL WATERS, NOBLE CIRCLE
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

BY	REVISION	DATE	NO
CAT	DEP Submission Set	4/25/2018	1
CAT	SIDEWALKS AND CLUB HOUSE	10/16/2018	2
CAT	CONDITIONS OF FINAL APPROVAL	11/20/2018	3
CAT	DEP Submission Set	01/18/2019	4

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-656
JOB NO.: 26393
16 OF 59

PennDOT Legal Right-of-Way Line

ROAD

SEWELL LANE

33'

N/F
Allan R. Becker
TPN:30-00-61832-00-4
Blk.005-U008

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

N/F
Randall C. & Barbara M. Lodge
TPN:30-00-61832-00-8
Blk.177-U033

N/F
Edmund J. & Patricia M. Moss
TPN:30-00-61832-00-5
Blk.177-U032

N/F
Edmund J. & Patricia M. Moss
TPN:30-00-61832-00-5
Blk.177-U032
Deed Book 5328 Page 307

WATERS OF THE US WITH WETLANDS

WATERS OF THE US

20' WIDE ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

VARIABLE WIDTH ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

209.08'

S18°00'00"E

N20°07'32"E

61.86'

8 FT. ASPHALT TRAIL

1" OVERLAY 8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)

PROPOSED (3) REMOVABLE SS DROP-IN BOLLARDS (5'-0" c-c)

STORMWATER BASIN

PROPOSED TYPE "DW" ENDWALL #2 w/ INV. 223.00

PROPOSED TYPE "DW" ENDWALL #3 INV.222.50

STACKED BOULDER WALL

22 FF=251.50

23 FF=249.50 BF=239.50

24 FF=248.50

25 FF=248.00

26 FF=248.00

27 CLUB HOUSE FF=251.50

28 FF=250.50

44 FF=253.00

45 FF=249.00

46 FF=251.50 BF=241.50

47 FF=252.50 BF=242.50

48 FF=252.50 BF=242.50

NOBLE CIRCLE

NOBLE CIRCLE

WOODSIDE BUILDING

POND

Salt Cedars

GAS LINE DEC SERVICE DOM SERVICE

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
LL	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

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SERIAL No. 20162931736 - RYDAL WAY
SERIAL No. 20162931748 - NOBLE CIRCLE
SERIAL No. 20162931759 - HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
& HARBISON WAY
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
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ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

BY	REVISION	NO	DATE
CAT	CD Submission Set	4	01/18/2019
CAT	SIGNALS AND CLUB HOUSE	3	12/20/2018
CAT	CONDITIONS of FINAL APPROVAL	2	10/16/2018
CAT	DD Submission Set	1	4/25/2018

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-657
JOB NO.: 26393
17 OF 59

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

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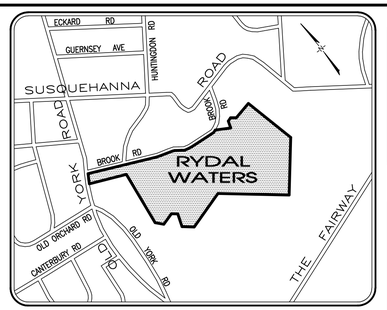
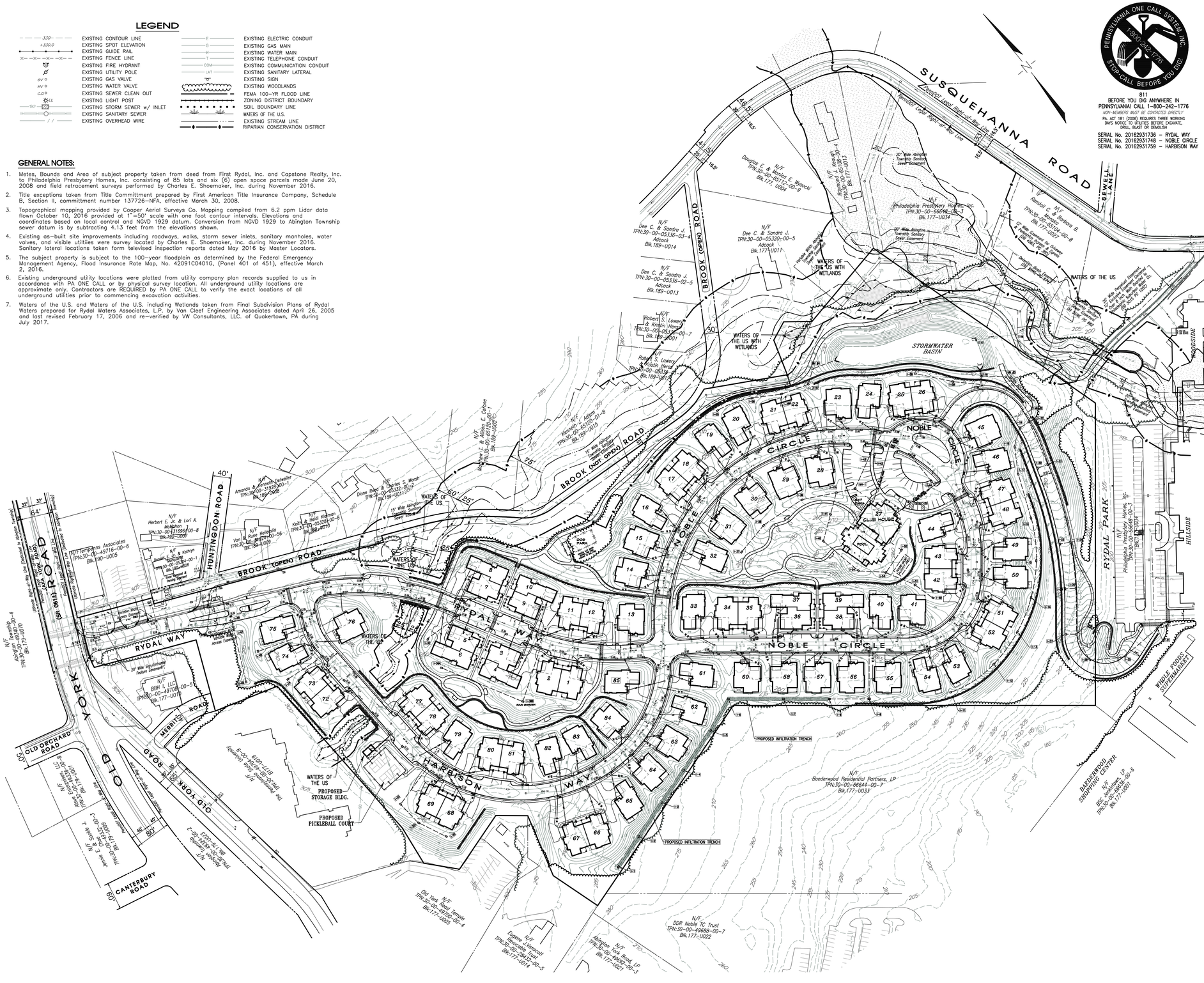
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

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E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	AMENDED PLAN: PICKLEBALL COURT	GAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	GAT
04/04/2019	5	Township Review	GAT
01/16/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	CD Submission Set	GAT

OVERALL SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–658
JOB NO.: 26393
SHEET NO.: 18 OF 59

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING
DAYS NOTICE TO UTILITIES BEFORE EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT– T3
- PROPOSED STREET LIGHT– T–5
- PROPOSED BOLLARD LIGHT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	CAT
5	01/18/2019	SIGNAGE AND CLUB HOUSE	CAT
4	12/20/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	10/16/2018	DD Submission Set.	CAT
2	4/25/2018	DRAFT PROGRESS PLOT	CAT
1	3/23/2018		CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-659
JOB NO.: 26393
SHEET NO. 19 OF 59

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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

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- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
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- EXISTING GAS MAIN
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COUNTY PARCEL NO.
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E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

2/15/2021	9	Per AMENDED PLAN: UNITS 70 & 71 REPLACED BY INCIDENTAL COURT	GAT
7/29/2020	8	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	7	AMENDED PLAN: UNITS 56-58	GAT
4/08/2019	6	Township Review	GAT
1/08/2019	5	CU Submission Set	GAT
11/20/2018	4	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	3	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	2	SD Submission Set	GAT
3/23/2018	1	DRAFT PROGRESS PLOT	GAT
DATE	NO	REVISION	BY

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–660
JOB NO.: 26393
20 OF 59

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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING ELECTRIC WIRE
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
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- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
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- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
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REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
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RECORD OWNER
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t/a PRESBY'S INSPIRED LIFE
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PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcf@cesnemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	3/03/2020	AMENDED PLAN: UNITS 56–58	CAT
5	1/16/2019	CD Submission Set	CAT
4	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
2	4/25/2018	DD Submission Set	CAT
1	3/23/2018	DRAFT PROGRESS PLOT	CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–661
JOB NO.: 26393
21 OF 59

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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
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- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
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- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
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- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
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- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 30-00-05336-00-7
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
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t/a PRESBY'S INSPIRED LIFE
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SCALE 1" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
01/18/2019	5	DWT PROGRESS PLOT	CMT
11/20/2018	4	CONDITIONS OF FINAL APPROVAL	CMT
10/16/2018	3	SIDEWALKS AND CLUB HOUSE	CMT
4/20/2018	2	CO Submission Set	CMT
3/20/2018	1	CO Submission Set	CMT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
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ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-662
JOB NO.: 26393
22 OF 59

PennDOT Legal Right-of-Way Line

15.5'-16.5'

ROAD

SEWELL LANE

33'

N/F
Raymond C. Keough
TPN:30-00-66148-00-4
Blk.177-U013

20' WIDE ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

12' WIDE EASEMENT FOR PRIVATE & PEDESTRIAN ACCESS & UTILITIES
DB 2283 PG 362

N/F
Allan R. Becker
TPN:30-00-61832-00-4
Blk.005-U008

N/F
Pee C. & Susan O. Lee
TPN:30-00-05220-00-5
Blk.177-U011

WATERS OF THE US WITH WETLANDS

209.08'

S16°00'00"E

VARIABLE WIDTH ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

N/F
Randall C. & Barbara B. Hoopes
TPN:30-00-39504-00-8
Blk.177-U021

DETENTION BASIN EASEMENT
DB 2046, PG 879

WATERS OF THE US

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

20' WIDE PERPETUAL EASEMENT
12" EAGLE BLUE CAST IRON WATER LINE LOCATED AS BUILT MARKER LOCATED
DB 2046, PG 879
DB 305 PAGE 382

N71°07'32"E

61.86'

8 FT. ASPHALT TRAIL

1" OVERLAY 8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)

PROPOSED (3) REMOVABLE 6" DROP-IN BOLLARDS (5'-0" c-c)

GAS LINE TO SERVICE DOM SERVICE

WOODSIDE BUILDING

STORMWATER BASIN

PROPOSED TYPE "DW" ENDWALL #2 W. INV. 223.00

Existing 24" CMP Riser Top 228.35 Inv. 220.07 (4"PVC Stormer) Inv. 219.5 (24"CMP)

Existing Outlet Structure Top 228.45 Inv. 221.30 (24" N) Inv. 221.80 (24" S) Inv. 214.1 (24"CMP)

Endwall Inv. 220.50

STACKED BOULDER WALL PROPOSED TYPE "DW" ENDWALL #1 INV. 222.50

42" RCP 14 LF @ 0.0200 FT/FT

50 LF @ 0.0122 FT/FT

24" RCP

MH #3

58 LF @ 0.0517 FT/FT

47 LF @ 0.0200 FT/FT

18" HDPE 0.0122 FT/FT

12" HDPE 0.0517 FT/FT

15" HDPE 7 LF @ 0.0071 FT/FT

6" HDPE 0.0100 FT/FT

38 LF @ 0.0100 FT/FT

72 LF @ 0.0172 FT/FT

44 LF @ 0.0172 FT/FT

STACKED BOULDER WALL

20' WIDE ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

20' WIDE SANITARY SEWER EASEMENT
DB 2046, PG 879

MH #2

MH #1

I-58 GR:245.50
I-59 GR:247.50
I-50 GR:243.50
I-104
I-101
I-91
I-90
I-92
I-94
I-95
I-96
I-98
I-99
I-43 GR:246.50
I-42
I-44 GR:248.50
I-41A GR:248.00
I-39 GR:250.00
I-41 GR:249.50
I-19
I-16
I-20
I-22
I-21
I-17

22 FF=251.50

23 FF=249.50 BF=239.50

24 FF=248.50 BF=238.50

25 FF=248.00 BF=238.00

26 FF=248.00 BF=238.00

45 FF=249.50

46 FF=251.50 BF=241.50

47 FF=252.50 BF=242.50

48 FF=252.50 BF=242.50

28 FF=250.50

27 CLUB HOUSE FF=251.50

44 FF=253.00

NOBLE CIRCLE

CIRCLE

Salt Boxes

MH-1 R:249.83

S39°07'07"W

591.78'

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

Coarse Protection Area

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
LL	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
S	EXISTING SANITARY SEWER
OHW	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
	WATERS OF THE U.S.
	EXISTING STREAM LINE
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G	PROPOSED GAS MAIN
W S	PROPOSED WATER SERVICE
COM	PROPOSED COMMUNICATION CONDUIT
LAT	PROPOSED SANITARY LATERAL
	PROPOSED SIGN
	PROPOSED EDGE OF WOODLANDS
330	PROPOSED CONTOUR LINE
	PROPOSED FENCE LINE
	PROPOSED STORM SEWER
C.O.	PROPOSED SEWER CLEAN OUT
296.5 +	PROPOSED SPOT ELEVATION
	RIPARIAN CONSERVATION DISTRICT
	TREE PROTECTION FENCE

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SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2

SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NORTH CIRCLE
ABINGTON, PA. 19001

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0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
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2	4/25/2018	DD Submission Set	GAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
4	12/20/2018	SIDEWALK AND CLUB HOUSE	GAT
5	01/18/2019	CD Submission Set	GAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-663
JOB NO.: 26393
23 OF 59

EROSION CONTROL PLAN OBJECTIVES

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE – Disturbances relating to these site improvements will be limited to the greatest extent practical as shown on the plan. The limits of disturbance are delineated on the Erosion Control Plan as well as the Post Construction Stormwater Management Plan. Duration of earth distance will be limited to the greatest extent possible.

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION – This property is located along a tributary to the Pennypack Creek. Therefore, protection of this resource is of the utmost importance and disturbance adjacent to the stream will only occur with the construction of the proposed endwall. Existing trees and vegetation will be preserved to the greatest extent possible.

MINIMIZE COMPACTION – This site was previously in early stages of development, so some soil compaction has already occurred, but new disturbances relating to these proposed improvements will be limited to the greatest extent practical as shown on the plan.

OTHER BMP MEASURES – Construction activities on this site greatly improve the environmental performance of this previously developed site. Silt socks, a sediment basin and inlet protection will be used until the site is stabilized to prevent sediment laden water from entering the creek. These BMPs are depicted in the Erosion Control Plans. In the event of unanticipated erosion situations or malfunctioning structural BMP devices, the Property Owner should immediately contact the Township Engineer, Project Engineer or MCCD for guidance to address the problem.

MINIMIZE THERMAL IMPACTS – Thermal impacts are difficult to quantify, but can be mitigated with design considerations throughout the project. Warm, impervious areas are generally the main contributor to thermal pollution. During the construction phases of the project, thermal impacts will be minimal due to the lack of heat retaining impervious areas. The pervious disturbed area will contribute minimally to this pollution source, and these temporary thermal impacts will be limited by limiting disturbance wherever possible and completing construction in a timely fashion.

IMPORT OR EXPORT OF FILL

Earthwork on this site will likely balance, however some importation may be required When import or export of fill is required, the responsibility for performing 'Environmental Due Diligence' and determination of 'Clean Fill' will rest with contractor.

Clean Fill is defined as: Uncontaminated, non–water soluble, non–decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the 'Waters of the Commonwealth' unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re–use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP–1a and FP–1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP–001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP–001 must be retained by the owner of the property receiving the fill. A copy of Form FP–001 can be found at the end of these instructions.

Environmental Due Diligence: The applicant must perform Environmental Due Diligence to determine if the fill materials associated with the project qualify as Clean Fill. Environmental Due Diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, eletronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of Due Diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as Clean Fill is Regulated Fill. Regulated Fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on–line at www.pacode.com.

RECYCLING AND DISPOSAL

Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measures should be planned and implemented for house keeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred rather than disposal.

UTILITY LINE TRENCH EXCAVATION NOTES

1. Limit advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
5. Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.
6. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

NOTES:
1. This site is currently (5+) a partialy developed residential site. Prior to that (50+) it was vacant/wooded land.
2. There are no known adverse soil conditions or geological formations that require special consideration or offer potential for pollution of the surface waters. If adverse soil or geological conditions are encountered during construction, the project geotechnical consultant will take appropriate action.

PLAN EXCLUSIONS:
1. There are no riparian forest buffers; therfore, they area not shown on the plan and are not requested to be waived of the protection obligations or mapped.
2. This project is not within a Special Protection Watershed; therefore, there is no antidegradation analysis or ABACT.
3. This is not an HQ or EV Watershed; therefore, there are no bondaries for HQ or EV watersheds.
4. There are no infiltration areas outside the limits of disturbance. All infiltration areas are located within the project area.

EROSION CONTROL MAINTENANCE PROCEDURES

SILT SOCKS:
1. The sock installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 the above ground height of the sock.
3. All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
4. Adhere to any manufacturers' recommendations for replacing filter fabric sock due to weathering.

SILT FENCE:
1. The fence installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the fence functional. In all cases, remove deposits where accumulation reaches 1/2 the above ground height of the fence.
3. All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
4. Adhere to any manufacturers' recommendations for replacing filter fabric fence due to weathering.

ROCK CONSTRUCTION ENTRANCE:
The structure's thickness will be constantly maintained to the specific dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways will be removed and returned to the construction site. Washing of the trucks within the roadway is not permitted.

TEMPORARY INLET PROTECTION:
Sediment will be removed from the trap after each storm event.

ROCK FILTERS
Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

811
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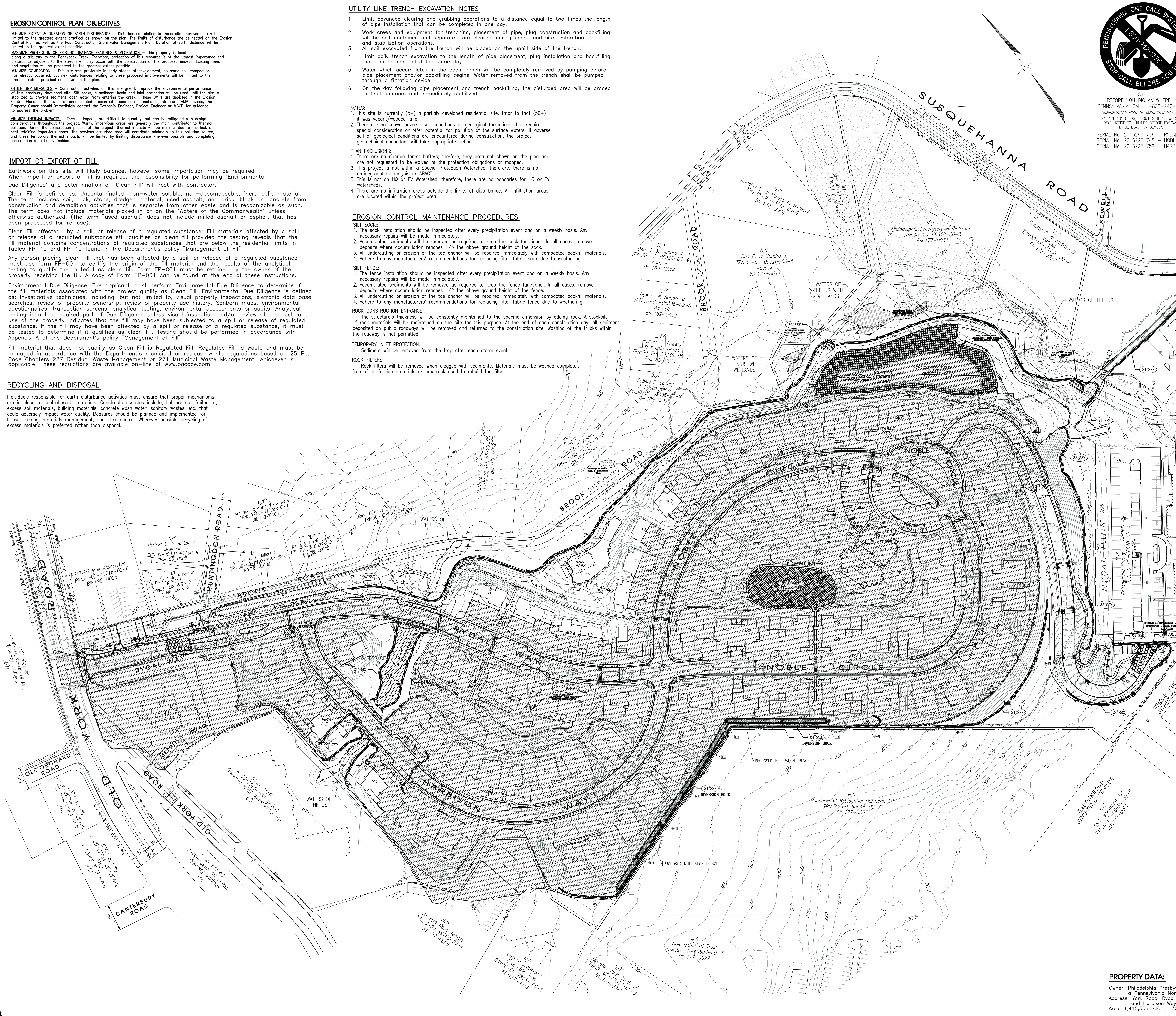
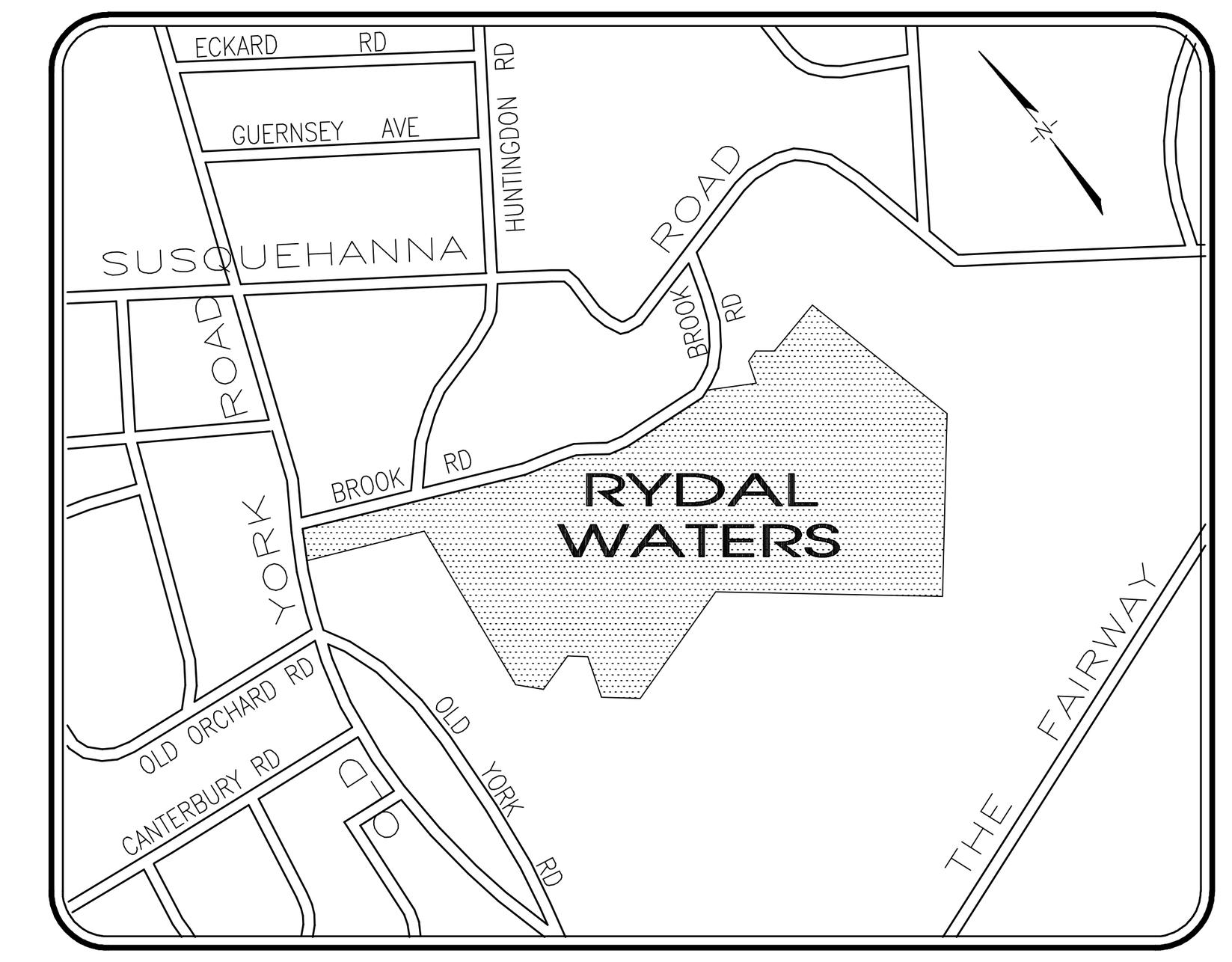
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY





LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING FEATURES
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100–YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE

PROPOSED FEATURES
- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS
- SUGGESTED STOCKPILE AREA
- LIMIT OF DISTURBANCE
- LIMIT OF NPDES PERMIT
- ROCK CONSTRUCTION ENTRANCE
- E&S BLANKET ON 3:1+ SLOPES (NA GREEN S75 OR EQUAL)*
- SSX SILT SOCKS
- FILTER INLET PROTECTION
- AREA TO SEDIMENT BASIN

***NOTE:**
EROSION CONTROL BLANKET SHOULD ALSO BE USED ON AREAS OF CONCENTRATED FLOW OR DIRECTED BY DESIGN ENGINEER OR TOWNSHIP OR COUNTY OFFICIALS

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 30.1 AC.

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE–CONSTRUCTION MEETING

PROPERTY DATA:

Owner: Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation
Address: York Road, Rydal Way, Noble Circle and Harbison Way
Area: 1,415,536 S.F. or 32.4962 Acres

SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – RICHARD A. STONEBACK – ENGINEER PE–024615–E

COUNTY PARCEL NO.	BLOCK – UNIT	SITE ADDRESS	DEED BOOK – PAGE
SEE SHEET 2	SEE SHEET 2	RYDAL WAY, NOBLE CIRCLE & HARBISON WAY	5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/05/2019	6	NPDES SUBMISSION #2	MMG
12/20/2018	5	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	4	CONDITIONS OF FINAL APPROVAL	GAT
8/20/2018	3	MCCD SUBMISSION #2	MMG
5/18/2018	2	MCCD SUBMISSION #1	MMG
4/25/2018	1	DD Submission Set	GAT

EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–664
JOB NO.: 26393
SHEET NO. 24 OF 59

811
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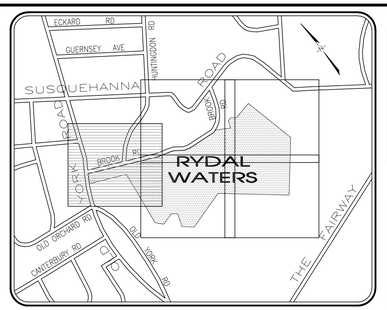
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING FEATURES

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
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- EXISTING COMMUNICATION CONDUIT
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- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE

PROPOSED FEATURES

- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS
- SUGGESTED STOCKPILE AREA
- AREA TO SEDIMENT TRAP
- LIMIT OF DISTURBANCE
- LIMIT OF NPDES PERMIT
- ROCK CONSTRUCTION ENTRANCE
- E&S BLANKET ON 3:1+ SLOPES (NA GREEN S75 OR EQUAL)
- SILT SOCKS
- FILTER INLET PROTECTION
- AREA TO SEDIMENT BASIN
- CONCRETE WASHOUT AREA

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC.

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E
COMMONWEALTH OF PENNSYLVANIA

COUNTY PARCEL NO.	SEE SHEET 2
BLOCK – UNIT	SEE SHEET 2
SITE ADDRESS	RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE	5698-01888

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CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
2/05/2019	6	NPDES SUBMISSION #2	MMG
11/20/2018	5	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	4	CONDITIONS OF FINAL APPROVAL	GAT
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5/18/2018	2	MCCD SUBMISSION #1	MMG
4/25/2018	1	TO Submission Set	GAT

EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-665
JOB NO.: 26393
SHEET NO.: 25 OF 59


RYDAL WAY
HARBISON WAY
NOBLE
24"SSX
SOIL COMPACTION PROTECTION WITH ORANGE CONSTRUCTION FENCE
RAIN GARDEN 1
RAIN GARDEN
6 FT. ASPHALT TRAIL
4' WIDE CONC. WALK
PROPOSED INFILTRATION TRENCH
DIVERSION SOCK
LOD
I-1 GR:282.25
I-2 GR:280.50
I-3 GR:278.00
I-4 GR:276.00
I-5 GR:273.00
I-6 GR:269.00
I-7 GR:268.00
I-8 GR:268.00
I-9 GR:268.00
I-10 GR:268.00
I-11 GR:268.00
I-12 GR:268.00
I-13 GR:268.00
I-14 GR:268.00
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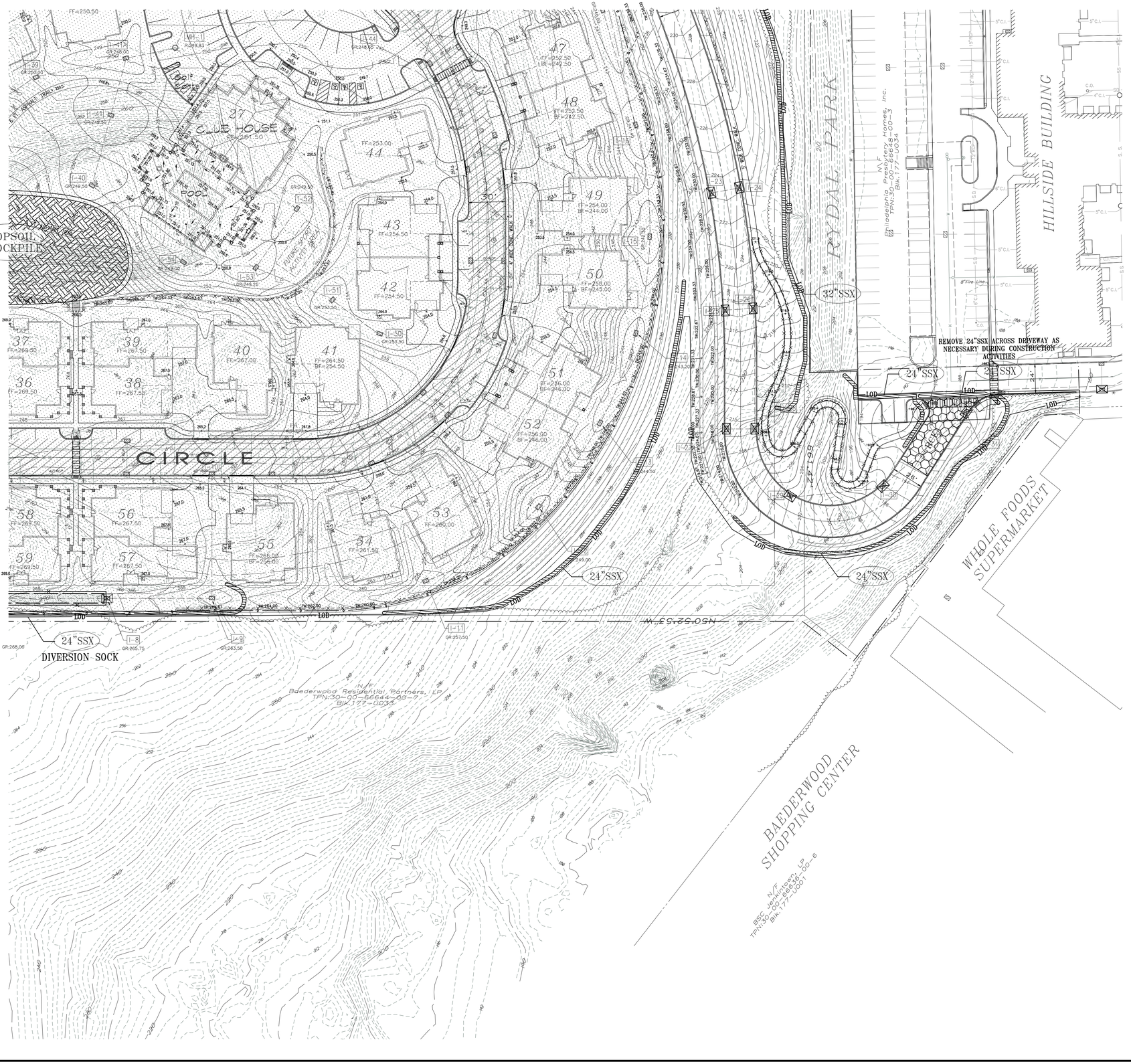
I-26 GR:268.00



PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

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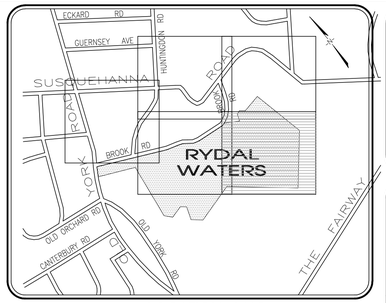

LOCATION MAP
SCALE: 1" = 800'

LEGEND

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- RELOCATED UTILITY POLE
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- SILT SOCKS
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- AREA TO SEDIMENT BASIN

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC.

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
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5698-01888

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E-MAIL: staff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	4/25/2018	TO Submission Set	GAT
2	5/18/2018	MCCD SUBMISSION #1	MMG
3	8/20/2018	MCCD SUBMISSION #2	GAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
5	11/20/2018	SIDEWALKS AND CLUB HOUSE	MMG
6	2/05/2019	NPDES SUBMISSION #2	GAT

EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-667
JOB NO.: 26393
27 OF 59



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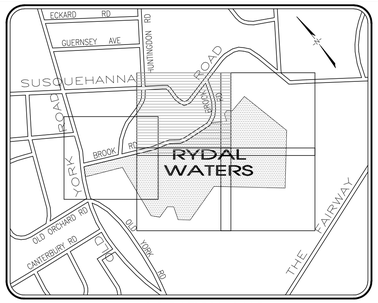

LOCATION MAP
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EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-668
JOB NO.: 26393
28 OF 59

78


ROAD
SEWELL
LANE
N/F
Philadelphia Presbytery Homes, Inc
TPN:30-00-66648-00-3
Blk.177-U034
N/F
Allan R. Becker
TPN:30-00-61832-00-4
Blk.005-U008
N/F
Randall C. & Barbara B. Morgan
TPN:30-00-61834-00-8
Blk.177-U033
N/F
Raymond Gaughan
TPN:30-00-61835-00-5
Blk.177-U013
N/F
Dee C. & Barbara Gaines
TPN:30-00-61838-00-5
Blk.177-U011
WATERS OF THE US WITH WETLANDS
WATERS OF THE US
20' WIDE ABINGTON TOWNSHIP SANITARY SEWER EASEMENT
VARIABLE WIDTH ABINGTON TOWNSHIP SANITARY SEWER EASEMENT
DETENTION BASIN EASEMENT
S16°00'00"E 229.08'
S81°21'00"E 591.19'
S17°07'32"E 61.86'
S39°07'55"E 141.03'
32"SSX
DIVERSION BERM WITH 1' SEDIMENT TRAP
24"SSX
26"SSX
8 FT. ASPHALT TRAIL
LOD
SOIL COMPACTION PROTECTION WITH ORANGE CONSTRUCTION FENCE
EXISTING SEDIMENT BASIN
STORMWATER BASIN SSF
STACKED BOULDER WALL
SHOULD SOIL SUBGRADE BE DISTURBED INSTALL 12"SSX DOWNSLOPE OF DISTURBANCE
OVERLAY 8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)
PROPOSED (3) REMOVABLE 6' DROP-IN BOLLARDS (6'-0" C-C)
4"PVC GAS LINE 4"PVC WATER SERVICE 4"PVC DOM SERVICE
WOODSIDE BUILDING
NOBLE CIRCLE
CLUB HOUSE
FF=253.00
BF=241.50
22
23
24
25
26
27
28
44
45
46
47
48
FF=251.50
BF=241.50
FF=252.50
BF=242.50
FF=262.50
FF=251.50
FF=249.50
FF=248.50
BF=238.50
FF=245.00
BF=238.00
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FF=249.50
BF=239.50
FF=250.50
FF=251.50
BF=241.50
MH-1
MH-2
MH-3
MH-4
MH-5
MH-6
MH-7
MH-8
MH-9
MH-10
MH-11
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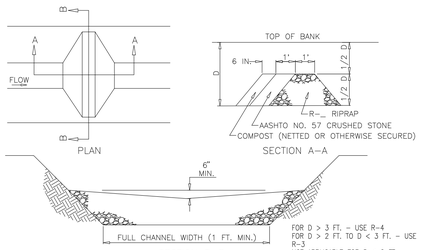
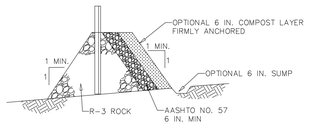
MH-40

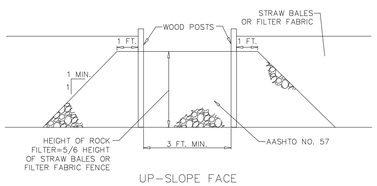


NOTES:
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTER. IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

STANDARD CONSTRUCTION DETAIL #4-14
ROCK FILTER

NOT TO SCALE



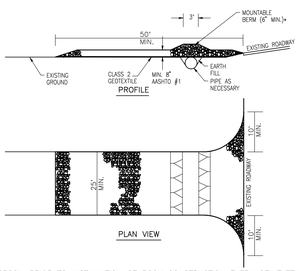


NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET

NOT TO SCALE



NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

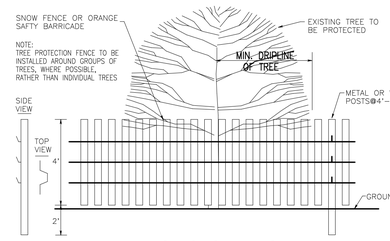
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE CONVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

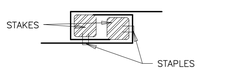
ROCK CONSTRUCTION ENTRANCE

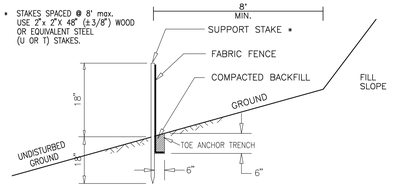
NOT TO SCALE



TREE PROTECTION FENCE DETAIL

NOT TO SCALE





NOTES:
Fabric shall have the minimum properties as shown in Table 4.3.

Fabric width shall be 30" minimum. Stakes shall be hardwood or equivalent steel (U or T) stakes.

Silt fence shall be installed at existing level grade. Both ends of each fence section shall be extended at least 8 feet upslope at 45 degrees to the main fence alignment (Figure 4.1).

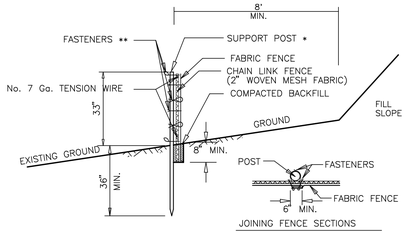
Sediment shall be removed where accumulations reach half the aboveground height of the fence.

Any section of silt fence which has been undermined or topped shall be immediately replaced with a rock filter outlet (Standard Construction Detail # 4-6).

Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

STANDARD FILTER FABRIC FENCE (18")

NTS



* POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE No. 9 Ga. ALUMINUM WIRE OR No. 9 STEEL GALVANIZED PREFORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE No. 13.5 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

NOTES:
Fabric shall have the minimum properties as shown in Table 4.3.

Fabric width shall be 42" minimum.

Posts shall be installed using a posthole drill.

Chain link shall be galvanized No. 11.5 Ga. steel wire with 2 1/4" opening, No. 11 Ga. aluminum coated steel wire in accordance with ASTM-A-491, or galvanized No. 9 Ga. steel wire top and bottom with galvanized No. 11 Ga. steel intermediate wires. No. 7 gage tension wire to be installed horizontally through holes at top and bottom of chain-link fence or attached with hog rings at 5' (max.) centers.

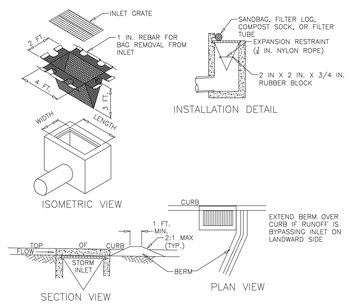
Silt fence shall be placed at existing level grade. Both ends of the fence shall be extended at least 8 feet upslope at 45 degrees to main barrier alignment (Figure 4.1).

Sediment shall be removed where accumulations reach half the aboveground height of the fence.

Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

SUPER FILTER FABRIC FENCE (SSF)

N.T.S.



NOTES:
MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

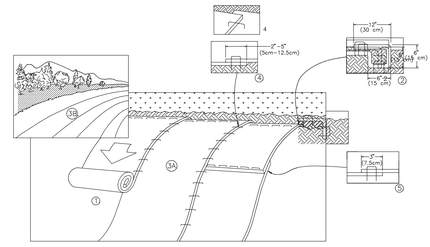
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE

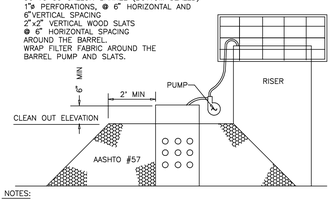


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

SLOPE INSTALLATION

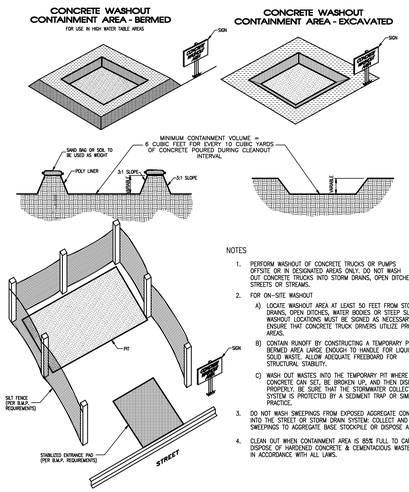


NOTES:
DEWATERING FACILITY SHALL BE INSTALLED IMEEDIATELY UPON COMPLETION OF BASIN/TRAP.

PRIOR TO INITIATING OPERATION OF DEWATERING FACILITY, ALL ACCUMULATED SEDIMENT SHALL BE CLEANED FROM THE INSIDE OF THE BARREL.

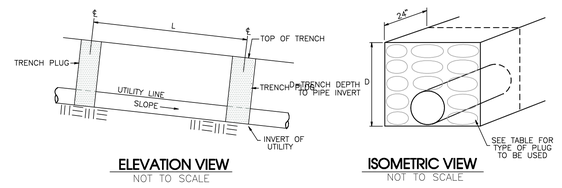
DEWATERING FACILITY SHALL BE CONTINUOUSLY MONITORED DURING OPERATION. IF FOR ANY REASON THE DEWATERING FACILITY CEASES TO FUNCTION PROPERLY, IT SHALL BE IMMEDIATELY SHUT DOWN AND NOT RESTARTED UNTIL THE PROBLEM HAS BEEN CORRECTED.

SEDIMENT BASIN OR SEDIMENT TRAP
SEDIMENT STORAGE DEWATERING FACILITY



NOTES
1. PERFORM WASHOUT OF CONCRETE TRUCKS OR PUMPS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS.
2. FOR ON-SITE WASHOUT
   A) LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, WATER BODIES OR STEEP SLOPES. WASHOUT LOCATIONS MUST BE SIGNED AS NECESSARY TO ENSURE THAT CONCRETE TRUCK DRIVERS UTILIZE PROPER AREAS.
   B) CONTAIN RUNOFF BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO HANDLE FOR LIQUID AND SOLID WASTE. ALLOW ADEQUATE FREEBOARD FOR STRUCTURAL STABILITY.
   C) WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. BE SURE THAT THE STORMWATER COLLECTION SYSTEM IS PROTECTED BY A SEDIMENT TRAP OR SIMILAR PRACTICE.
3. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN SYSTEM. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE AS WASTE.
4. CLEAN OUT WHEN CONTAINMENT AREA IS 85% FULL TO CAPACITY. DISPOSE OF HARDENED CONCRETE & CEMENTACIOUS WASTE IN ACCORDANCE WITH ALL LAWS.

CONCRETE WASHOUT AREA



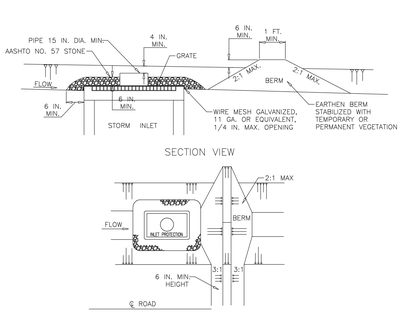
ELEVATION VIEW
NOT TO SCALE

ISOMETRIC VIEW
NOT TO SCALE

REQUIRED SPACING (L) & MATERIALS FOR TRENCH PLUG		
TRENCH SLOPE (%)	L (FEET)	PLUG MATERIAL
0 – 5		NONE
5 – 15	500	EARTH FILLED SACKS
15 – 25	300	EARTH FILLED SACKS
25 – 35	200	EARTH FILLED SACKS
35 – 100	100	EARTH FILLED SACKS
OVER 100	50	CEMENT FILLED SACKS (WETTED), OR MORTARED STONE

UTILITY TRENCH PLUG

NOT TO SCALE



NOTES:
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA. TOP OF PIPE SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADWAY IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. EARTHEN BERM SHALL BE ROLLED.

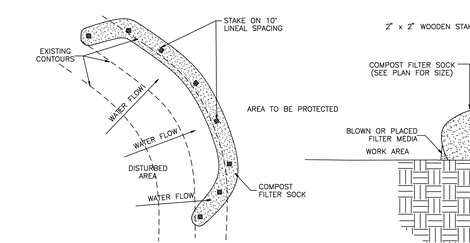
SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-20
STONE INLET PROTECTION AND BERM - TYPE M INLET

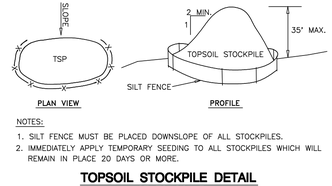
NOT TO SCALE



NOTES:
1. Sock fabric shall meet standards of Table 4.1 (363-2134-008/March 31, 2012/Page 63). Compost shall mee the standards of Table 4.2 (363-2134-008/March 31, 2012/Page 64).
2. Compost filter sock shall be placed at existing level grade. Both ends of the sock shall be extended at least 8 feet up slope at 45 degrees to the main sock alignment as shown on detail. Maximum slope length above any sock shall not exceed that shown on Figure 4.2 (363-2134-008/March 31, 2012/Page 66). Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.
3. Traffic shall not be permitted to cross filter socks.
4. Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and disposed of in a manner described elsewhere in the plan.
4. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to the manufacturer's specifications of replaced within 24 hours of inspection.
5. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
6. Upon stabilization of the area tributary to the sock, stakes should be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

COMPOST FILTER SOCK DETAIL

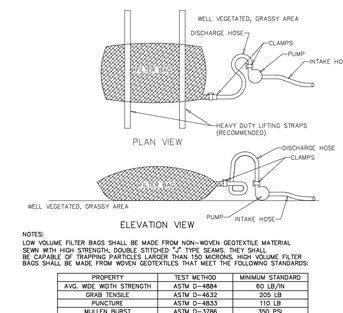
N.T.S.



NOTES:
1. SILT FENCE MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES.
2. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE



NOTES:
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BEPROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT REPLACED ON SLOPES GREATER THAN 5% AND FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLEAND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE: AS NOTED

NO	DATE	REVISION	BY
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/20/2018	NOT REVISED	CMT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	CMT
3	8/20/2018	MCCD SUBMISSION #1	MMG
2	5/18/2018	MCCD SUBMISSION SET	CMT
1	4/25/2018	DD Submission Set	CMT

EROSION CONTROL DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-670
JOB NO.: 26393

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be established by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may neither enter directly nor exit directly onto any roads.
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, or swept into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum of 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil unless otherwise noted.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.
34. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
35. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts at 95% density.
36. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
37. Sediment basins shall be protected from unauthorized acts by third parties.
38. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.

ADDITIONAL EROSION AND SEDIMENT CONTROL PLAN NOTES

1. The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.
2. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the appropriate conservation district and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless of their location
3. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
4. The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
5. Only limited disturbance will be permitted to provide access to the sediment basins and diversion berm for grading and acquiring borrow to construct those BMPs.
6. Erosion and sediment BMP's must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMP's.
7. After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during removal of the BMP's must be stabilized immediately.
8. Permittees and co-permittees are responsible for ensuring that a licensed professional have oversight responsibilities for the design and installation of the BMPs identified in the PCSm plan prior to the submission of the NOT for this permit. The licensed professional shall certify that the BMPs identified in the plan have been installed in accordance with the approved plan, the maintenance schedule of the PCSM BMPs and maintenance requirements contained within the approved PCSM plan must be followed and failure to comply with the installation schedule is a violation of this permit, the Clean Streams Law, and the Clean Water Act.

Sediment Traps/Basins

9. Approval of the use of skimmers does not approve use of any skimmers in violation of any patent, patent rights, and/or patent laws.
10. Baffles must be installed to allow basin maintenance and clean out.
11. Upon installation of the temporary sediment basin riser(s), an immediate inspection shall be done by a qualified site representative and the Montgomery County Conservation District shall be notified in writing that the riser is seeded.
12. Sediment basins must be structurally sound and protected from unauthorized acts of third parties.

Other BMP's

13. Sediment must be removed from storm water inlet protection after each runoff event.
14. At stream crossings, 50' buffer areas should be maintained. On buffers, clearing, sod disturbances, excavation, and equipment traffic should be minimized. Activities such as stacking logs, burning cleared brush, discharging rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be accomplished outside of buffers.

Temporary Stabilization and Permanent Stabilization

15. Hay or straw mulch must be applied at 3.0 tons per acre.
16. Mulch with mulch control netting or erosion control blankets must be installed on all slopes 3:1 or steeper.
17. Straw mulch shall be applied in long strands, not chopped or finely broken.
18. Sediment removed from BMP's shall be disposed of in landscape areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.
19. An E&S plan shall be submitted to the department or authorized conservation district and implemented for all spoil and borrow areas, regardless of their location.

Other Issues

20. The NPDES Boundary is equal to the limits of disturbance of the site and any off-site areas within the limits of disturbance that are the responsibility of the developer to install. Off-site facilities such as: utilities and roadways.
21. The project's receiving watercourse is Pennypack Creek, and the Chapter 93 classification is TSF, MF.
22. The owner is responsible for the long term "operation and maintenance" of the BMP's.
23. Upon completion or temporary cessation of the earth disturbance activity, the project site shall be immediately stabilized in accordance with the recommendations contained in the Erosion and Sediment Pollution Control Manual (E&S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as ammended and updated. Erosion and Sediment Control BMPs shall be implemented and maintained until permanent stabilization is completed and PCSM BMPs are operational.
24. If the site will need to import or export material from the site, the responsibility for performing 'Environmental Due Diligence' and determination of 'Clean Fill' will rest with contractor.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the 'Waters of the Commonwealth' unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence: The applicant must perform Environmental Due Diligence to determine if the fill materials associated with the project qualify as Clean Fill. Environmental Due Diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, eletronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of Due Diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with the testing requirements of the Department's policy "Management of Fill".

Fill material that does not qualify as Clean Fill is Regulated Fill. Regulated Fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

GENERAL NOTES:

Whenever earthmoving activities are proposed, proper erosion control measures and staging of construction must be followed to minimize the effects of earth disturbance. The following outline is a guide to the installation and removal of erosion control facilities.

The Montgomery County Conservation District shall be contacted for a pre-construction meeting prior to earth disturbance.

All erosion and sedimentation controls including rock construction entrances, inlet sediment barriers and silt fence, etc. must be installed, stabilized, and functional before site disturbance within the tributary area of these controls. Each step pertaining to the erosion control construction will be completed before the next step begins. Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. Weekly inspections shall be made to determine the maintenance needs and after all runoff events. Sediment shall not be permitted to accumulate to a depth sufficient to eliminate the effectiveness of the proposed structure. All slopes or other disturbed areas shall be stabilized with permanent vegetation at the earliest possible date. Watering, mowing, and fertilizing programs shall be maintained until hardy vegetation is established.

The permitee will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.

Upon stabilization of the site, remove outlet protection. Final grade and apply permanent seeding and mulch until proper vegetative cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% perennial vegetative cover. Once proper vegetative cover is established, remove silt fence and inlet protection devices.

Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.

SEQUENCE OF CONSTRUCTION

GENERAL NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6 inches. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. Soil tests are also recommended to determine actual lime and fertilizer needs.
3. No more than 15,000 square feet of disturbed area is to reach final grade before initialing seeding and mulching operations.
4. All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
5. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.
6. The contractor should use methods such as waterbars, diversion swales, diversion berms or temporary piping to direct sediment laden water to the various sediment removal facilities including sediment basins, sediment traps, silt socks and forebays. These items are not shown on the plan due to the dynamic nature of earthmoving activities. Temporary diversion devices should be placed at the end of the work week, or prior to rainfall events in order to direct sediment laden water to the appropriate facilities.
7. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.

SEQUENCE:

1. At least 7 days before any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the licensed erosion and sediment control plan preparer, and the Montgomery County Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776 for buried utilities locations.
2. Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon or orange construction fence.
3. Install rock construction entrance as shown on plan.
4. Install silt fence, silt socks and tree protection fencing throughout site.
5. Restore existing sediment basin: clear out accumulated sediment, grade basin bottom to elevation 221.50, install clean out stake to elevation 222.50, repair/re-install SSF baffle, restore 4" skimmer pet detail.
6. Upon stabilization of all downslope erosion and sediment perimeter control BMPs and sediment basin restoration, and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.
7. Once all down gradient erosion control measures are in place and functional and MCCD has been notified, begin demolition of site concrete, paving, utilities, etc. as shown on the demolition plan and clear and grub site.
8. After demolition, strip and stockpile site topsoil and continue bulk earthmoving activities. All areas not being worked on should be immediately stabilized after bulk earth moving activities. Areas to be paved should be immediately stabilized with stone after utilities are installed in those areas.
9. Begin retaining wall construction.
10. Begin installation of remaining underground utilities (sanitary sewer, manholes, pipes, services, etc.)
11. Install building foundations for club house and individual dwellings and begin construction of proposed buildings. See individual dwelling sequence for more detail.
12. Install infiltration trenches along buildings 57-67. Immediately seal inlets to prevent sediment laden water from entering the system.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
13. Finish rough grading site and install remaining underground utilities including storm sewer, gas line, sewer lateral, water services, etc. Place inlet protection on inlet devices as shown on plan immediately upon installation.
14. Construct and stabilize curbing and sidewalk throughout site.
15. Remove rock construction entrance and install bituminous base course on all driveways and parking areas.
16. Final grade the remaining site area, install landscaping, place amended topsoil, and apply permanent seeding and mulch until proper vegetative cover is established. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site. After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
17. Install final wearing course and overlays on all driveways and parking areas once heavy construction phase is completed.
18. Upon stabilization and with the proposed recommendation of the Montgomery County Conservation District, regrade the sediment basin into a permanent vegetated basin. Remove all sediment from the basin bottom, excavate an additional amount from the basin bottom per individual sequence and replace with amended soil in designated areas as shown on plan, and install plantings. Once proper vegetative cover is established, remove riser. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that the work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the of the permit and the approved E&S and PCSM Plans.
20. Construction activities are expected to commence in 2019 and be completed within two (2) years.

BIORETENTION BASIN – SLOW RELEASE CONCEPT SEQUENCE:

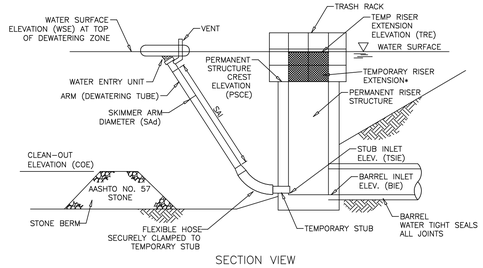
1. UPON STABILIZATION OF THE TRIBUTARY AREA, BEGIN FINAL BASIN CONVERSION. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
2. REMOVE ALL ACCUMULATED SEDIMENT, GRADE TO THREE (3) FEET BELOW THE FINAL BASIN BOTTOM ELEVATION.
3. TILL THE BASIN FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL-AERATED AND HIGHLY POROUS SURFACE ARE.
4. PLACE THE DRAINAGE STONE AND UNDERDRAIN AND FILL BIORETENTION AREA WITH AMENDED SOIL (2 FT. MIN) AS SHOWN ON THE PCSM PLAN. PLACEMENT SHOULD NOT BE COMPACTED. PLANTING SOILS SHOULD HAVE A PH OF 5.5-6.5.
5. PLANT PERMANENT SEEDING MIX AND/OR PLUGS AS DESIGNATED ON THE LANDSCAPE PLANS.
6. STABILIZATION OCCURS WHEN DISTRIBUTED AREA HAS 70% UNIFORM VEGETATIVE COVER. UPON STABILIZATION, REMOVE ANY REMAINING EROSION CONTROL DEVICES. APPLY PERMANENT SEEDING AND MULCH TO AREAS DISTURBED BY REMOVAL OF SEDIMENT PROTECTION DEVICES.

LAWN AREA CONSTRUCTION SEQUENCE:

1. ROUGH GRADE LAWN AREAS, CARE SHOULD BE TAKEN TO LIMIT COMPACTION IN ALL LAWN AREAS.
2. SCARIFY SUBGRADE PER DETAIL.
3. PREPARE SURFACE PER SOIL AMENDMENT DETAIL. PLACE MINIMUM OF 8" AMENDED TOPSOIL PER DETAIL. TOPSOIL SHOUD HAVE A PH RANGE OF 5.5-6.6.
4. SEED AND MULCH.

INFILTRATION TRENCH CONSTRUCTION SEQUENCE:

1. EXCAVATED PROPOSED INFILTRATION TRENCH AREA AS DELINEATED ON THE PCSM PLAN.
2. SCARIFY BOTTOM.
INSTALL FILTER FABRIC ON BOTTOM OF EXCAVATED AREA.
3. INSTALL STONE AS SHOWN IN THE DETAILS. PLACEMENT SHOULD BE LIGHTLY COMPACTED.
4. INSTALL UNDERDRAIN PIPES (IF PRESENT) AND BACKFILL WITH STONE AS SHOWN IN DETAILS. PLACE REMAINING STONE AND FILL TO GRADE. USE ADEQUATE COMPACTION TO LOCK STONE TOGETHER, BUT NOT EXCESSIVE COMPACTION. COMPACTION OF THE SUBGRADE SHOULD BE MINIMIZED.
5. IMMEDIATELY SEAL INLETS 1-8 TO PREVENT SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM. THE SEALS MAY BE REMOVED UPON STABILIZATION OF UPSLOPE TRIBUTARY AREA. (An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.) INSTALL ORANGE CONSTRUCTION FENCE AROUND TRENCH AREA TO PREVENT COMPACTION DURING CONSTRUCTION.



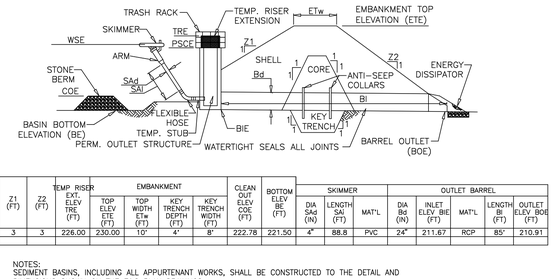
SECTION VIEW

BASIN NO.	WATER SURFACE ELEV. WSE (FT)	SKIMMER						
		ORIFICE			ANM		FLEXIBLE HOSE	
		DIA. (IN)	HEAD (FT)	DIA. Sad (IN)	LENGTH SAL (FT)	MAT'L	DIA. (IN)	LENGTH (IN)	MAT'L
1	225.72	4"	4"	4"	8'	PVC	3"	PER MANUFACTURER	

PERMANENT RISER			RISER EXTENSION			BARREL
CREST ELEV PSCE (FT)	HORIZ OPENING LENGTH EI (IN)	HORIZ OPENING WIDTH Ew (IN)	CREST ELEV TRE (FT)	HORIZ OPENING LENGTH (IN)	HORIZ OPENING WIDTH (IN)	INLET ELEV BIE (FT)
226.00	--	--	226.00	--	--	211.67

NOTES:
ALL ORIFICES ON PERMANENT RISER BELOW TEMPORARY RISER EXTENSION SHALL HAVE WATER-TIGHT TEMPORARY SEALS PROVIDED. TEMPORARY STUB INVERT ELEVATION SHALL BE SET AT OR BELOW SEDIMENT CLEAN-OUT ELEVATION.
A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.
SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.
ICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED SO AS TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.
SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE LEVEL MARKED ON THE SEDIMENT CLEAN-OUT STAKE OR THE TOP OF THE STONE BERM. SEE STANDARD CONSTRUCTION DETAIL #7-3 FOR CONFIGURATION OF STONE BERM.

STANDARD CONSTRUCTION DETAIL #7-2
SKIMMER ATTACHED TO PERMANENT RISER
NOT TO SCALE



BASIN NO.	Z1 (FT)	Z2 (FT)	TEMP RISER EXT. ELEV TRE (FT)	EMBANKMENT TOP ELEV ETE (FT)	TOP WIDTH Etw (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)	SKIMMER DIA SAd (IN)	SKIMMER LENGTH SAl (FT)	SKIMMER MAT'L	OUTLET BARREL DIA Bd (IN)	OUTLET BARREL INLET ELEV BIE (FT)	OUTLET BARREL MAT'L	OUTLET BARREL LENGTH BI (FT)	OUTLET BARREL OUTLET ELEV BOE (FT)
1	3	3	226.00	230.00	10'	4"	8"	222.78	221.50	4"	88.8	PVC	24"	211.67	RCP	85'	210.91

NOTES:
SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.
AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. IN ORDER TO FACILITATE MAINTENANCE AND RESTORATION, THE POOL AREA SHALL BE CLEARED OF ALL BRUSH, TREES, AND OBJECTIONABLE MATERIAL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED EMBANKMENT.
INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.
BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE IMMEDIATELY. DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY.
ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE DEVICE SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

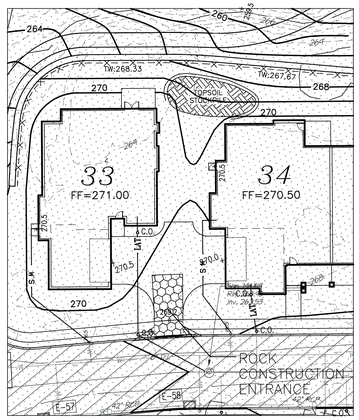
STANDARD CONSTRUCTION DETAIL #7-4
SEDIMENT BASIN EMBANKMENT AND SPILLWAY DETAILS – SKIMMER
NOT TO SCALE

RAIN GARDEN CONSTRUCTION SEQUENCE:

1. ROUGH GRADE TO WITHIN ONE (1) FOOT OF THE FINAL ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED SUBGRADE AND THE BIORETENTION PLANTING SOIL. EXCAVATE SUCH THAT THE BOTTOM OF PLANTING SOIL IS 18" BELOW GROUND SURFACE OF FINISHED BED FLOOR.
2. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT AND GRADE THE SUBGRADE ELEVATION. ALL EXCAVATION SHOULD BE DONE FROM OUTSIDE FOOTPRINT TO AVOID COMPACTION.
3. TILL THE FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL
4. AERATED AND HIGHLY POROUS SURFACE AREA.
5. FILL THE RAIN GARDEN AREA WITH PLANTIN SOIL AS SHOWN IN DETAIL. PLACEMENT SHOULD BE IN LIFTS OF 1FT OR LESS TO AVOID COMPACTION.
PLANT PROPOSED LANDSCAPING AS SHOWN ON LANDSCAPE PLANS.

INDIVIDUAL LOT SEQUENCE CONSTRUCTION:

1. Install rock construction entrance at driveway.
2. Begin dwelling construction.
3. Install remaining underground utility services including water, electric, telephone, etc.
4. As dwelling is constructed, install concrete sidewalk and apron.
5. Install bituminous base course for proposed driveway.
6. Upon stabilization of lawn areas, finish grade remaining lawn areas. Apply permanent seeding and mulching, and install any remaining landscaping. All areas 3:1+ slopes and areas with concentrated flows should receive erosion control blanket.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34
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270
270.5
4.0%
4.0%
4.0%
5.0%
5.0%
5.0%
4.0%
4.0%
4

WATER QUALITY COMPLIANCE FOR NITRATES

IF THE REQUIRED BMPS (2 PRIMARY OR 4 SECONDARY OR 1 PRIMARY AND 2 SECONDARY) ARE PROPOSED WITHIN THE STORMWATER MANAGEMENT PLAN, THEN THE WATER QUALITY REQUIREMENT FOR NITRATE IS ACHIEVED.

BMP	SECTION	INTENT	DESCRIPTION
SECONDARY	STRUCTURAL BMP 6.7.2	LANDSCAPE RESTORATION	THE SITE WILL BE RESTORED WITH A VARIETY OF TREES AND SHRUBS AS SHOWN ON THE LANDSCAPE PLANS.
SECONDARY	NON-STRUCTURAL BMP 5.4.3	PROTECT/UTILIZE NATURAL DRAINAGE FEATURES	THE EXISTING SITE DRAINS PARTIALLY TO AN EXISTING DRAINAGEWAY AS SHOWN ON THE PLAN. THIS PATTERN WILL BE MAINTAINED AND IMPROVED UPON.
SECONDARY	STRUCTURAL BMP 6.4.5	RAIN GARDEN/ BIORETENTION	AN BIORETENTION BASIN – SLOW RELEASE CONCEPT IS PROPOSED TO SERVE A MAJORITY OF THE SITE. THIS VEGETATED BMP WILL ENHANCE WATER QUALITY AND PROVIDE VOLUME REDUCTION THROUGH RECHARGE AND EVAPOTRANSPIRATION.
SECONDARY	STRUCTURAL BMP 6.7.3	SOILS AMENDMENT/ RESTORATION	ALL LAWN AREAS THROUGHOUT THE SITE WILL BE RESTORED WITH AND AMENDED SOIL MIX.

NOTE: SEE PLAN VIEW OR POST CONSTRUCTION STORMWATER BMP TABLE FOR NUMBERED LOCATIONS. SOME AREAS MAY OVERLAP.

CRITICAL STAGES OF CONSTRUCTION

ITEM	LOCATION	RESPONSIBLE PARTY	REQUIRED OVERSIGHT
BASIN OUTLET ELEVATIONS	BIORETENTION BASIN – SLOW RELEASE CONCEPT	SITE CONTRACTOR OR CIVIL ENGINEER	PRIOR TO BACKFILL, RESPOSIBLE PARTY SHOULD SUPPLY AS-BUILT ELEVATIONS OF BASINS AND OUTLET STRUCTURES TO TOWNSHIP ENGINEER AND PROJECT ENGINEER TO VERIFY LOCATIONS.
INFILTRATION SURFACE PREPARATION	INFILTRATION TRENCHES/ RAIN GARDEN	GEOTECHNICAL ENGINEER OR CIVIL ENGINEER	RESPOSIBLE PARTY SHOULD VERIFY THAT PROPOSED INFILTRATION AREAS ARE PROPERLY PREPARED AND SCARIFIED TO PROMOTE INFILTRATION TO THE GREATEST EXTENT POSSIBLE.
RAIN GARDENS/ BIORETENTION BASIN – SLOW RELEASE CONCEPT	THROUGHOUT SITE AS SHOWN ON PLAN	LANDSCAPE CONSULTANT	LANDSCAPE CONSULTANT SHOULD BE NOTIFIED PRIOR TO SOIL AMENDMENT AND FINAL PLANTING TO VERIFY BOTTOM PREPARATION, SOIL MIX AND PLANT MATERIAL SPECIFICATIONS
SOIL AMENDMENT	ALL PROPOSED LAWN AREAS	LANDSCAPE CONSULTANT OR CIVIL ENGINEER	UNDISTURBED SUBGRADE SHOULD BE SCARIFIED TO MAXIMIZE INFILTRATION PRIOR TO PLACEMENT OF AMENDED SOILS. CARE SHOULD BE TAKEN DURING PLACEMENT OF SOIL SO AS NOT TO COMPACT SUBGRADE.
LANDSCAPING	ALL PROPOSED LAWN AREAS	LANDSCAPE CONSULTANT	LANDSCAPE CONSULTANT SHOULD VERIFY THAT TREES, SHRUBS, ETC. ARE BEING PLANTED ACCORDING TO LANDSCAPE PLANS.

POST - CONSTRUCTION STORMWATER BMP's PER PADEP – MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	BIORETENTION BASIN – SLOW RELEASE CONCEPT	NORTHEAST END OF SITE	HOMEOWNER'S ASSOCIATION	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. CONTACT DESIGN ENGINEER IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS TO ESTABLISH A CORRECTIVE ACTION PLAN.
2	RAIN GARDENS	THROUGHOUT SITE AS SHOWN ON PLAN	HOMEOWNER'S ASSOCIATION	RAIN GARDENS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. CONTACT DESIGN ENGINEER IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS TO ESTABLISH A CORRECTIVE ACTION PLAN.
3	INFILTRATION TRENCHES	BEHIND LOTS	HOMEOWNER'S ASSOCIATION	BEDS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PLANTED BEDS AS REQUIRED. CONTACT DESIGN ENGINEER IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS TO ESTABLISH A CORRECTIVE ACTION PLAN.
4	LANDSCAPING	THROUGHOUT SITE	HOMEOWNER'S ASSOCIATION	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	SOIL AMENDMENT	LAWN AREAS THROUGHOUT SITE	HOMEOWNER'S ASSOCIATION	ALL LAWN AREAS SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE-ESTABLISH VEGETATIVE COVER.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN OBJECTIVES

PRESERVE INTEGRITY OF RECEIVING WATERS – Best Management practices will be incorporated into this project and will include: Rain gardens to promote groundwater re-charge as well as enhance water quality; a proposed bioretention basin (slow-release concept) and infiltration trenches to enhance water quality through infiltration at the basin bottom, soil amendment and landscaping throughout site. All of these best management practices will protect the integrity of the existing stormwater management systems and receiving stream channels.

PREVENT INCREASE IN RUNOFF RATES – Through the use of an extended detention basin, stormwater runoff rates will be less than the predeveloped meadow conditions in all rainfall events (1 – 100 yr). Therefore, there will be no increase in peak runoff flow rates.

MINIMIZE RUNOFF VOLUME – Through the use of volume reduction BMPs, stormwater runoff volumes will be less than the 2-yr meadow condition. Infiltration BMPs will be used as shown on the Post Construction Stormwater Management Plan, as well as evapotranspiration thorough proposed landscaping which is calculated in the Post Construction Stormwater Management Narrative Report. This project meets Pennsylvania Department of Environmental Protection Control Guideline #1 (DG-1).

MINIMIZE IMPERVIOUS AREAS – Impervious area was minimized to the greatest extent practical to allow project to continue within project design requirements and applicant needs. Although this project proposes an increase in impervious area, BMPs are proposed to mitigate any water quality, rate or volume issues.

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION – This property is located along a tributary to the Pennypack Creek. Therefore, protection of this resource is of the utmost importance and disturbance adjacent to the stream will only occur with the construction of the proposed endwall. Existing trees and vegetation will be preserved to the greatest extent possible.

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE – Disturbances relating to these site improvements will be limited to the greatest extent practical as shown on the plan. The limits of disturbance are delineated on the Erosion Control Plan as well as the Post Construction Stormwater Management Plan. Duration of earth distance will be limited to the greatest extent possible.

MINIMIZE COMPACTION – This site was previously in early stages of development, so some soil compaction has already occurred, but new disturbances relating to these proposed improvements will be limited to the greatest extent practical as shown on the plan.

OTHER BMP MEASURES – Construction activities on this site greatly improve the environmental performance of this previously developed site. Because this site was developed and already highly impervious, soil compaction has already occurred, but new disturbances relating to these improvements will be limited to the greatest extent practical as shown on the plan. Extensive stormwater management facilities are proposed which will greatly improve runoff water quality. Parking lot runoff will be directed to vegetated BMPs wherever possible for infiltration, evapotranspiration and water quality, prior to entering the stormwater management system. Other structural BMPs include limitation of steep slopes to 3:1 and permanent seeding and mulching. These BMPs are depicted in the Post Construction Stormwater Management Plans. In the event of unanticipated erosion situations or malfunctioning structural BMP devices, the Property Owner should immediately contact the Township Engineer, Project Engineer or MCCD for guidance to address the problem.

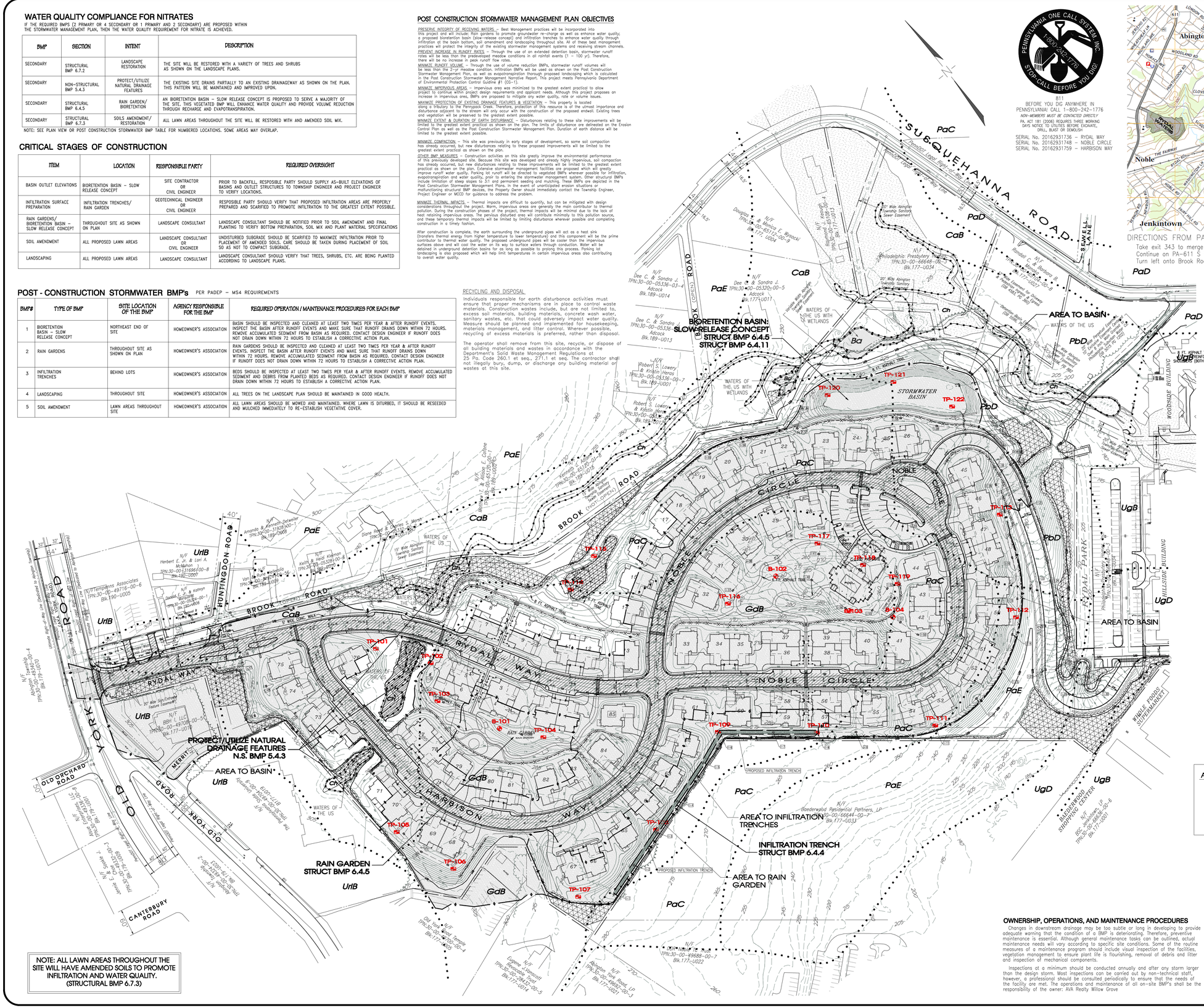
MINIMIZE THERMAL IMPACTS – Thermal impacts are difficult to quantify, but can be mitigated with design considerations throughout the project. Warm, impervious areas are generally the main contributor to thermal pollution. During the construction phases of the project, thermal impacts will be minimal due to the lack of heat retaining impervious areas. The pervious disturbed area will contribute minimally to this pollution source, and these temporary thermal impacts will be limited by limiting disturbance wherever possible and completing construction in a timely fashion.

After construction is complete, the earth surrounding the underground pipes will act as a heat sink (transfers thermal energy from higher temperature to lower temperature) and this component will be the prime contributor to thermal water quality impacts. The proposed underground pipes will be cooler than the impervious surfaces above and will cool the water on its way to surface waters through conduction. Water will be detained in underground detention basins for as long as possible to prolong this process. Parking lot landscaping is also proposed which will help limit temperatures in certain impervious areas also contributing to overall water quality.

RECYCLING AND DISPOSAL

Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measure should be planned and implemented for housekeeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred, rather than disposal.

The operator shall remove from this site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes at this site.



NOTE: ALL LAWN AREAS THROUGHOUT THE SITE WILL HAVE AMENDED SOILS TO PROMOTE INFILTRATION AND WATER QUALITY. (STRUCTURAL BMP 6.7.3)

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

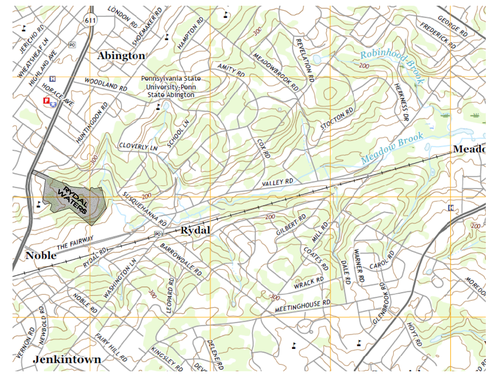
811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



DIRECTIONS FROM PA–TURNPIKE:

Take exit 343 to merge onto PA-611 S toward Willow Grove.
Continue on PA-611 S for 3.9 miles.
Turn left onto Brook Road.

USGS QUADRANGLE
FRANKFORD, PA
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- PROTECTED AREA: AREA OF MINIMUM DISTURBANCE/ REDUCED GRADING
- TREES WITHIN 100 FEET OF IMPERVIOUS AREA
- AREA TO STORMWATER BMP
- TEST PIT LOCATION
- BORING LOCATION

PLAN EXCLUSIONS:

1. The site is currently a vacant partially completed subdivision (10 years) where a partially paved road with curb and underground utilities exist. Prior to that, it was the site of a single family residence and partially wooded (50+ years).
2. There are no known existing manmade or natural soil conditions that have the potential to cause pollution. In the event that unexpected adverse soil conditions are encountered, the contractor shall notify the project engineer and the township engineer for guidance.

PLAN EXCLUSIONS:

1. There are no proposed temporary or permanent channels; therefore, no calculations or drainage area plans are provided.
2. There are no riparian forrest buffers; therefore, they are not shown on the plan and are not requested to be waived of the protection obligations or mapped.
3. This project is not within a Special Protection Watershed; therefore, there is no antidegradation analysis or ABACT.
4. This is not an HQ or EV watershed; therefore, there are no boundaries for HQ or EV watersheds shown.

AREA CONTROLLED BY PCSM BMPs	
AREA TO BASIN (INCLUDES TRENCHES AND RAIN GARDEN)	20.3 AC
AMENDED TOPSOIL AREA (THAT BYPASSES BASIN)	+ 4.3 AC
TOTAL CONTROLLED BY BMPs	24.6 AC
TOTAL DISTURBED AREA	26.3 AC
24.6 ACRES/26.3 ACRES = 0.94	94% CONTROLLED BY BMPs

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC

SITE DRAINS TO THE PENNYPACK CREEK CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non-technical staff, however, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on-site BMP's shall be the responsibility of the owner: AVA Realty Willow Grove

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
DEED BOOK – PAGE
5608-01888

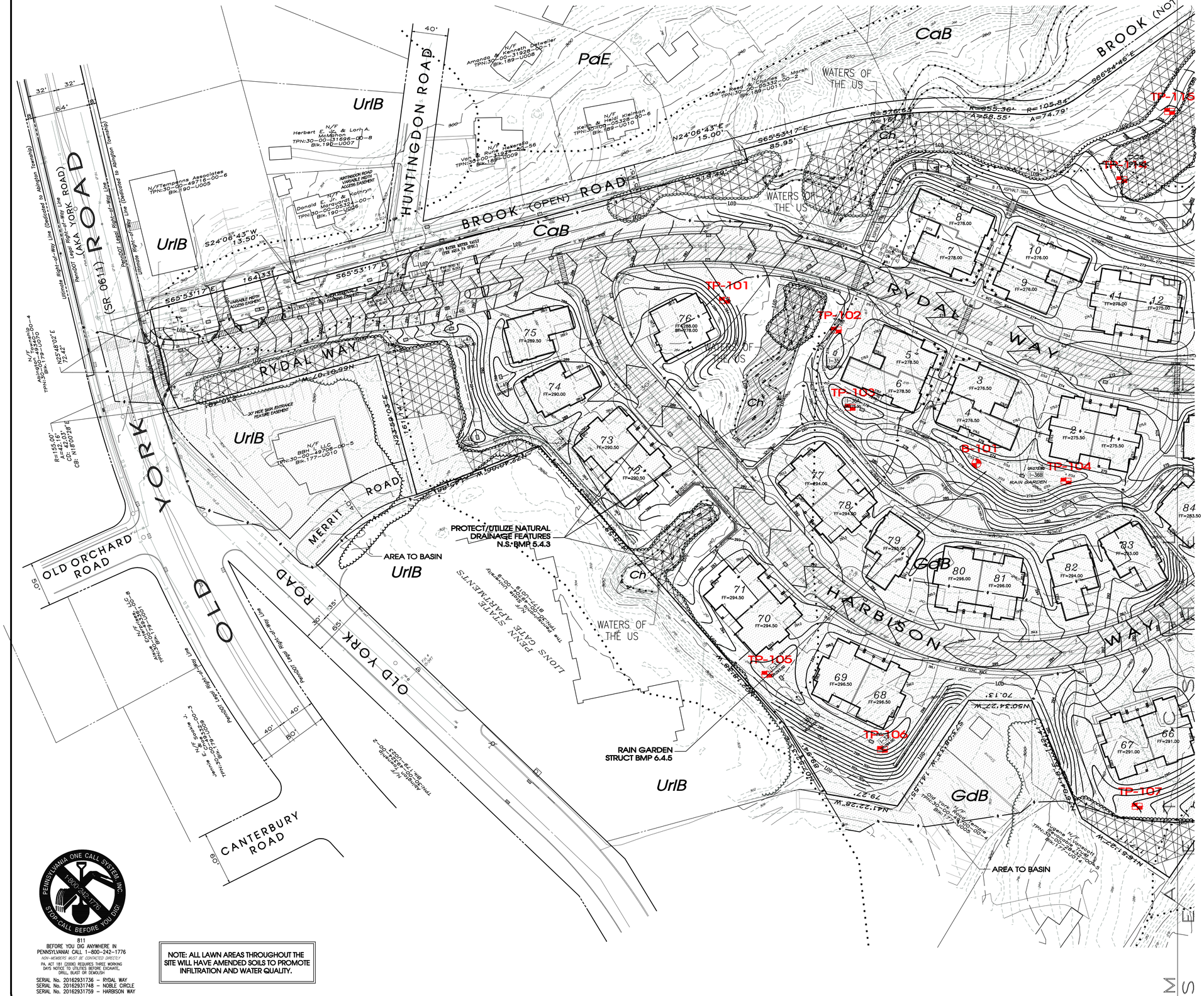
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

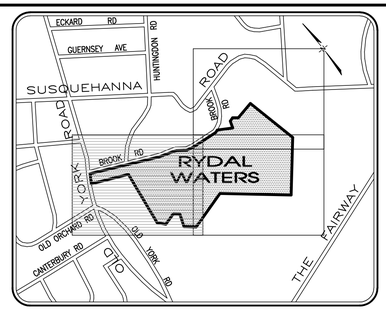
SCALE 1" = 100'
0' 50' 100' 200' 300'

NO	DATE	REVISION	BY
1	4/25/2018	1st Submission	GAT
2	5/16/2018	MCCD SUBMISSION #1	MMG
3	8/20/2018	MCCD SUBMISSION #2	MMG
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
5	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
6	2/05/2019	NPDES SUBMISSION #2	MMG

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
RYDAL WATERS
PREPARED FOR PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-672
JOB NO.: 26393
SHEET NO. 32 OF 59





LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
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- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE

PROPOSED

- LOD — LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREES WITHIN 100 FEET OF IMPERVIOUS AREA
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AREA OF DISTURBANCE = 26.3 AC

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO.
See Sheet 2

BLOCK – UNIT
See Sheet 2

SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
& HARBISON WAY

DEED BOOK – PAGE
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E-MAIL: stcff@ceshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

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5	11/14/2018	SIDEWALKS AND CLUB HOUSE	CAT
6	12/20/2018	HPDES SUBMISSION #2	MMG
7	4/05/2019	Township Review	CAT

ENLARGED PCSM PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-673
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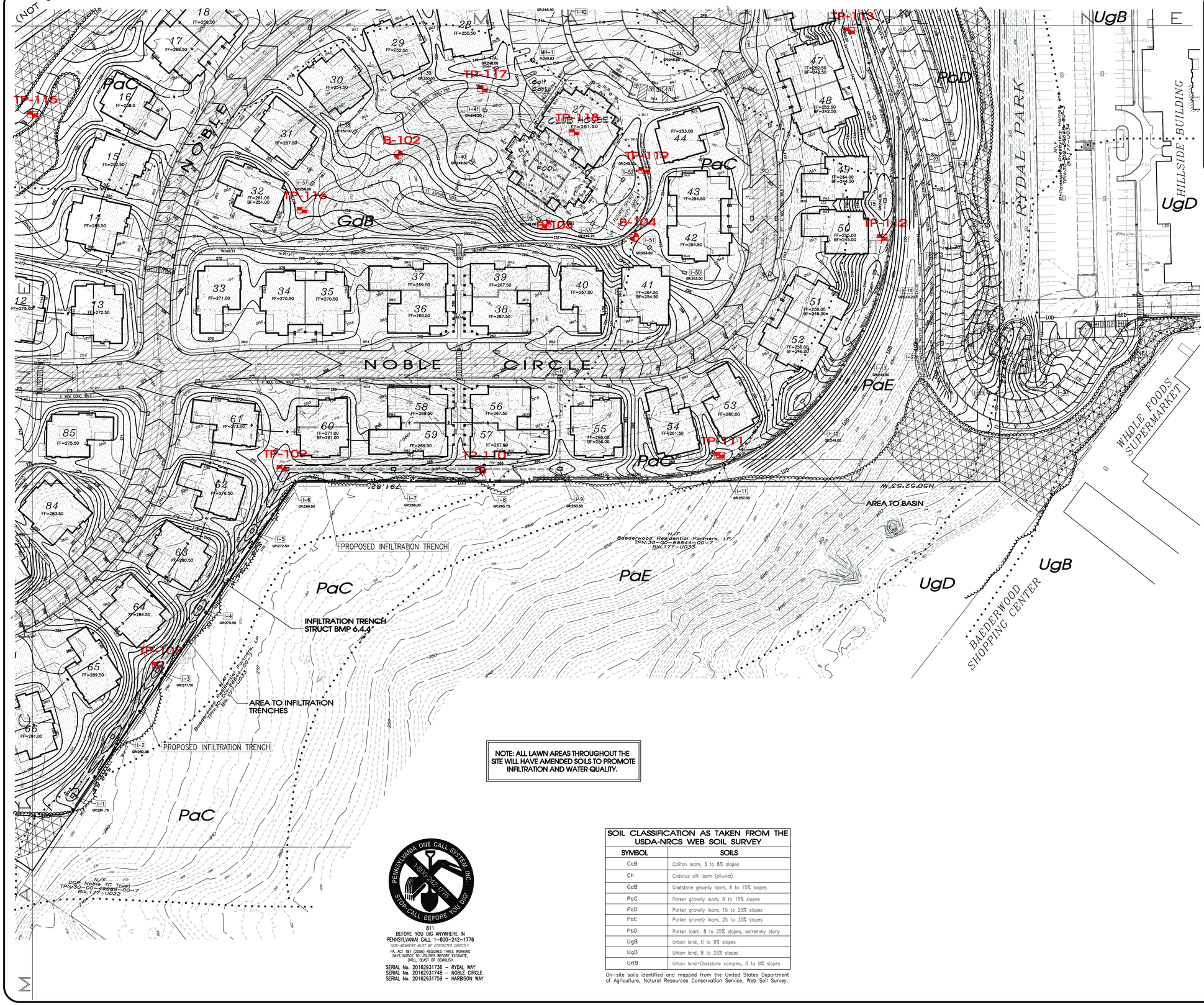
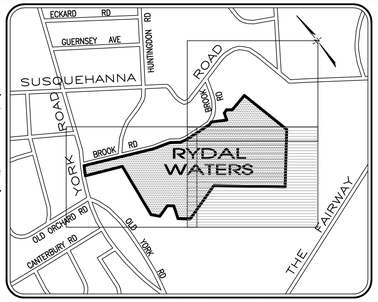
SHEET NO.: 33 OF 59





LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE

PROPOSED

- LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREES WITHIN 100 FEET OF IMPERVIOUS AREA
- PROTECTED AREA: AREA OF MINIMUM DISTURBANCE/ REDUCED GRADING
- AREA TO STORMWATER BMP
- TEST PIT LOCATION
- BORING LOCATION

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931746 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

SOIL CLASSIFICATION AS TAKEN FROM THE USDA-NRCS WEB SOIL SURVEY

SYMBOL	SOILS
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land-Gladstone complex, 0 to 8% slopes

On-site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
YORK ROAD
RYDAL WATERS – CIRCLE
RYDAL, MONTGOMERY COUNTY, PA 19046
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
7	4/06/2019	Township Review	GAT
6	2/05/2019	NPDES SUBMISSION #3	MMG
5	12/10/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	8/20/2018	MCCD SUBMISSION #2	MMG
2	5/18/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	ID Submission 3rd	GAT

ENLARGED PCSM PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-674
JOB NO.: 26393
SHEET NO. 34 OF 59

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

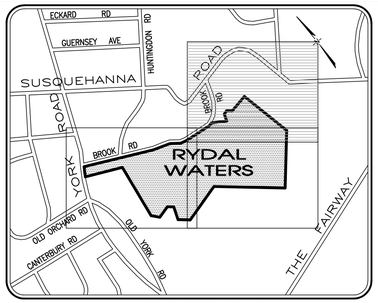
SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

NOTE: ALL LAWN AREAS THROUGHOUT THE SITE WILL HAVE AMENDED SOILS TO PROMOTE INFILTRATION AND WATER QUALITY.

LEGEND

EXISTING
- 330 — CONTOUR LINE
- +330.0 — SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GV — GAS VALVE
- WV — WATER VALVE
- CLO — SEWER CLEAN OUT
- LIGHT POST
- SD — STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- E — ELECTRIC CONDUIT
- G — GAS MAIN
- W — WATER MAIN
- T — TELEPHONE CONDUIT
- COM — COMMUNICATION CONDUIT
- LAT — SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE

PROPOSED
- LOD — LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREES WITHIN 100 FEET OF IMPERVIOUS AREA
- PROTECTED AREA; AREA OF MINIMUM DISTURBANCE/ REDUCED GRADING
- AREA TO STORMWATER BMP
- TEST PIT LOCATION
- BORING LOCATION



LOCATION MAP
SCALE: 1" = 800'

BIORETENTION BASIN:
SLOW RELEASE CONCEPT
STRUCT BMP 6.4.5
STRUCT BMP 6.4.11

AREA TO BASIN

STORMWATER BASIN

NOBLE CIRCLE

WOODSIDE BUILDING

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO. See Sheet 2
BLOCK – UNIT See Sheet 2
SITE ADDRESS YORK ROAD RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
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CHARLES E. SHOEMAKER, INC.
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1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesheomaker.com

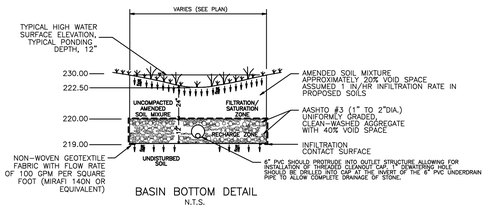
SCALE 1" = 50'
0' 25' 50' 100' 150'

	DATE	REVISION	BY
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	8/20/2018	MCCD SUBMISSION #2	MMG
2	5/16/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	TD Submission SR1	GAT
NO			

ENLARGED PCSM PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-675
JOB NO.: 26393
SHEET NO.: 35 OF 59

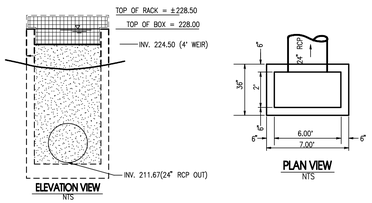
AMENDED SOIL MIXTURE:
pH – 5.5 TO 7.9
ORGANIC MATTER – 4 TO 10 PERCENT
SAND – 50 TO 75 PERCENT
SILT – 14 TO 40 PERCENT
CLAY – LESS THAN 10 PERCENT
GRAVEL – LESS THAN 10 PERCENT



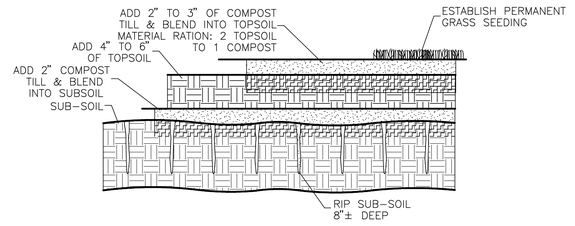
BASIN BOTTOM DETAIL
N.T.S.

AMENDED SOIL NOTES:

1. The amended soil shall be classified as a loam, sandy loam, or loamy sand per USDA textural analysis. The amended soil shall be free to stones, stumps, roots, or other woody material over ½" in diameter. Brush or seeds from noxious weeds shall not be present in the soil. Placement of the amended soil shall be in lifts of 12" to 18", loosely compacted.
2. In order to achieve optimal organic matter content, composts, mulches, manures, and/or mushroom soils may be added to the amended soil mixture. Composts utilized in the amended soil mixture shall have been produced per CFR 503 regulations, where applicable.
3. The amended soil material shall be at an optimal moisture content prior to installation in any proposed facility in order to provide a uniform mixture.
4. The gravel portion of the amended soil mixture shall be below 10 percent, all of which shall be less than ½" in size.
5. If sand is added to the amended soil mixture to raise the sand content, the sand shall meet ASTM C-33 (washed concrete sand with 2-4% fines) requirements. Screenings are not to be used.



BASIN OUTLET STRUCTURE # 1 DETAIL
NTS



RIPPING SHOULD BE DONE WITH A SOLID SHANK RIP TEETH ON REAR OR TRACK MACHINE. DO NOT RIP SOIL IS WET. AVOID RIPPING EXISTING TREE ROOTS. SPACE RIP CHANNELS 12" TO 36" APART. TILLING AND BLEEDING MAY BE DONE WITH ROTOTILLER, DISK HARROW, CHISEL PLOW, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

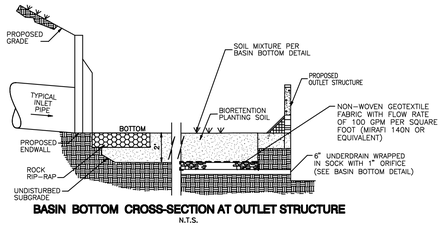
EXISTING SITE SOIL MAY BE USED, BUT SOIL TESTS ARE REQUIRED TO DETERMINE LIME AND FERTILIZER NEEDS.

TOPSOIL MAY BE PRE-MIXED TO A RATIO OF 2 PARTS TOPSOIL TO 1 PART COMPOST. TOPSOIL SHALL BE PLACED (8") ON SCARIFIED SUBGRADE PER DETAIL ABOVE.

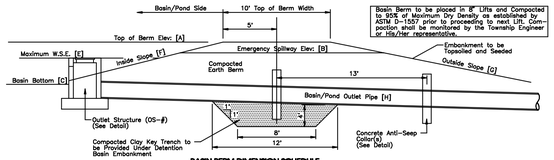
SOIL RESTORATION MAINTENANCE:
WATER GRASS AS NEED FOR VIGOROUS HEALTH. APPLY ADDITIONAL COMPOST AS NEEDED FOR NOURISHMENT. AVOID COMMERCIAL FERTILIZER AND PESTICIDES.

IF LACK OF VEGETATIVE GROWTH IS ENCOUNTERED, CONSULT A DESIGN PROFESSIONAL TO PREPARE A CORRECTIVE ACTION PLAN.

AMENDED TOPSOIL DETAIL
NO SCALE



BASIN BOTTOM CROSS-SECTION AT OUTLET STRUCTURE
N.T.S.



BASIN BERM DIMENSION SCHEDULE

BERM CONSTRUCTION NOTES:

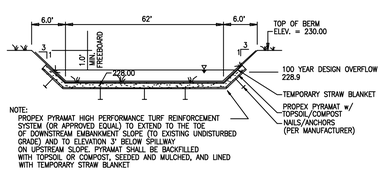
1. SITE PREPARATION – AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND THE TOPSOIL STRIPPED TO REMOVE THE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE POOL AREA WILL BE CLEARED OF ALL BRUSH AND EXCESS TREES.
2. EMBANKMENT– THE FILL MATERIAL SHALL BE TAKEN FROM SELECTED BORROW AREAS. IT SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS OR OTHER OBJECTIONABLE MATERIAL. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT, IT IS TOO WET FOR PROPER COMPACTION. FILL MATERIAL WILL BE PLACED IN 6 TO 8 INCH LAYERS AND SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION WILL BE OBTAINED BY ROUTING AND HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF THE FILL IS TRAVERSED BY AT LEAST ONE TREAD TRACK OF THE EQUIPMENT, OR COMPACTION SHALL BE ACHIEVED BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO 5%. FILL MATERIALS SHALL BE SELECTED FROM THE MORE IMPERVIOUS MATERIALS AVAILABLE ON SITE AND COMPACTION BE A MINIMUM OF 95% OF THE MATERIALS DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST.
3. EMBANKMENT AND KEY WAY MATERIAL AS WELL AS BACKFILL MATERIAL AROUND ENTIRE OUTFALL PIPE THROUGH BERM AND ANTI SEEP COLLARS TO BE TYPE CL OR ML SOILS CLAYSOIL.

BASIN MAINTENANCE REQUIREMENTS

THE BASIN SHALL BE CLEANED OF SEDIMENT AT THE COMPLETION OF SITE CONSTRUCTION ACTIVITIES. FUTURE SEDIMENT REMOVAL MAY BE REQUIRED IN A 10 TO 20 YEAR PERIOD. TRASH AND FLOATING DEBRIS SHALL BE REMOVED MONTHLY. A COMPLETE ANNUAL INSPECTION SHALL BE MADE FOR EROSION, DISPLACED RIP-RAP, BARE GRASS COVER, VEGETATIVE CONDITIONS, AND EMBANKMENT STABILITY ISSUES AND SHALL BE REPAIRED IF NOTED. DURING PERIODS OF EXTENDED DROUGHT, THE BASIN MAY REQUIRE WATERING.

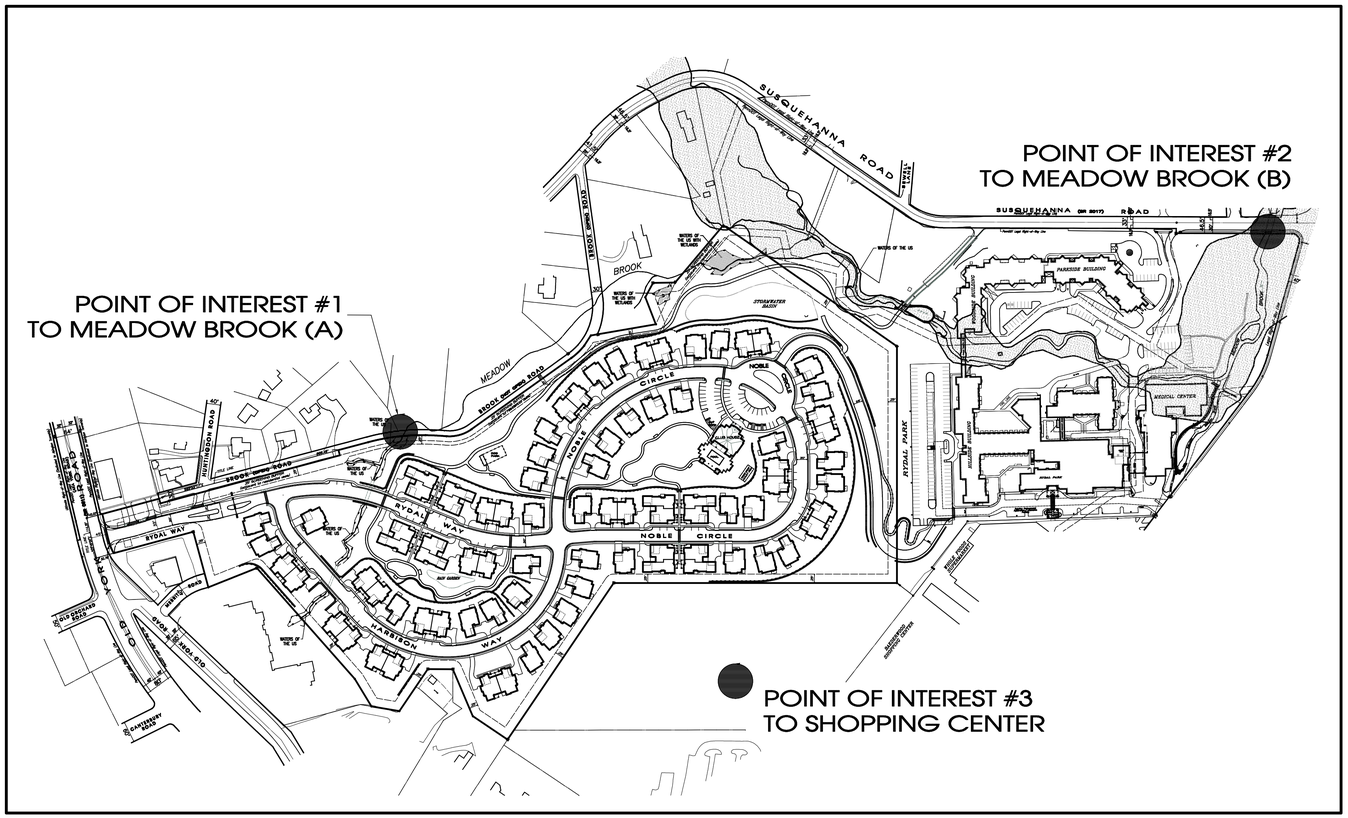
MOW "SEEDED BASIN SIDE SLOPES" TWICE A YEAR. ONCE A YEAR MOWING IS SUFFICIENT TO KEEP A MEADOW LAWN FROM REVERTING TO WOODLAND, BUT MAY NOT BE SUFFICIENT TO DISCOURAGE WOODY SEEDLINGS, BRAMBLES, INVASIVE VINES AND MULTIFLORA ROSE. RECOMMENDED DATES FOR MOWING ARE EARLY JULY FOR THE FIRST CUTTING AND A SECOND CUTTING IN MARCH UP TO APRIL 15TH. THIS WILL MAXIMIZED BIRD AND ANIMAL HABITAT AND PROMOTE DESIRABLE AND ATTRACTIVE VEGETATION. MOW SEEDED AREAS WHEN THE GROUND IS DRY AND CUT AT HEIGHT OF 6"-8" DURING THE DORMANT SEASON.

MONITOR BASIN FOR INTRUSION BY INVASIVE PLANTS SUCH AS THISTLE. ELIMINATE INVASIVE PLANTS BY SPOT MOWING, SPOT SPRAYING OR WICK APPLICATION OF AN APPROPRIATE HERBICIDE, OR MANUAL OR MECHANICAL PULLING. A COMBINATION OF STRATEGIES MAY BE THE BEST APPROACH. DO NOT USE HERBICIDES WITHIN 50 FEET OF STREAMS.



NOTE:
PROPEX PYRAMAT HIGH PERFORMANCE TURF REINFORCEMENT SYSTEM (OR APPROVED EQUAL) TO EXTEND TO THE TOE OF DOWNSTREAM EMBANKMENT SLOPE (TO EXISTING UNDISTURBED GRADE) AND TO ELEVATION 3' BELOW SPILLWAY ON UPSTREAM SLOPE. PYRAMAT SHALL BE BACKFILLED WITH TOPSOIL OR COMPOST, SEEDED AND MULCHED, AND LINED WITH TEMPORARY STRAW BLANKET

PERMANENT EMERGENCY SPILLWAY LINER DETAIL
N.T.S.



ENLARGED SITE EXHIBIT - POINT OF INTEREST EXHIBIT
SCALE: 1" = 200'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

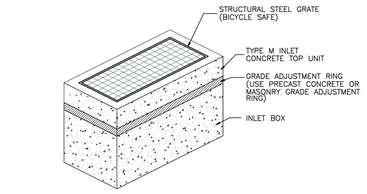
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

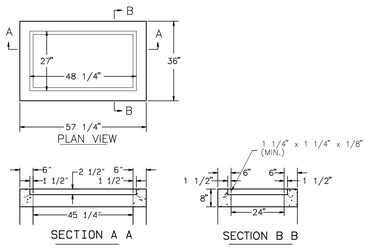
SCALE: AS NOTED

NO	DATE	REVISION	BY
7	4/06/2019	TOWNSHIP REVIEW	MMG
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/20/2018	NPDES SUBMISSION	CAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	8/20/2018	MCCD SUBMISSION #2	MMG
2	6/18/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	1st Submission Set	CAT

PCSM DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-376
JOB NO.: 26393
SHEET NO. 36 OF 59





4' TYPE 'M' INLET DETAIL

NOTES:

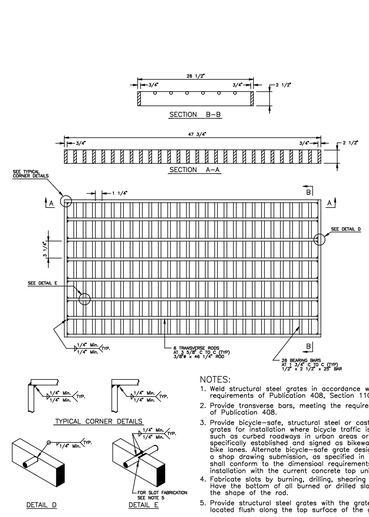
1. REFER TO PA.DOT (RC) STANDARDS, PUB. #72, DWG. RC – 34, SHEETS 1 & 2 OF 9 FOR ADDITIONAL NOTES.
2. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 605, FOR INLET ASSEMBLIES.

TYPICAL TYPE 'M' INLET DETAILS

NTS

NOTE:

Mastic or equivalent is shall be used on all concrete box joints to prevent soils or sediment laden water from entering the stormwater management system.



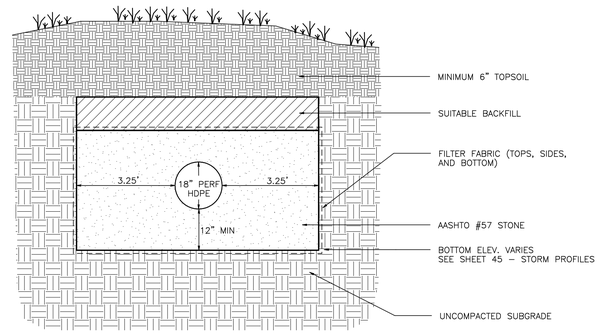
NOTES:

1. Weld structural steel grates in accordance with the requirements of Publication 408, Section 1105.03(f).
2. Provide transverse bars, meeting the requirements of Publication 408.
3. Provide bicycle–safe, structural steel or cast iron vane grates for installation where bicycle traffic is anticipated, such as curbed roadways in urban areas or roadways specifically established and signed as bikeways or having bike lanes. Alternate bicycle–safe grate designs shall require a shop drawing submission, as specified in Note 1, and shall conform to the dimensional requirements for proper installation with the current concrete top units.
4. Fabricate slots by burning, drilling, shearing or punching. Have the bottom of all burned or drilled slots conform to the shape of the rod.
5. Provide structural steel grates with the grate spacers located flush along the top surface of the grate.

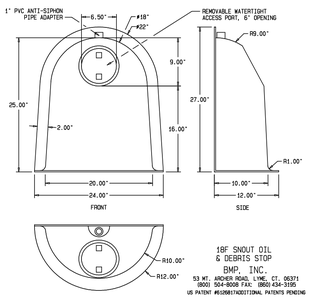
NOTE:
ALL INLETS IN CARTWAYS OR WHERE BICYCLE TRAFFIC IS ANTICIAPTED ARE TO HAVE BICYCLE SAFE GRATES INSTALLED.

STRUCTURAL STEEL BICYCLE SAFE GRATE

NTS

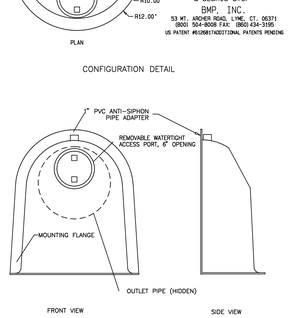


INFILTRATION TRENCH DETAIL
N.T.S.

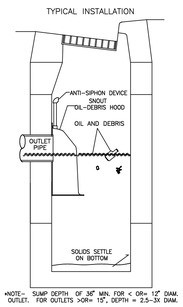


18F SNOUT OIL & DEBRIS STOP
BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195
US PATENT #6208871(ADDITIONAL PATENTS PENDING

CONFIGURATION DETAIL



SNOUT OIL–WATER–DEBRIS SEPARATOR



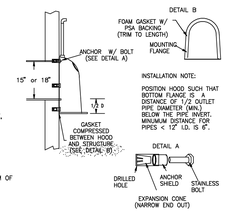
INSTALLATION DETAIL

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277; (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com
   OR PRE–APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI–SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI–SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL–RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI–SIPHON VENT PIPE AND ADAPTER
   C. OIL–RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

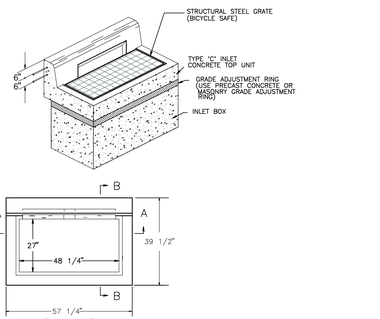
SNOUT™ INLET WATER QUALITY STRUCTURE

N.T.S.



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

OIL– DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)



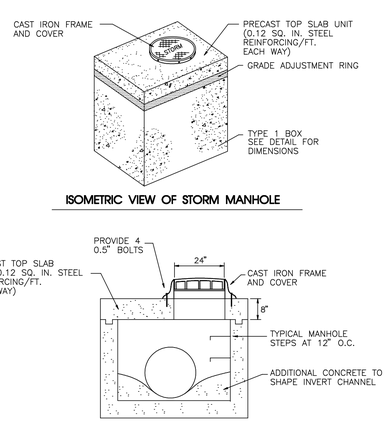
4' TYPE 'C' INLET DETAIL

NOTES:

1. REFER TO PA.DOT (RC) STANDARDS, PUB. #72, DWG. RC – 34, SHEETS 1 & 2 OF 9 FOR ADDITIONAL NOTES.
2. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 605, FOR INLET ASSEMBLIES.

TYPICAL TYPE 'C' INLET DETAILS

NTS



ISOMETRIC VIEW OF STORM MANHOLE

SECTION VIEW OF STORM MANHOLE

NOTES

1. MANHOLE CASTINGS AND COVERS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 72 AND 408, LATEST REVISIONS.
2. MANHOLE COVERS SHALL HAVE THE WORD "STORM" CAST IN TWO (2") INCH HIGH LETTERS ON THE TOP OF THE COVER.

INLET BOX MANHOLE COVER & LID

NTS

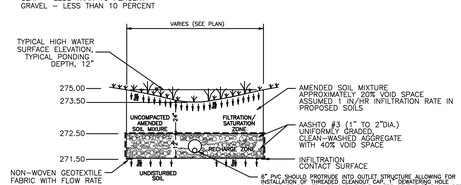


Decal to be placed on all Storm Inlets.
As Manufactured by:
dos Manufacturing, Inc.
3610 Cinnamon Trace Drive
Valrico, FL 33594
(800) 549–6025
www.dosmanufacturing.com/storm/index.html

ABINGTON TOWNSHIP - INLET DETAIL

N.T.S.

AMENDED SOIL MIXTURE:
pH – 5.5 TO 7.9
ORGANIC MATTER – 4 TO 10 PERCENT
SAND – 50 TO 75 PERCENT
SILT – 14 TO 40 PERCENT
CLAY – LESS THAN 10 PERCENT
GRAVEL – LESS THAN 10 PERCENT



RAIN GARDEN BOTTOM DETAIL

N.T.S.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165
FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com
SCALE: AS NOTED

NO	DATE	REVISION	BY
1	4/25/2018	90 Submission Set	MMG
2	5/10/2018	MCCD SUBMISSION #1	MMG
3	8/20/2018	MCCD SUBMISSION #2	CMT
4	10/15/2018	CONDITIONS OF FINAL APPROVAL	CMT
5	11/13/2018	NPDES SUBMISSION #2	MMG
6	12/20/2018	NPDES SUBMISSION	CMT
7	2/05/2019	TOWNSHIP REVIEW	MMG
8	4/06/2019		MMG

PCSM DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–377
JOB NO.: 26393
SHEET NO. 37 OF 59

GENERAL NOTES:

Whenever earthmoving activities are proposed, proper erosion control measures and staging of construction must be followed to minimize the effects of earth disturbance. The following outline is a guide to the installation and removal of erosion control facilities.

The Montgomery County Conservation District shall be contacted for a pre-construction meeting prior to earth disturbance.

All erosion and sedimentation controls including rock construction entrances, inlet sediment barriers and silt fence, etc. must be installed, stabilized, and functional prior to general site disturbance within the tributary area of these controls. Each step pertaining to the erosion control construction will be completed before the next step begins.
Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. Weekly inspections shall be made to determine the maintenance needs and after all runoff events. Sediment shall not be permitted to accumulate to a depth sufficient to eliminate the effectiveness of the proposed structure. All slopes or other disturbed areas shall be stabilized with permanent vegetation at the earliest possible date. Watering, mowing, and fertilizing programs shall be maintained until hardy vegetation is established.

The permitee will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.

Upon stabilization of the site, remove outlet protection. Final grade and apply permanent seeding and mulch until proper vegetative cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% perennial vegetative cover. Once proper vegetative cover is established, remove silt fence and inlet protection devices.

Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.

SEQUENCE OF CONSTRUCTION

GENERAL NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6 inches. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. Soil tests are also recommended to determine actual lime and fertilizer needs.
3. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations.
4. All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
5. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.
6. The contractor should use methods such as waterbars, diversion swales, diversion berms or temporary piping to direct sediment laden water to the various sediment removal facilities including sediment basins, sediment traps, silt socks and forebays. These items are not shown on the plan due to the dynamic nature of earthmoving acitivities. Temporary diversion devices should be placed at the end of the work week, or prior to rainfall events in order to direct sediment laden water to the appropriate facilies.
7. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.

SEQUENCE:

1. At least 7 days before any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the licensed erosion and sediment control plan preparer, and the Montgomery County Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776 for buried utilities locations.
2. Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon or orange construction fence.
3. Install rock construction entrance as shown on plan.
4. Install silt fence, silt socks and tree protection fencing throughout site.
5. Restore existing sediment basin: clear out accumulated sediment, grade basin bottom to elevation 221.50, install clean out stake to elevation 222.50, repair/re-install SSF baffle, restore 4" skimmer per detail.
6. Upon stabilization of all downslope erosion and sediment perimeter control BMPs and sediment basin restoration, and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.
7. Once all down gradient erosion control measures are in place and functional and MCCD has been notified, begin demolition of site concrete, paving, utilities, etc. as shown on the demolition plan and clear and grub site.
8. After demolition, strip and stockpile site topsoil and continue bulk earthmoving activities. All areas not being worked on should be immediately stabilized after bulk earth moving activities. Areas to be paved should be immediately stabilized with stone after utilities are installed in those areas.
9. Begin retaining wall construction.
10. Begin installation of remaining underground utilities (sanitary sewer, manholes, pipes, services, etc.)
11. Install building foundations for club house and idividual dwellings and begin construction of proposed buildings. See individual dwelling sequence for more detail.
12. Install infiltration trenches along buildings 57-67. Immediately seal inlets to prevent sediment laden water from entering the system.
(CRITICAL STAGE - SEE PCSM PLAN - MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
13. Finish rough grading site and install remaining underground utilities including storm sewer, gas line, sewer lateral, water services, etc. Place inlet protection on inlet devices as shown on plan immediately upon installation.
14. Construct and stabilize curbing and sidewalk throughout site.
15. Remove rock construction entrance and install bituminous base course on all driveways and parking areas.
16. Final grade the remaining site area, install landscaping, place amended topsoil, and apply permanent seeding and mulch until proper vegetative cover is established. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site. After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls.
(CRITICAL STAGE - SEE PCSM PLAN - MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
17. Install final wearing course and overlays on all driveways and parking areas once heavy constuction phase is completed.
18. Upon stabilization and with the proposed recommendation of the Montgomery County Conservation District, regrade the sediment basin into a permanent vegetated basin. Remove all sediment from the basin bottom, excavate an additional amount from the basin bottom per individual sequence and replace with amended soil in designated areas as shown on plan, and install plantings. Once proper vegetative cover is established, remove riser. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
(CRITICAL STAGE - SEE PCSM PLAN - MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that the work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the of the permit and the approved E&S and PCSM Plans.
20. Construction activities are expected to commence in 2019 and be completed within two (2) years.

INDIVIDUAL LOT SEQUENCE CONSTRUCTION:

1. Install rock construction entrance at driveway.
2. Begin dwelling construction.
3. Install remaining underground utility services including water, electric, telephone, etc.
4. As dwelling is constructed, install concrete sidewalk and apron.
5. Install bituminous base course for proposed driveway.
6. Upon stabilization of lawn areas, finish grade remaining lawn areas. Apply permanent seeding and mulching, and install any remaining landscaping. All areas 3:1+ slopes and areas with concentrated flows should receive erosion control blanket.

BIORETENTION BASIN - SLOW RELEASE CONCEPT SEQUENCE:

1. UPON STABILIZATION OF THE TRIBUTARY AREA, BEGIN FINAL BASIN CONVERSION. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
2. REMOVE ALL ACCUMULATED SEDIMENT, GRADE TO THREE (3) FEET BELOW THE FINAL BASIN BOTTOM ELEVATION.
3. TILL THE BASIN FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL-AERATED AND HIGHLY POROUS SURFACE ARE.
4. PLACE THE DRAINAGE STONE AND UNDERDRAIN AND FILL BIORETENTION AREA WITH AMENDED SOIL (2 FT. MIN) AS SHOWN ON THE PCSM PLAN. PLACEMENT SHOULD NOT BE COMPACTED. PLANTING SOILS SHOULD HAVE A PH OF 5.5-6.5.
5. PLANT PERMANENT SEEDING MIX AND/OR PLUGS AS DEISGNATED ON THE LANDSCAPE PLANS.
STABILIZATION OCCURS WHEN DISTRUBED AREA HAS 70% UNIFORM VEGETATIVE COVER. UPON STABILIZATION, REMOVE ANY
6. REMAINING EROSION CONTROL DEVICES. APPLY PERMANENT SEEDING AND MULCH TO AREAS DISTURBED BY REMOVAL OF SEDIMENT PROTECTION DEVICES.

LAWN AREA CONSTRUCTION SEQUENCE:

1. ROUGH GRADE LAWN AREAS, CARE SHOULD BE TAKEN TO LIMIT COMPACTION IN ALL LAWN AREAS.
2. SCARIFY SUBGRADE PER DETAIL.
3. PREPARE SURFACE PER SOIL AMENDMENT DETAIL. PLACE MINIMUM OF 8" AMENDED TOPSOIL PER DETAIL. TOPSOIL SHOUD HAVE A PH RANGE OF 5.5-6.6.
4. SEED AND MULCH.

INFILTRATION TRENCH CONSTRUCTION SEQUENCE:

1. EXCAVATED PROPOSED INFILTRATION TRENCH AREA AS DELINEATED ON THE PCSM PLAN.
2. SCARIFY BOTTOM.
INSTALL FILTER FABRIC ON BOTTOM OF EXCAVATED AREA.
3. INSTALL STONE AS SHOWN IN THE DETAILS. PLACEMENT SHOULD BE LIGHTLY COMPACTED.
4. INSTALL UNDERDRAIN PIPES (IF PRESENT) AND BACKFILL WITH STONE AS SHOWN IN DETAILS.
PLACE REMAINING STONE AND FILL TO GRADE. USE ADEQUATE COMPACTION TO LOCK STONE TOGETHER, BUT NOT EXCESSIVE COMPACTION. COMPACTION OF THE SUBGRADE SHOULD BE MINIMIZED.
5. IMMEDIATELY SEAL INLETS 1-8 TO PREVENT SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM. THE SEALS MAY BE REMOVED UPON STABILIZATION OF UPSLOPE TRIBUTARY AREA. (An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.) INSTALL ORANGE CONSTRUCTION FENCE AROUND TRENCH AREA TO PREVENT COMPACTION DURING CONSTRUCTION.

RAIN GARDEN CONSTRUCTION SEQUENCE:

1. ROUGH GRADE TO WITHIN ONE (1) FOOT OF THE FINAL ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED SUBGRADE AND THE BIORETENTION PLANTING SOIL. EXCAVATE SUCH THAT THE BOTTOM OF PLANTING SOIL IS 18" BELOW GROUND SURFACE OF FINISHED BED FLOOR.
2. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT AND GRADE TO FINAL SUBGRADE ELEVATION. ALL EXCAVATION SHOULD BE DONE FROM OUTSIDE FOOTPRINT TO AVOID COMPACTION.
3. TILL THE FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL AERATED AND HIGHLY POROUS SURFACE AREA.
4. FILL THE RAIN GARDEN AREA WITH PLANTIN SOIL AS SHOWN IN DETAIL. PLACEMENT SHOULD BE IN LIFTS OF 1FT OR LESS TO AVOID COMPACTION.
5. PLANT PROPOSED LANDSCAPING AS SHOWN ON LANDSCAPE PLANS.

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
CALIFON (CaB)	X	C/S				X		X	X			X				X
CODORUS (Ch)	X	C/S			X	X	X	X	X	X		X				X
PARKER (PaC, PaD, PaE, PbD))	X	C	X						X		X	X				
URBAN LAND (UgB, UgD, UrlB, UugD)	X	C/S	X		X	X	X	X	X	X	X	X				X

SOIL LIMITATION RESOLUTIONS

CUTBANKS CAVE - OSHA STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION
CORROSIVE TO CONCRETE/STEEL - SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER
DROUGHTY - USE NATIVE VEGETATION WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT.
EASILY ERODIBLE - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SOD OR EROSION CONTROL NETTING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
FLOODING - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE - STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.
HYDRIC/HYDRIC INCLUSIONS - STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.
LOW STRENGTH/LANDSLIDE PRONE - MECHANICALLY COMPACT BERMS AND GRADE WHEN MATERIAL IS NOT SATURATED.
SLOW PERCOLATION - STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.
PIPING - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT.
POOR SOURCE OF TOPSOIL - SEED, FERTILIZING, AND SOIL PREPARATION FOR ADVERSE CONDITIONS
FROST ACTION - RECOMMENDED TO WORK DURING WARM WINTER MONTHS
SHRINK-SWELL - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR SUITABILITY AND EXCHANGE SOIL IF DEEMED NECESSARY.
POTENTIAL SINKHOLE - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFILTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA.
PONDING - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
WETNESS - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES.

TEMPORARY SEEDING REQUIREMENTS

SPECIES	SEEDING RATE (lb./Ac.)
FOR SPRING SEEDING (UP TO JUNE 15)	
Annual Ryegrass	40
or spring oats,	96 (3 bu)
or spring oats plus ryegrass,	64 oats (2 bu) plus 20 lb annual or perennial ryegrass
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 to AUGUST 15)	
Annual Ryegrass,	40
or Japanese or foxtail millet,	35
or sudangrass,	40
or spring oats,	96 (3 bu)
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SUMMER AND FALL SEEDING (AUGUST 16 AND LATER)	
Annual Ryegrass,	40
or winter rye,	168 (3 bu)
or winter wheat,	180 (3 bu)
or spring oats (can be used but winter kills)	96 (3 bu)

NOTES:

1. Upon completion of an earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation. During the non-growing season, October 15 through March 15, mulch must be applied at the recommended rates. Temporary seeding shall be performed after the end of the non-growing season. Disturbed areas which are not at finish grade and which will be disturbed one year shall be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finish grade or will not be redisturbed within one year must be seeded and mulched with permanent seed mixture and mulch.
2. MULCHING: Mulches alone help protect areas from erosion. Mulches also provide initial protection if area is to be seeded later. Use hay or straw at a rate of 3 tons per acre.
3. SITE PREPARATION: Apply 1 ton of agricultural-grade limestone per acre, plus fertilizer at the rate of 50-50-50 (50 pounds of N, 50 pounds of P205, and 50 pounds of K20) per acre, and work in where possible.
4. Topsoil stockpiles must be seeded and mulched immediately.

PERMANENT SEEDING REQUIREMENTS

MIX No.	SPECIES	SEEDING RATE	MIX No.	SPECIES	SEEDING RATE
2	Tall Fescue, or Fine Fescue, or Kentucky Bluegrass, plus Redtop, or Perennial Ryegrass	75 lb./Ac. 40 lb./Ac. 30 lb./Ac. 3 lb./Ac. 20 lb./Ac.	4	Birdsfoot Trefoil, plus Reed Canarygrass	10 lb./Ac. 15 lb./Ac.
			10	Tall Fescue, plus Fine Fescue	60 lb./Ac. 15 lb./Ac.
3	Birdsfoot Trefoil, plus Tall Fescue	10 lb./Ac. 35 lb./Ac.			

NOTES:

1. Seeding rates are for pure live seed, seeding rate shall be adjusted by percent germination.
2. Mixture No. 2 is suitable for frequent mowing. Do not cut shorter than 4 inches.
3. Keep Redtop seeding rate to that indicated. This species has small seeds and is very competitive.
4. Diversion channels, detention basins, and sediment traps or berms shall be seeded and mulched immediately.
5. Due to the absence of soil tests, the site shall be prepared by the application of at least 6 tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P205, and 200 pounds of K20) per acre. Work lime and fertilizer into the soil deeply where possible.
6. After seeding, mulch with hay or straw at a rate of 3 tons per acre.
7. For best results, grass and legume seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Legume seedings need a growing period of at least ten to twelve weeks to produce seedlings sufficiently large and hardy to survive the winter. Grasses generally require at least four to six weeks of growth prior to hard frosts. It is suggested that legumes be seeded before August 15 in southeastern Pennsylvania (corn maturity zone 4).
8. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. The depth of topsoil replaced should be equal to the predevelopment depths or at least 6". Soil tests are also recomennded to determine acual lime and fertilizer needs.

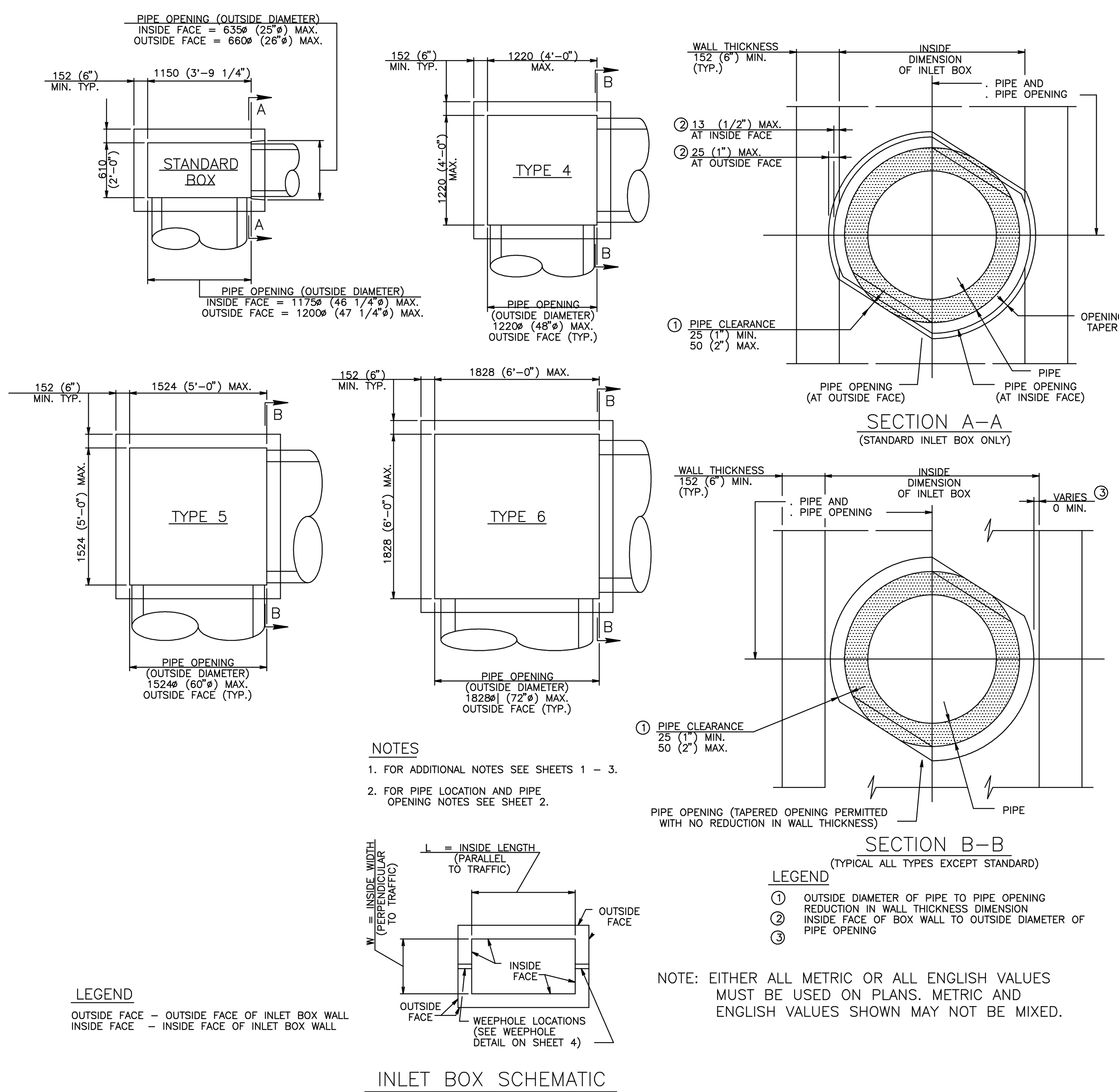
RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS

AREA	MIXTURE
Slopes and banks (unmowed)	3
(mowed)	2 or 10
Drainage swales	2, 3 or 4
Utility Right-of-Way	3
Lawns	2, 3 or 10

MULCHING REQUIREMENTS

All conservation and erosion control areas, whether seeded with a drill, broadcasted, or hydroseeded, should be mulched to reduce soil erosion and to aid seed germination and seedling establishment. Grass hay and cereal straw are preferred mulches and should be applied to produce a loose layer 0.75 to 1 inch deep. Generally, 3 tons of mulch per acre are sufficient. As a guideline, a thickness of five to six overlapping straw or hay stems is acceptable for mulching. Straw or hay should not be chopped or finely broken during application. On steep slopes, hay rather than straw mulch is recommended.
CAUTION: Hay mulch may introduce undesirable weeds; use clean mulch if weeds might be a problem.

Long straws and stems are more readily anchored in place and afford seedling plants more protection than does chopped straw or hay. Mulches of hay or straw may be tied down with commercial netting of various types or with asphalt emulsion or cutback asphalt at a rate of 100 to 150 gallons per acre. Application of cellulous fiber over straw or hay mulch at a rate of 800 to 1000 pounds per acre also is an excellent way to tack or hold the mulch in place.



NOTE:
Mastic or equivalent is shall be used on all concrete box joints to prevent soils or sediment laden water from entering the stormwater management system.

PRECAST INLET BOXES
NTS

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

Visual Inspections
The permittee and co-permittee(s) must ensure that visual site inspections are conducted weekly, and within 24 hours after each measurable rainfall event throughout the duration of construction and until the receipt and acknowledgement of the NOT by the department or authorized conservation district. The visual site inspections and reports shall be completed in a format provided by the department, and conducted by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that E&S BMPs and PCSM BMPs are properly constructed and maintained to effectively minimize pollution to the waters of this commonwealth. A written report of each inspection shall be kept and include at a minimum:
(1) a summary of site conditions, E&S BMP and PCSM BMP, implementation and maintenance and compliance actions; and
(2) the date, time, name and signature of the person conducting the inspection.

Non Compliance Reporting
Where E&S, PCSM or PPC BMPs are found to be inoperative or ineffective during an inspection, or any other time, the permittee and co-permittee(s) shall, within 24 hours, contact the department or authorized conservation district, by phone or personal contact, followed by the submission of a written report within 5 days of the initial contact. Noncompliance reports shall include the following information:
(1) any condition on the project site which may endanger public health, safety, or the environment, or involve incidents which cause or threaten pollution;
(2) the period of noncompliance, including exact dates and times and/or anticipated time when the activity will return to compliance;
(3) steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance; and
(4) the date or schedule of dates, and identifying remedies for correcting noncompliance conditions.

Reduction, Loss, or Failure of the BMPs
Upon reduction, loss, or failure of the BMPs, the permittee and co-permittee shall take immediate action to restore the BMPs or provide an alternative method of treatment. Such restored BMPs or alternative treatment shall be at least as effective as the original BMPs.

Termination of Coverage
NOT: Upon permanent stabilization of earth disturbance activities associated with construction activity that are authorized by this permit and when BMPs identified in the PCSM Plan have been properly installed, the permittee and/or co-permittee of the facility must submit a NOT form that is signed in accordance with Part B, Section 1.c, Signatory Requirements, of this permit. All letters certifying discharge termination are to be sent to the department or authorized conservation district. The NOT must contain the following information: facility name, address, and location, operator name and address, permit number, identification and proof of acknowledgment from the person(s) who will be responsible for operation and maintenance of the PCSM BMPs in accordance with the approved PCSM Plan, and the reason for permit termination. Until the permittee has received written acknowledgement of the NOT, the permittee will remain responsible for operating and maintaining all E&S BMPs and PCSM BMPs on the project site and will be responsible for violations occurring on the project site.

Completion Certificate and Final Plans
Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

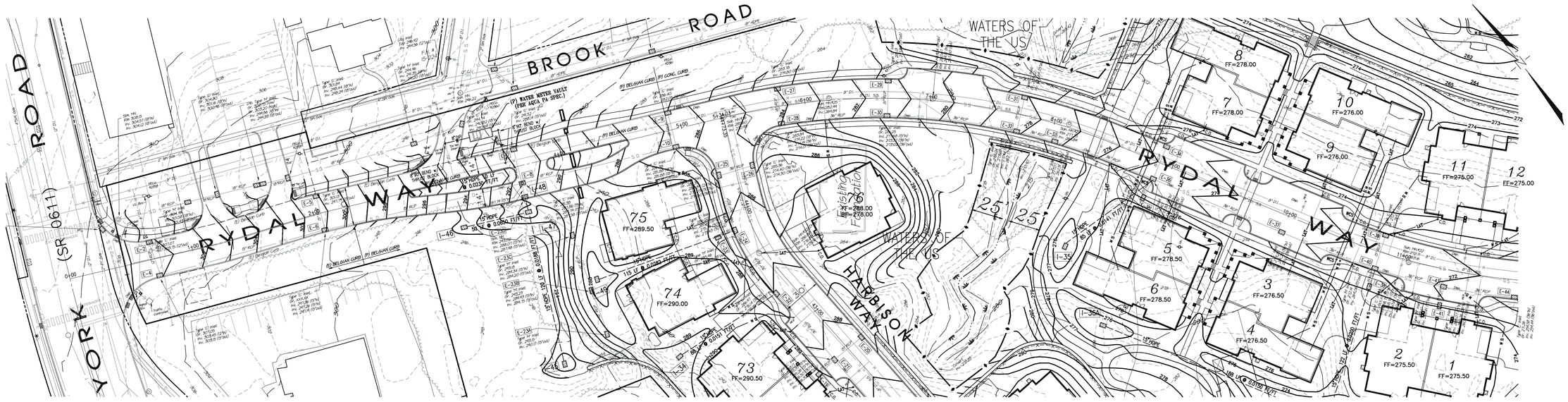
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

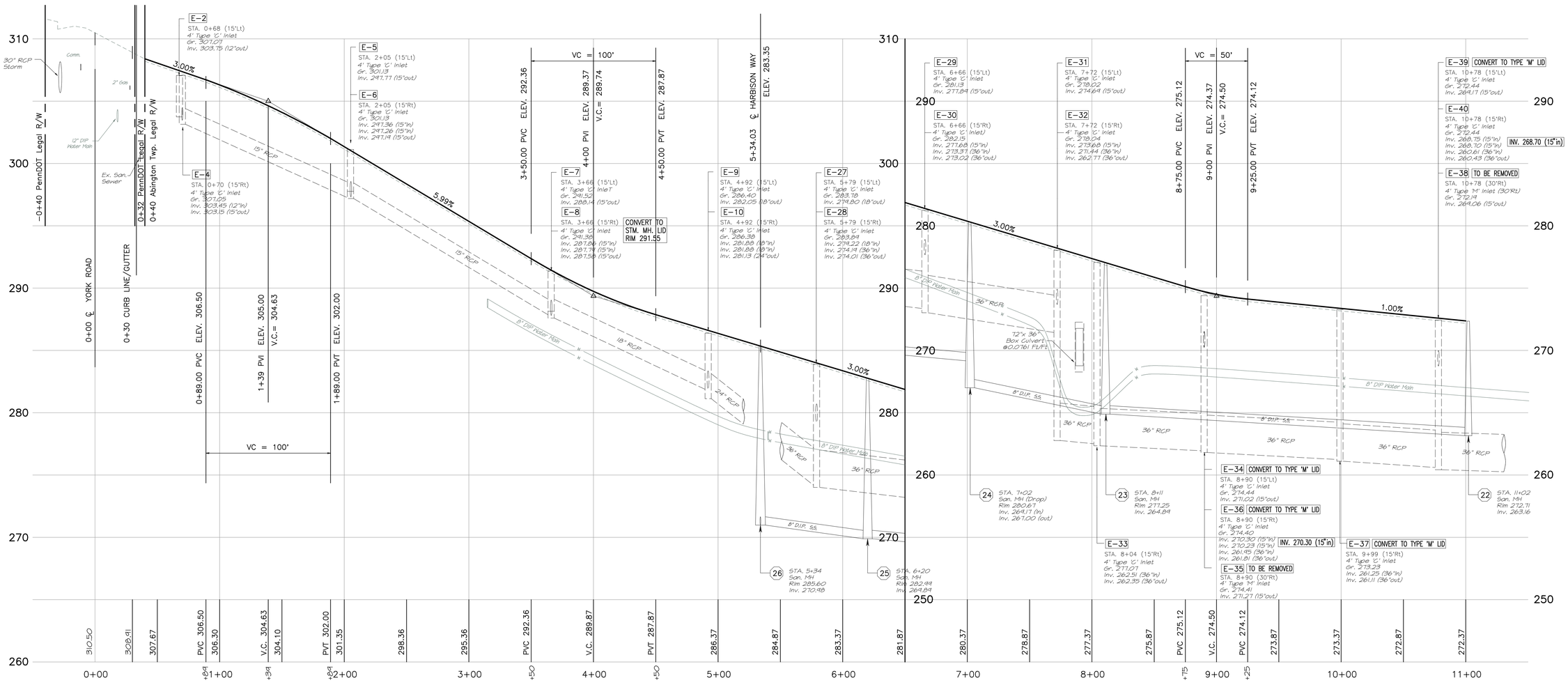
SCALE: AS NOTED

DATE	NO	REVISION	BY
4/02/2019	7	NPDES VERBAL COMMENTS	MMG
2/05/2019	6	NPDES SUBMISSION #2	MMG
12/20/2018	5	NPDES SUBMISSION	GAT
10/16/2018	4	CONDITIONS OF FINAL APPROVAL	GAT
8/20/2018	3	MCCD SUBMISSION #2	MMG
5/18/2018	2	MCCD SUBMISSION #1	MMG
4/25/2018	1	DD Submission Set	GAT

PCSM DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-378
JOB NO.: 26393
SHEET NO. 38 OF 59





CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com

HORZ: 1" = 40'
VERT: 1" = 4'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

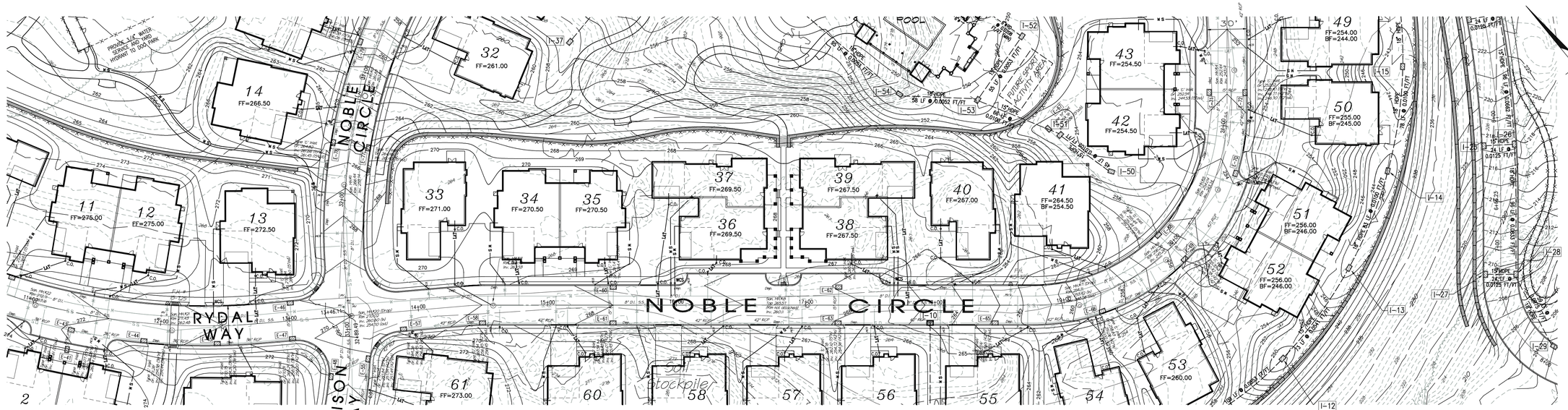
COUNTY PARCEL NO. 46-00-00-00-00-0
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WAY, HORSHAM CIRCLE
RYDAL, MONTGOMERY, PA 19046
DEED BOOK – PAGE
5698-01888

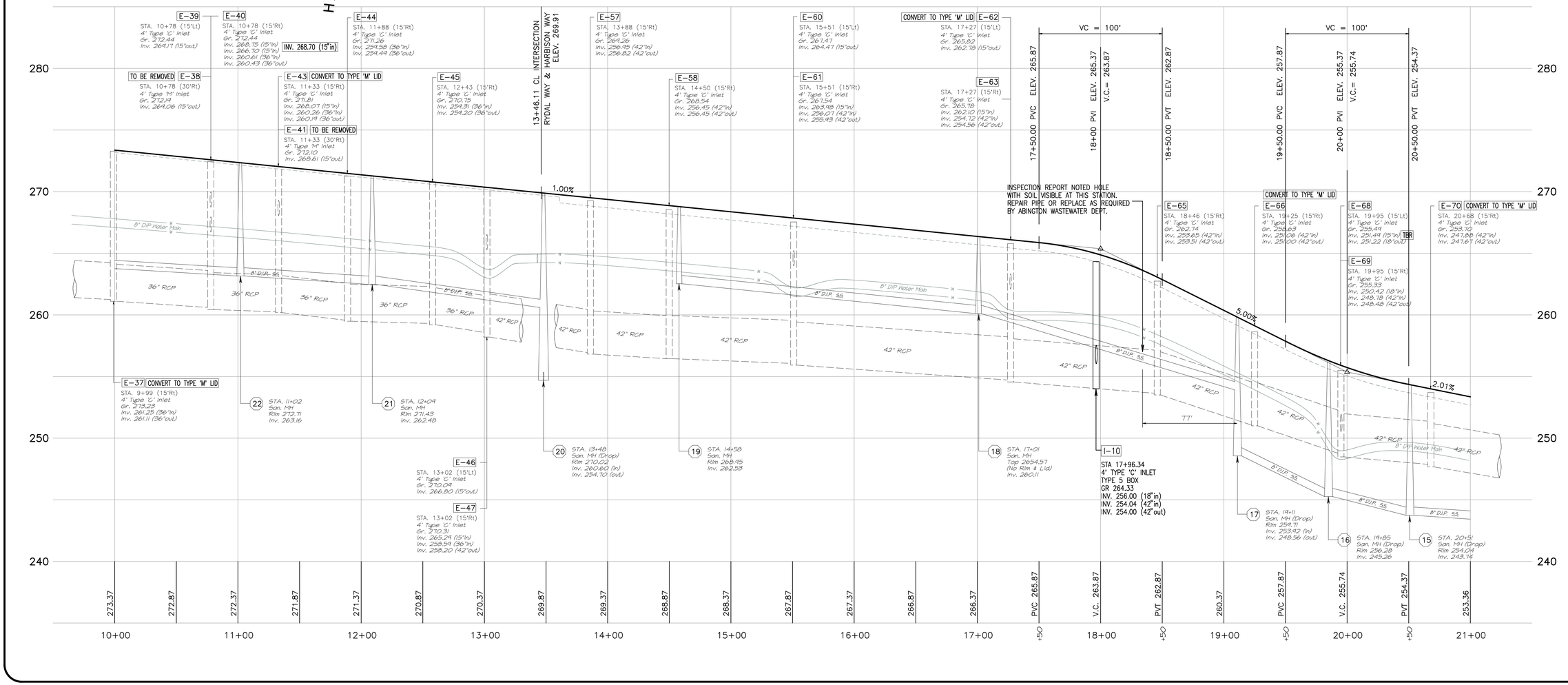
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2016	1D Submission SH	GAT
2	10/16/2016	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2016	SIDEWALKS AND CLUB HOUSE	GAT
4	01/18/2018	CD Submission SH	GAT

PROFILE PLAN
RYDAL WAY
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-679
JOB NO.: 26393
SHEET NO. 39 OF 59





COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK - UNIT
30-177A-088

SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001

DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

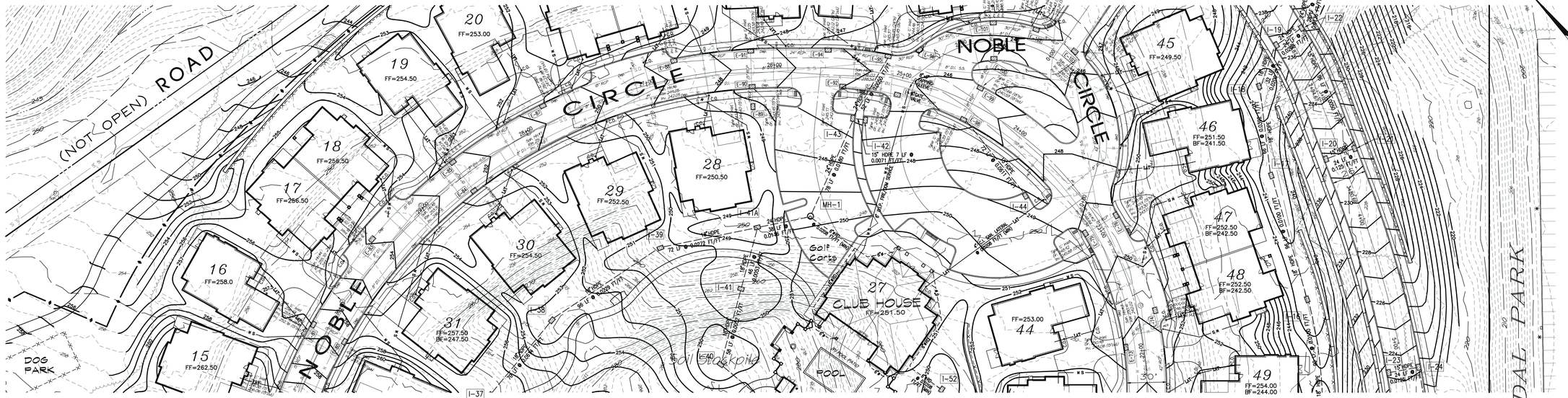
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com

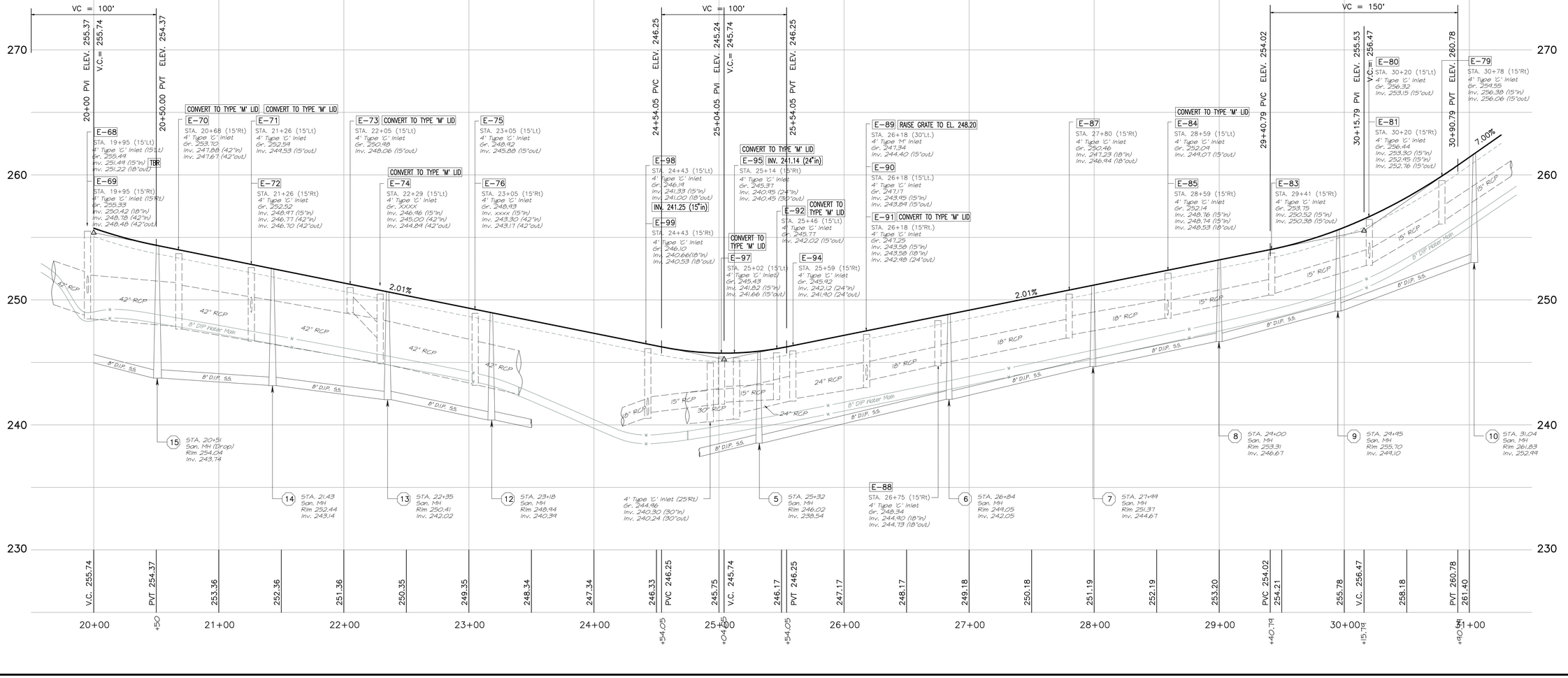
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	NO	DATE
GAT	TO Submission 3R	1	4/25/2018
GAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
GAT	SIDEWALKS AND CLUB HOUSE	3	12/20/2018
GAT	CO Submission 3rd	4	01/18/2019
GAT	AMENDED PLAN: UNITS 56-58	5	3/01/2020

PROFILE PLAN
RYDAL WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-380
JOB NO.: 26393
SHEET NO. 40 OF 59





CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

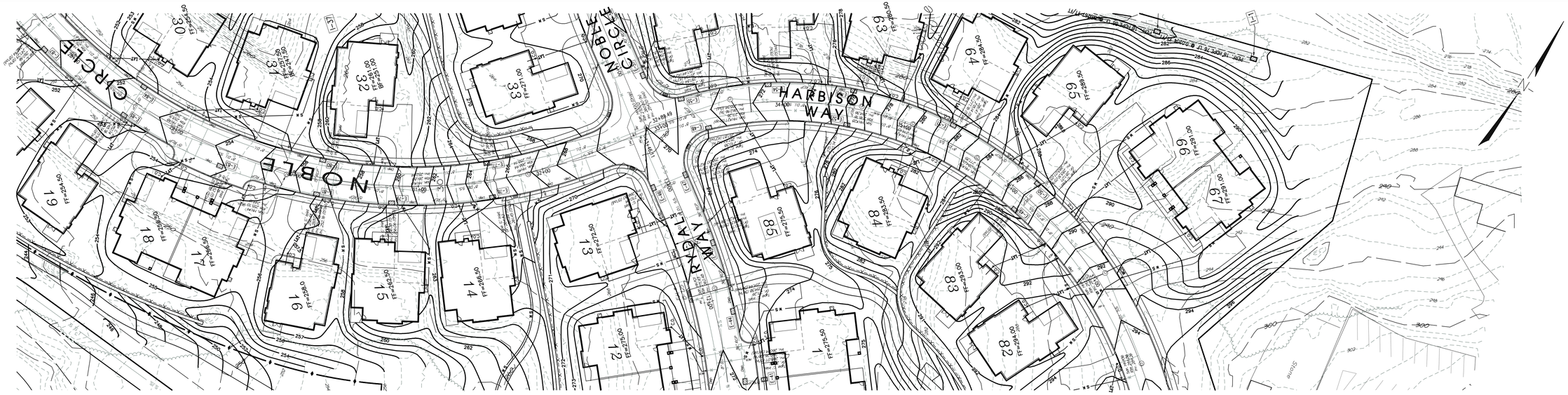
COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL PARK, NOBLE CIRCLE
AND NOBLE CIRCLE
DEED BOOK – PAGE
5698-01888

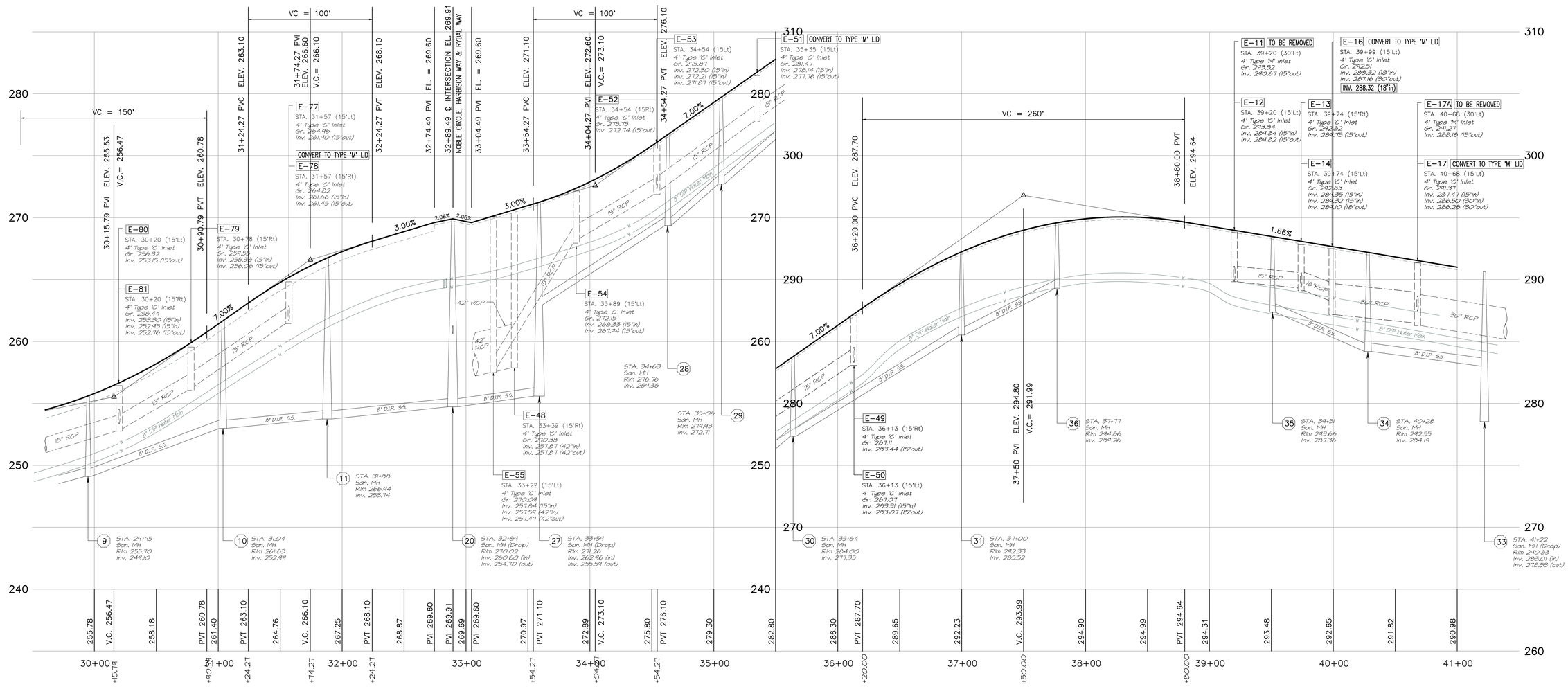
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

BY:	REVISION	NO	DATE
GAT	CO Submission Set	4	01/18/2019
GAT	SIGNALS AND CLUB HOUSE	3	12/20/2018
GAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
GAT	1D Submission Set	1	4/25/2018

PROFILE PLAN
NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-681
JOB NO.: 26393
SHEET NO. 41 OF 59





COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL MANOR, NOBLE CIRCLE
& HARBISON WAY
DEED BOOK – PAGE
5608-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

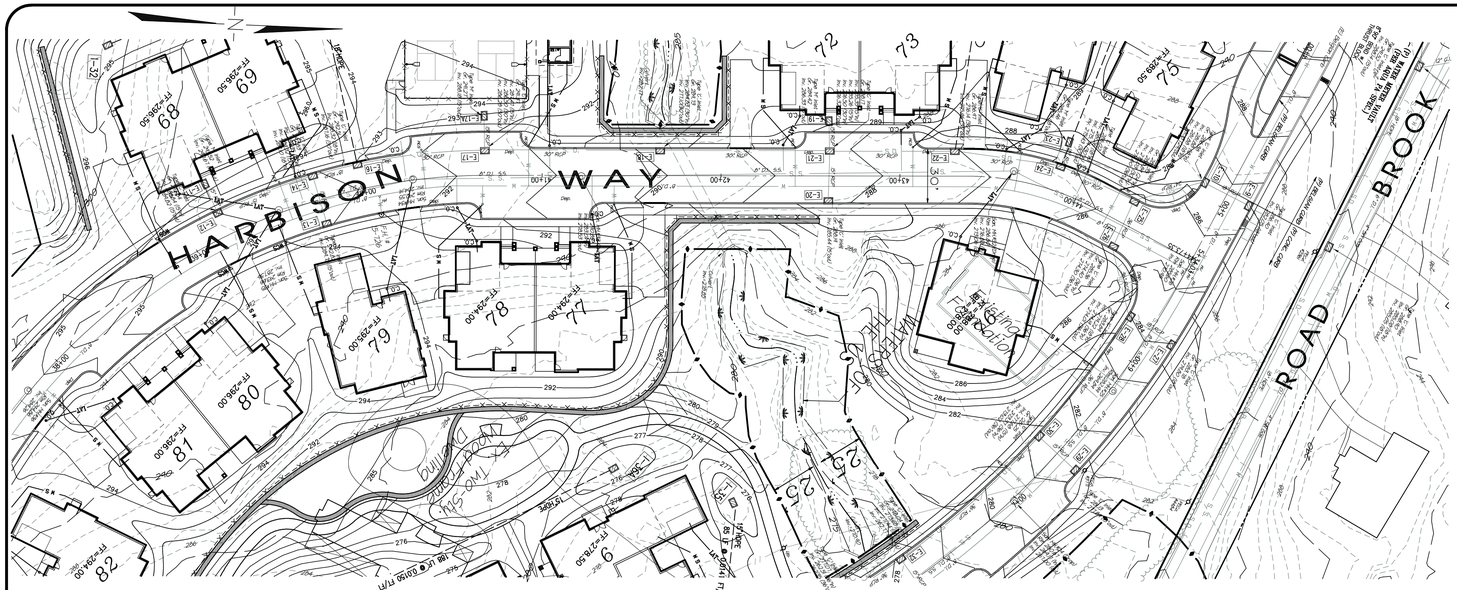
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: shoemaker@comcast.net

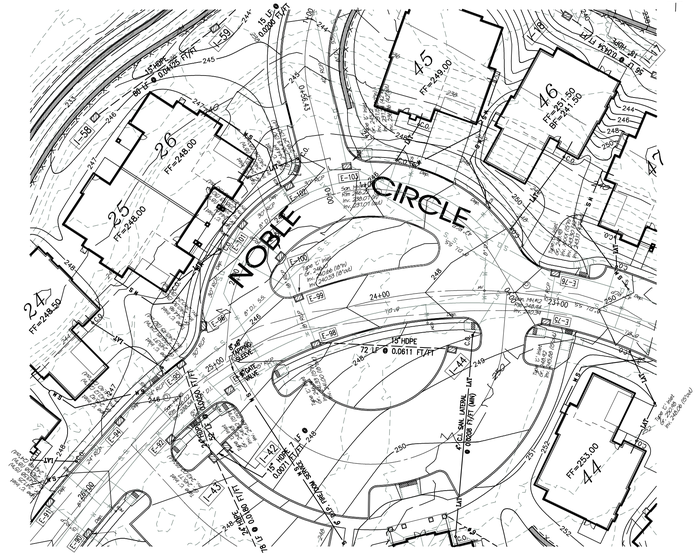
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

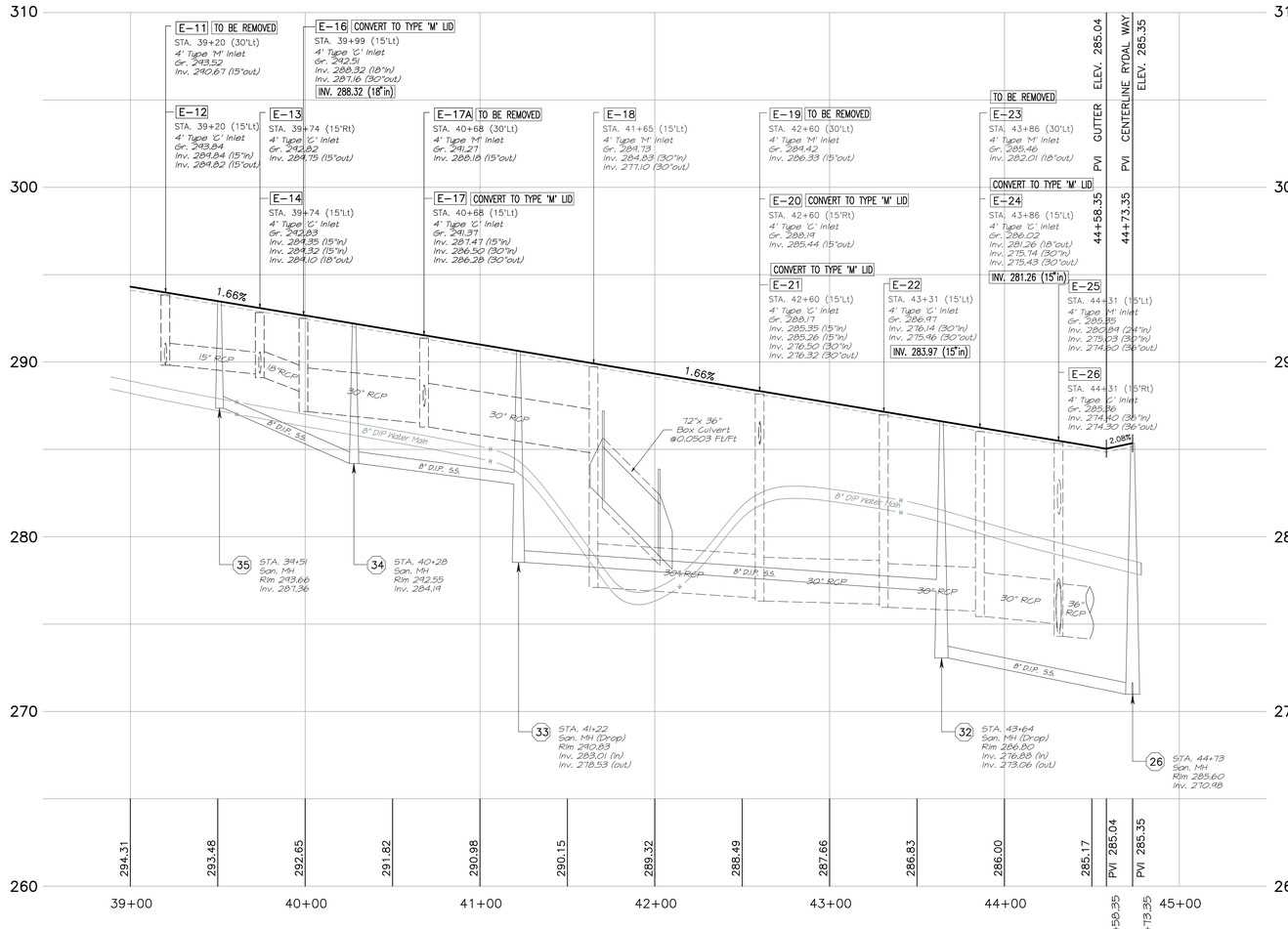
BY	REVISION	NO	DATE
CAT	03 Submission Set	4	01/18/2019
CAT	SIDEWALKS AND CLUB HOUSE	3	12/20/2018
CAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
CAT	01 Submission Set	1	4/25/2018

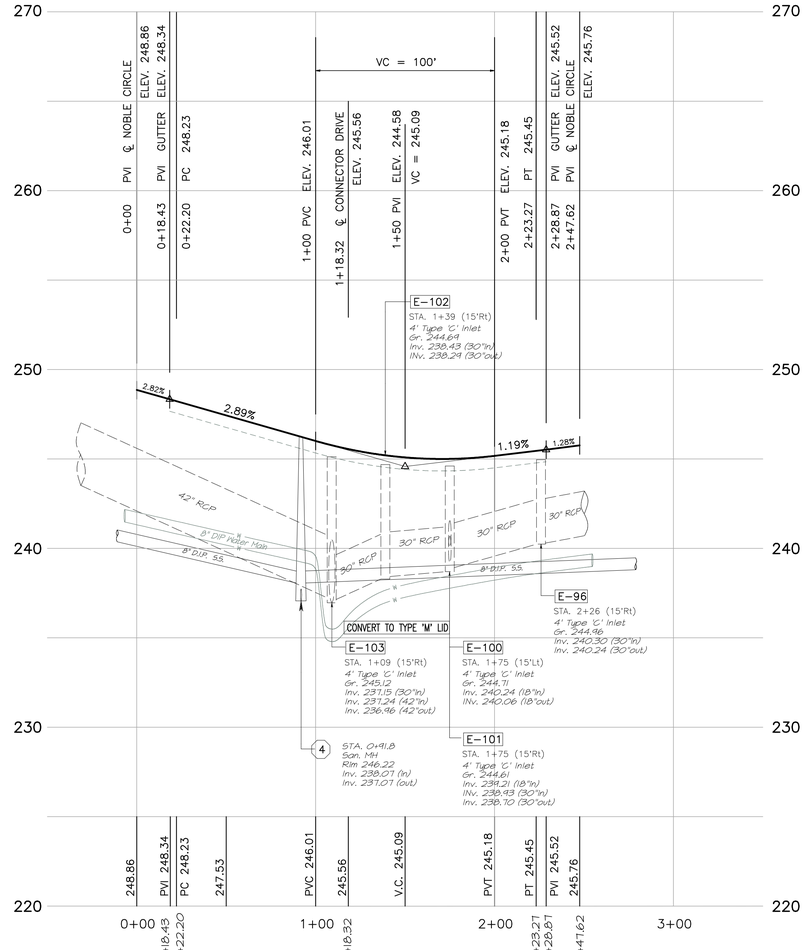
PROFILE PLAN
NOBLE CIRCLE & HARBISON WAY
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-682
JOB NO.: **26393**
SHEET NO.: **42** OF **59**









COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	1/25/2018	DS Submission Set	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	DS Submission Set	CAT
5	02/15/2021	AMENDED PLAN: ROCKBELL COURT	CAT

PROFILE PLAN
HARBISON WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-683
JOB NO.: 26393
SHEET NO.: 43 OF 59

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

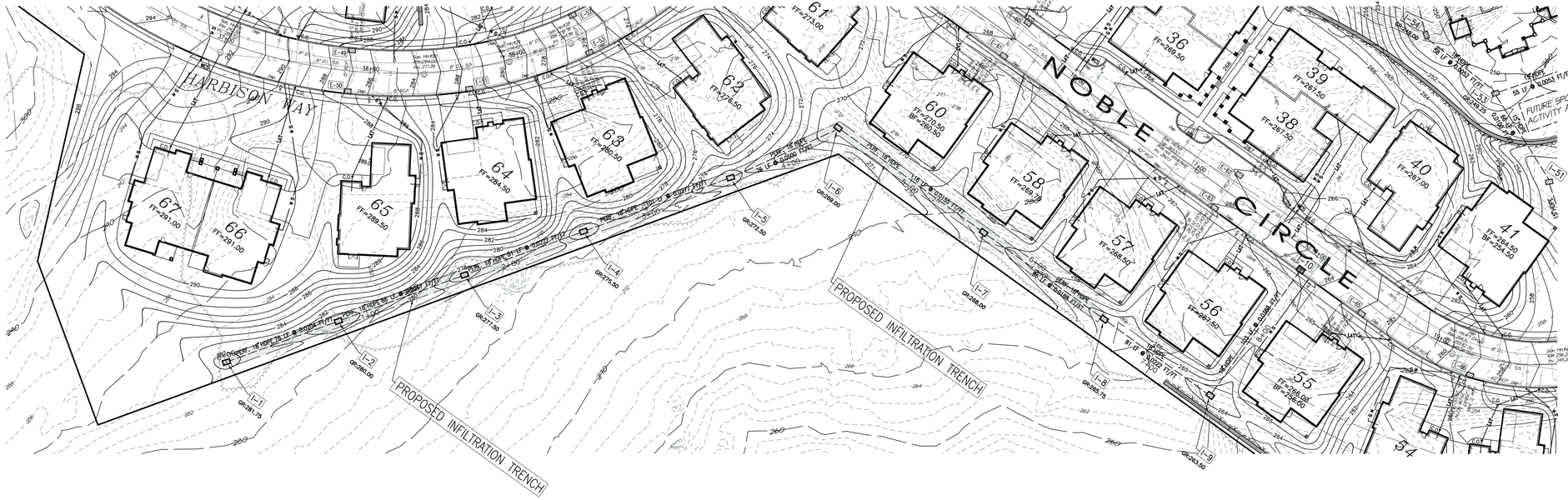
COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL MANOR, MOORE & OAKLE
MONTGOMERY, PA. 19
DEED BOOK – PAGE
5608-01888

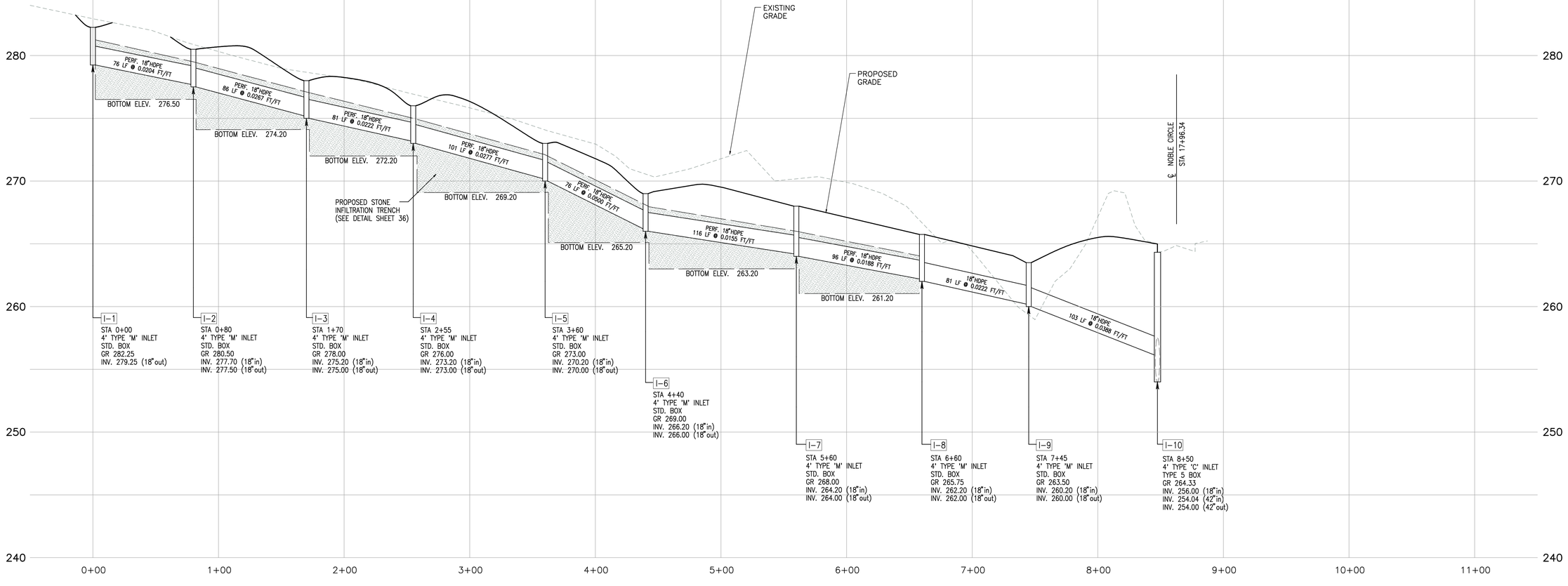
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	1ST Submission Set	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	11/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	2ND Submission Set	CAT

PROFILE PLAN
CONNECTOR DRIVE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-684
JOB NO.: 26393
SHEET NO. 44 OF 59





INLET I-1 to INLET I-10

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

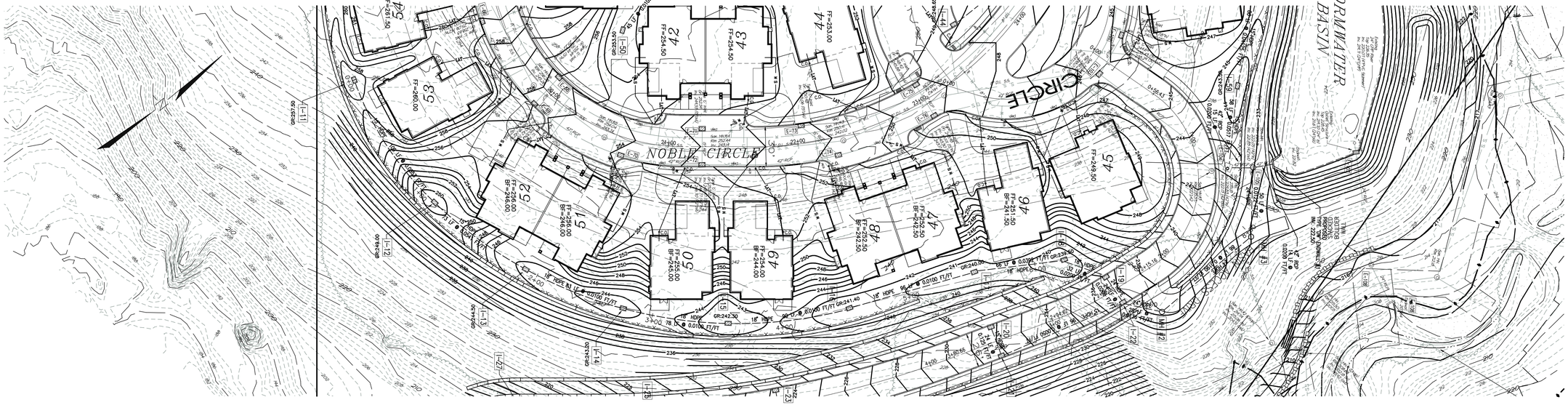
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@ces-shoemaker.com
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	3/03/2020	AMENDED PLAN: UNITS 56-58	CAT
5	4/26/2019	Township Set	MMC
4	1/16/2019	CD Submission Set	CAT
3	12/20/2018	SIDEWALK AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	TD Submission Set	CAT

PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-685
JOB NO.: 26393
SHEET NO. 45 OF 59



I-11 STA 0+00 4" TYPE 'M' INLET STD. BOX GR 257.50 INV. 254.50 (15"out)

I-12 STA 1+13 4" TYPE 'M' INLET STD. BOX GR 249.00 INV. 245.20 (15"in) INV. 245.00 (15"out)

I-13 STA 1+90 4" TYPE 'M' INLET STD. BOX GR 244.50 INV. 241.05 (15"in) INV. 240.80 (18"out)

I-14 STA 2+77 4" TYPE 'M' INLET STD. BOX GR 243.20 INV. 239.98 (18"in) INV. 239.78 (18"out)

I-15 STA 3+59 4" TYPE 'M' INLET STD. BOX GR 242.30 INV. 239.20 (18"in) INV. 239.00 (18"out)

I-16 STA 4+53 4" TYPE 'M' INLET STD. BOX GR 241.40 INV. 238.09 (18"in) INV. 237.89 (18"out)

I-17 STA 5+53 4" TYPE 'M' INLET STD. BOX GR 240.00 INV. 236.93 (18"in) INV. 236.73 (18"out)

I-18 STA 6+23 4" TYPE 'M' INLET STD. BOX GR 239.50 INV. 234.14 (18"in) INV. 233.94 (18"out)

MH-#2 STA 7+13 (33.7'Lt)) STM MH RIM 238.00 INV. 227.12 (24"in) INV. 226.92 (24"out)

MH-#3 STA 8+03 STM MH RIM 232.00 INV. 225.29 (24"in) INV. 225.09 (24"out)

E-105 REMOVE & REPLACE
STA 8+57
Exist. Stm. MH
Rim 224.15
Inv. 222.05 (42"in)
Inv. 221.85 (42"out)
PROPOSED
RIM 233.00
INV 224.48 (24"in)
INV. 222.98 (42" in)
INV. 222.78 (42" out)

E-106 REMOVE & REPLACE
STA 8+82
Exist. Type 'DW' Endwall
Inv. 221.82 (42"out)

I-19 STA 6+56 4" TYPE 'C' INLET STD. BOX GR 236.81 INV. 233.30 (18"in) INV. 232.80 (24"out)

I-22 STA 6+82 4" TYPE 'C' INLET STD. BOX GR 236.81 INV. 232.30 (24"in) INV. 227.75 (15"in) INV. 227.50 (24"out)

INLET I-11 to INLET E-106

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. SEE SHEET 2
BLOCK – UNIT SEE SHEET 2
SITE ADDRESS OLD YORK ROAD RIDAL MANOR, NOBLE CIRCLE & MANOR ROAD
DEED BOOK – PAGE 5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com

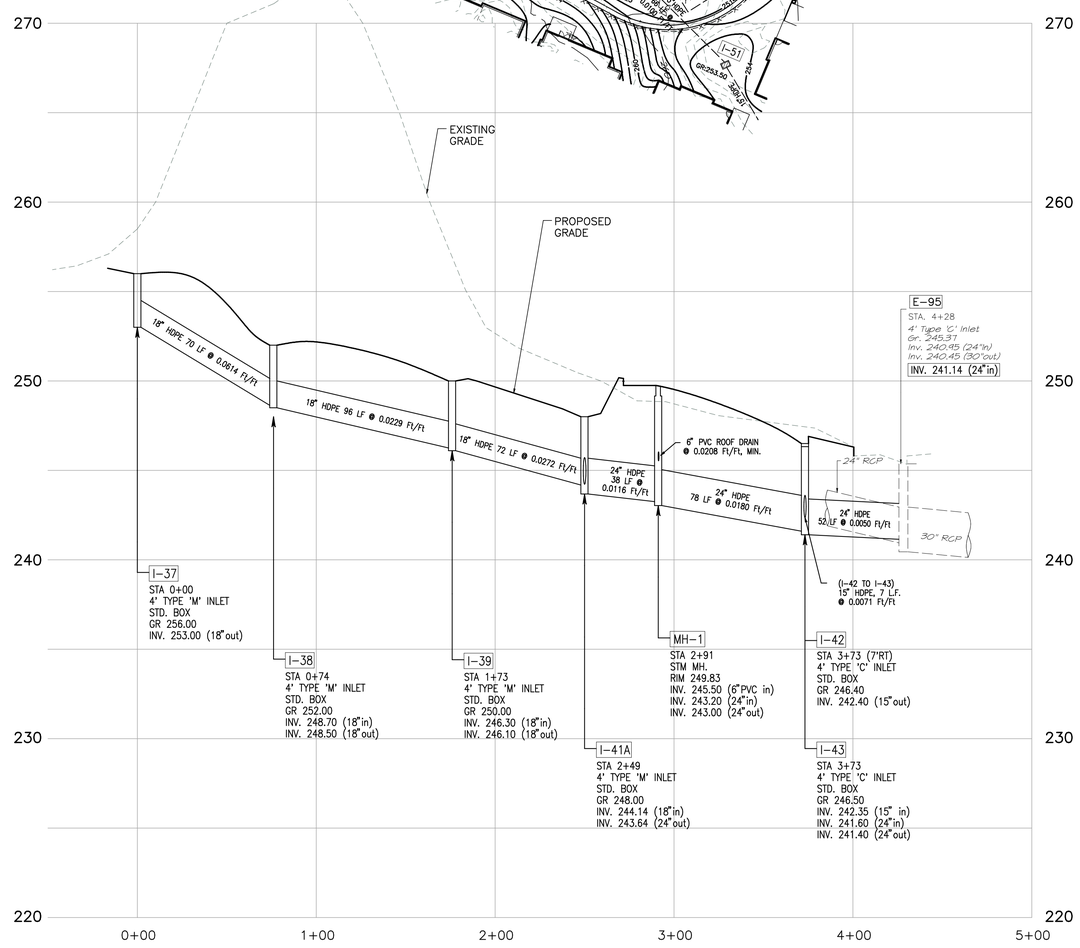
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	NO	DATE
GAT	CD Submission SP4	4	01/18/2019
GAT	COMMENTS ON PRELIM. APPROVAL	3	10/29/2018
GAT	REVISED TSM	2	9/19/2018
GAT	WCCD SUBMISSION #1 -	1	4/25/2018
	CD Submission SP4		

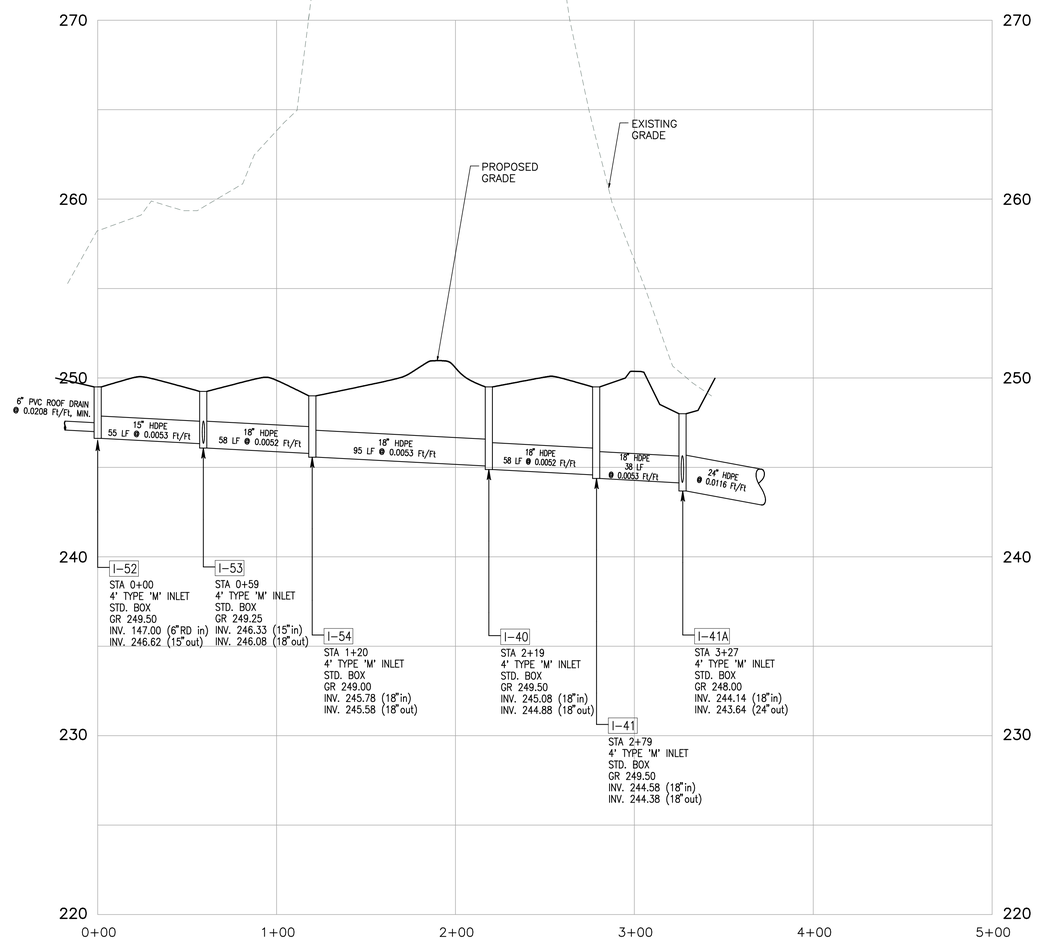
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-686
JOB NO.: 26393
SHEET NO. 46 OF 59





INLET I-37 to INLET E-95



INLET I-52 to INLET I-41A

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 54-00-03248-00-2
SEE SHEET 1
BLOCK — UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RIDAL MANOR, NOBLE CIRCLE
AND MORELAND AVENUE
DEED BOOK — PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

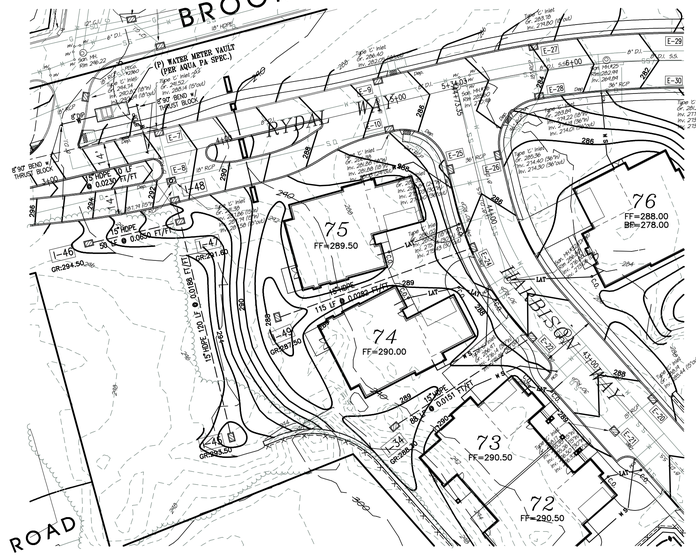
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com

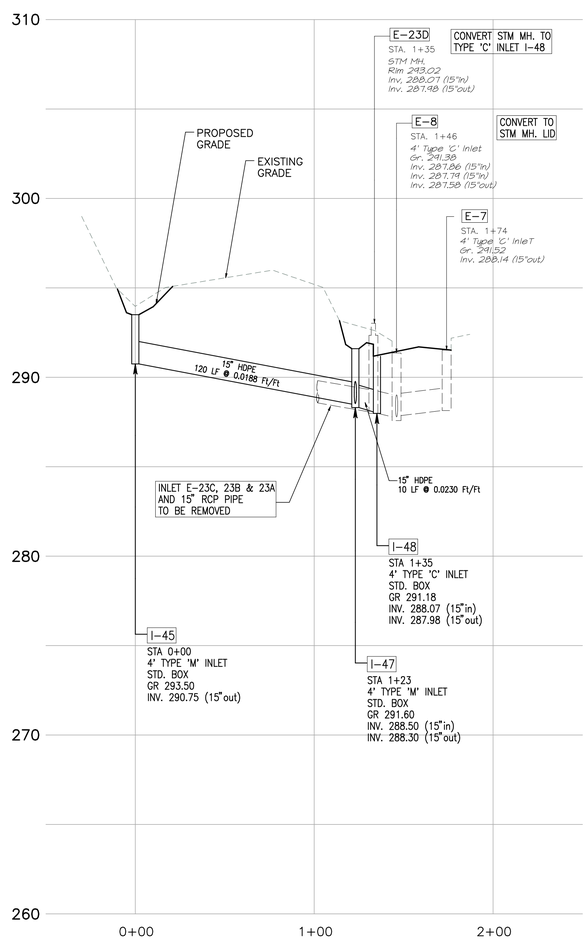
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	4/25/2018	1D Submission Set	CAT
2	10/16/2018	COMMENTS OF FINAL APPROVAL	CAT
3	12/20/2018	SIGNALKS AND CLUB HOUSE	CAT
4	01/18/2019	2D Submission Set	CAT

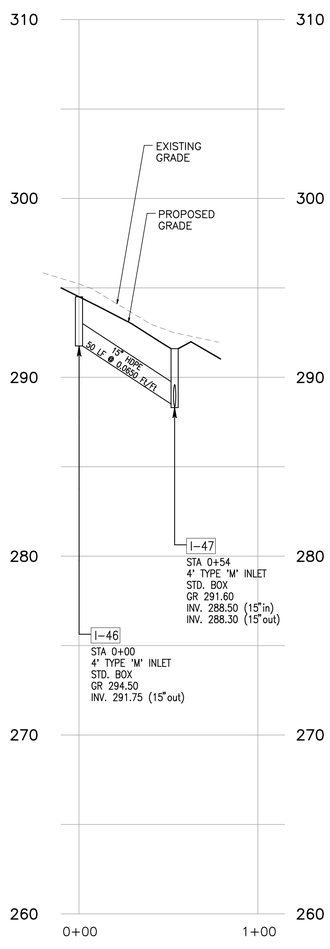
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-687
JOB NO.: 26393
SHEET NO. 47 OF 59





INLET I-45 to INLET E-8



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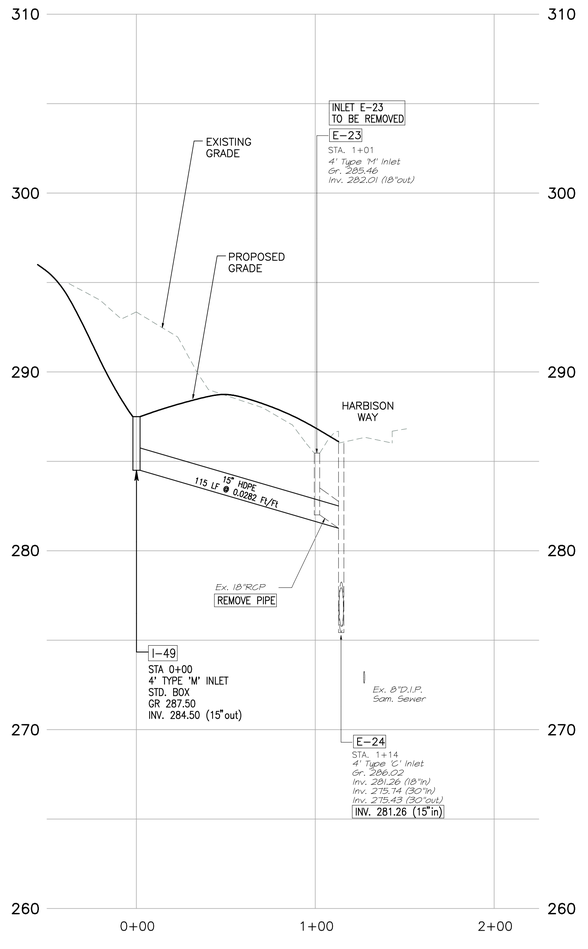
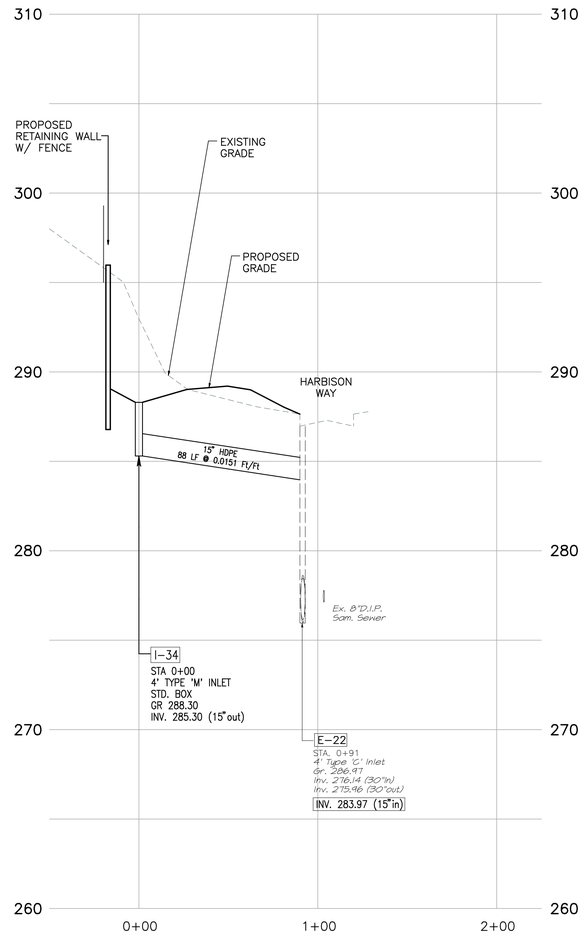


INLET I-49 to INLET E-24



INLET I-34 to INLET E-22

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL, MONTGOMERY COUNTY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

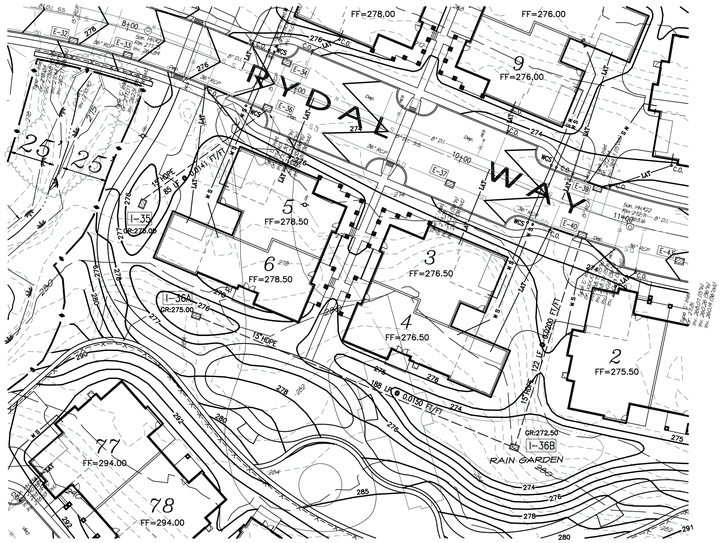
NO	DATE	REVISION	BY
1	4/25/2018	1st Submission Set	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2018	SIGNALS AND CLUB HOUSE	GAT
4	01/18/2019	2nd Submission Set	GAT

PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

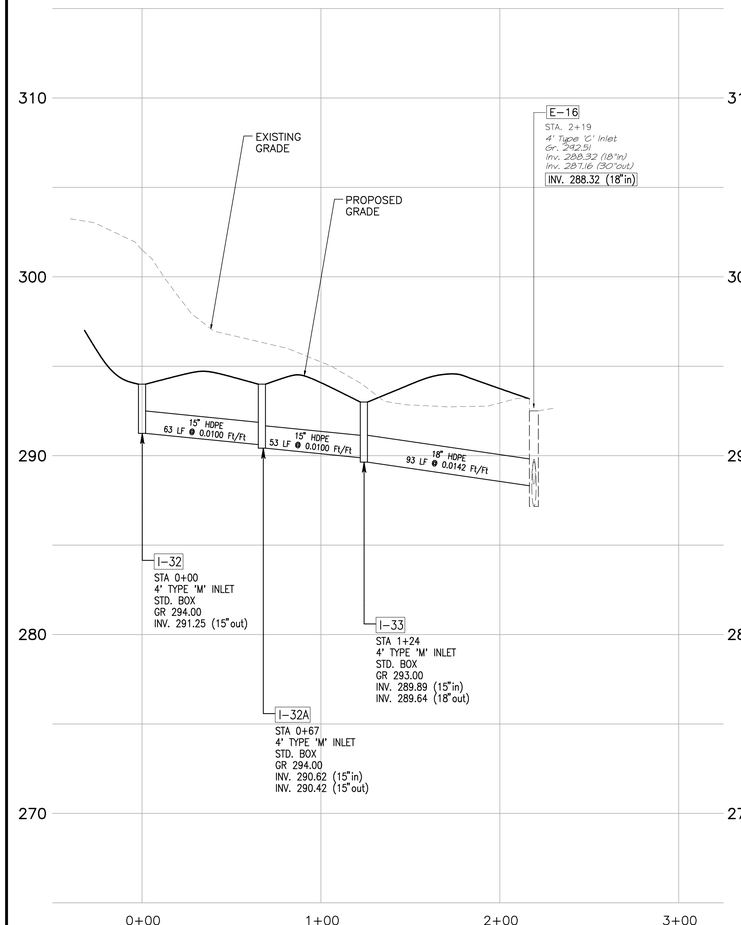
DATE: JUNE 2, 2017
DWG NO.: A-10-688
JOB NO.: 26393
SHEET NO. 48 OF 59



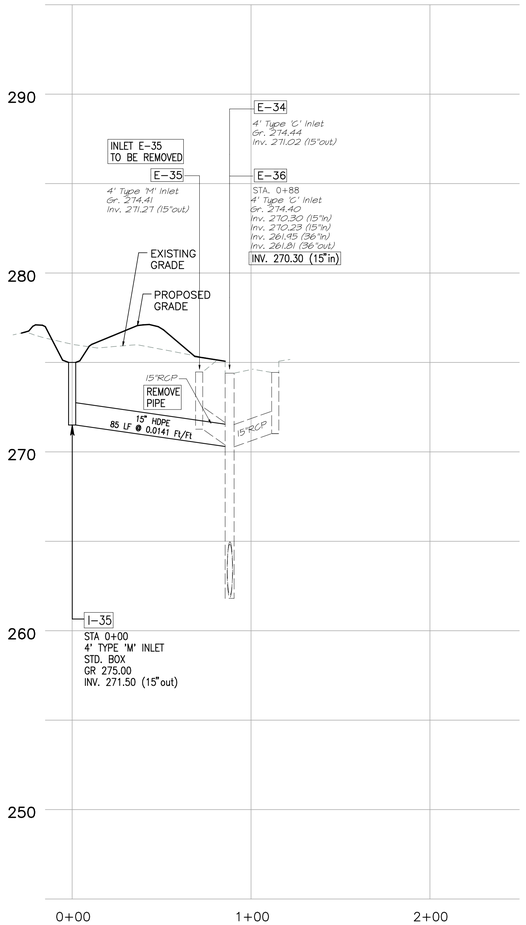
HARBISON WAY



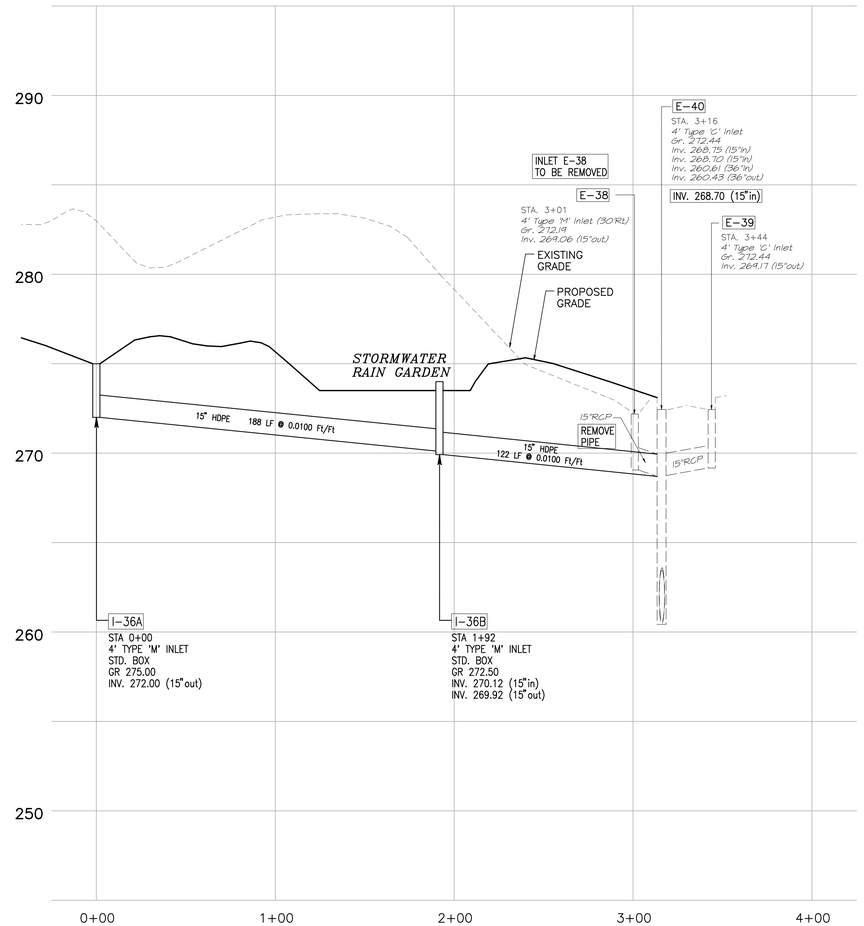
RYDAL WAY



INLET I-32 to INLET E-16



INLET I-35 to INLET E-36



INLET I-36 to INLET E-40

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL, MONTGOMERY COUNTY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

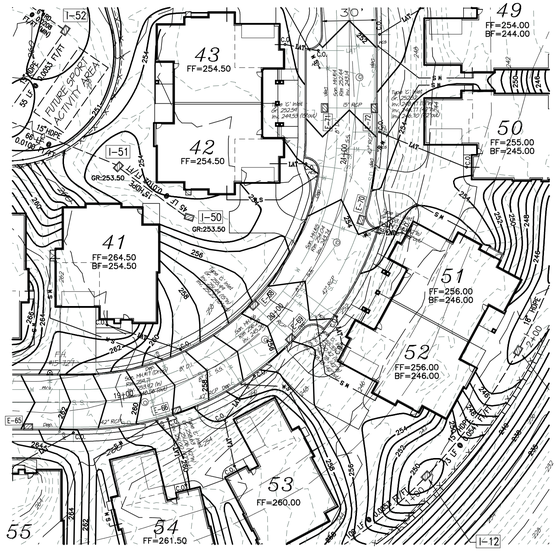
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

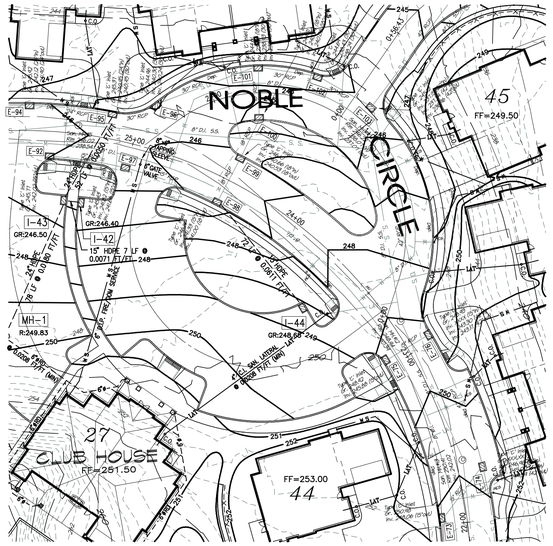
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

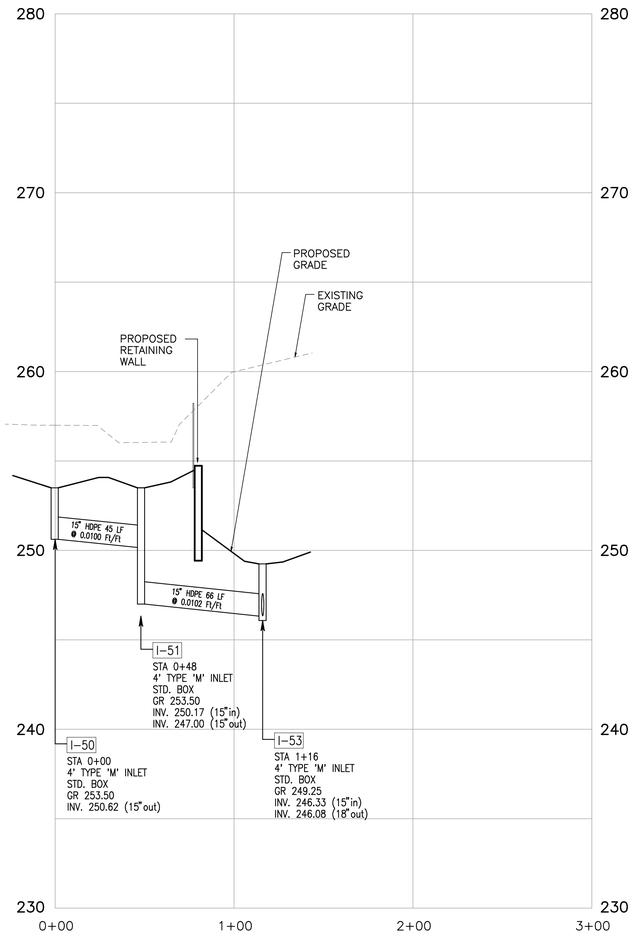
NO	DATE	REVISION	BY
1	4/25/2018	01 Submission Set	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	01/18/2019	02 Submission Set	GAT

PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

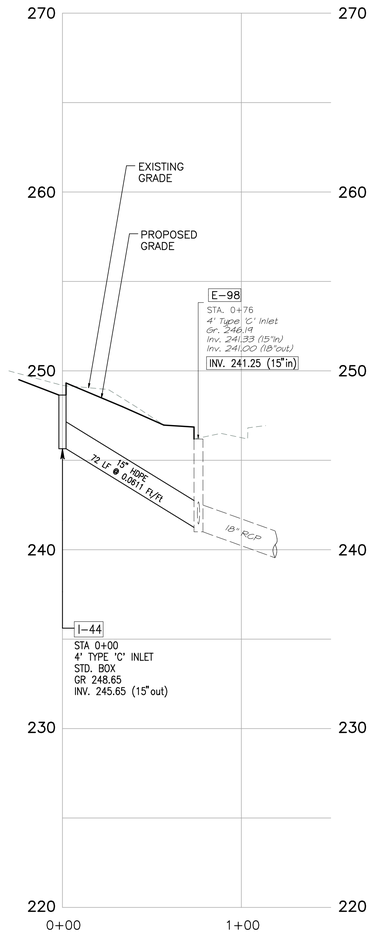
DATE: JUNE 2, 2017
DWG NO.: A-10-689
JOB NO.: 26393
SHEET NO. 49 OF 59







INLET I-50 to INLET I-53



INLET I-44 to INLET E-98

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 1
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL, MONTGOMERY COUNTY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

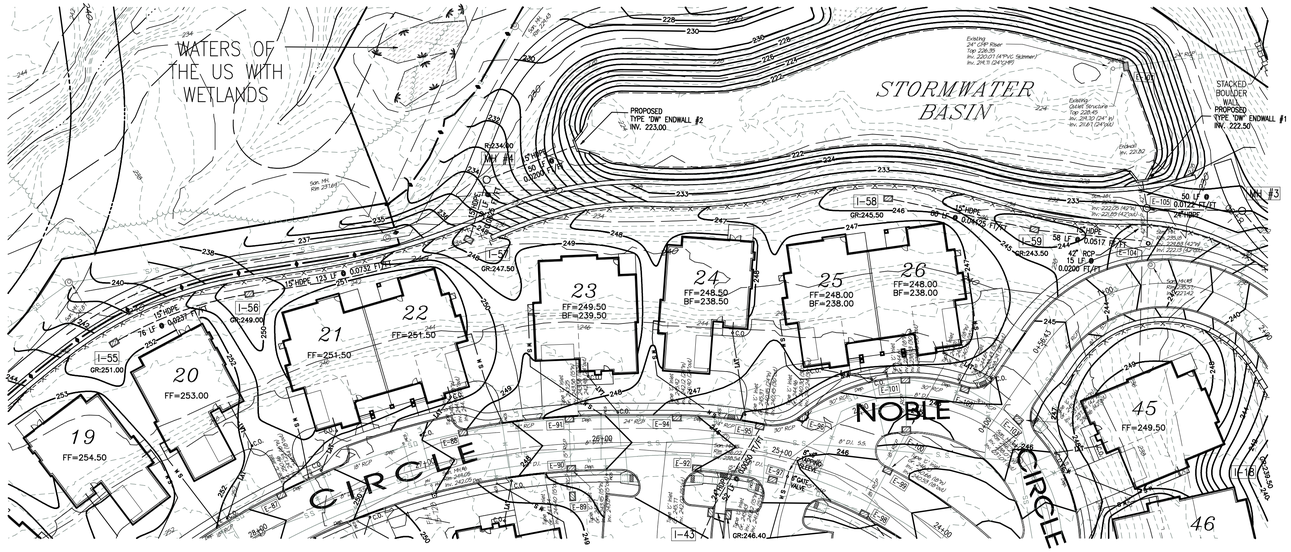
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

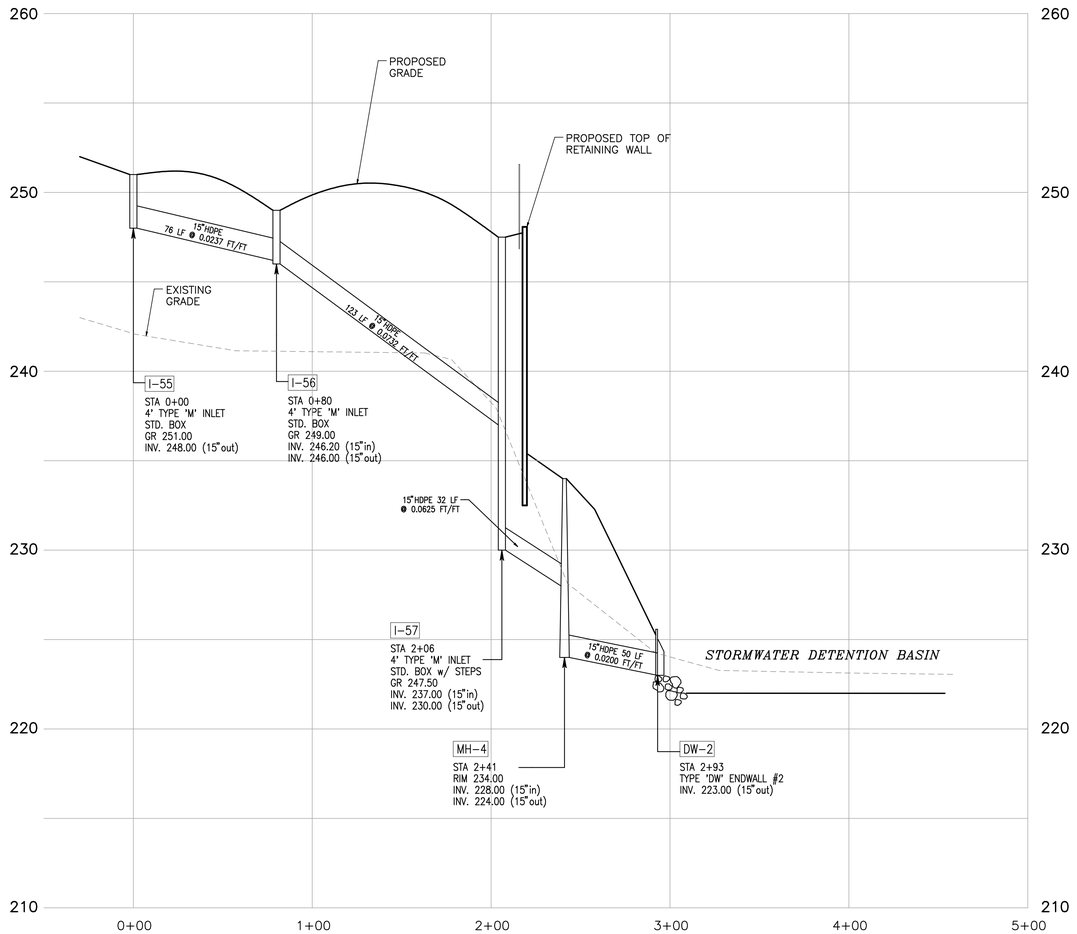
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	DATE
CAT	4 ID Submission Set	01/18/2019
CAT	3 SIDEWALKS AND CLUB HOUSE	12/20/2018
CAT	2 CONDITIONS OF FINAL APPROVAL	10/16/2018
CAT	1 ID Submission Set	4/25/2018
NO		

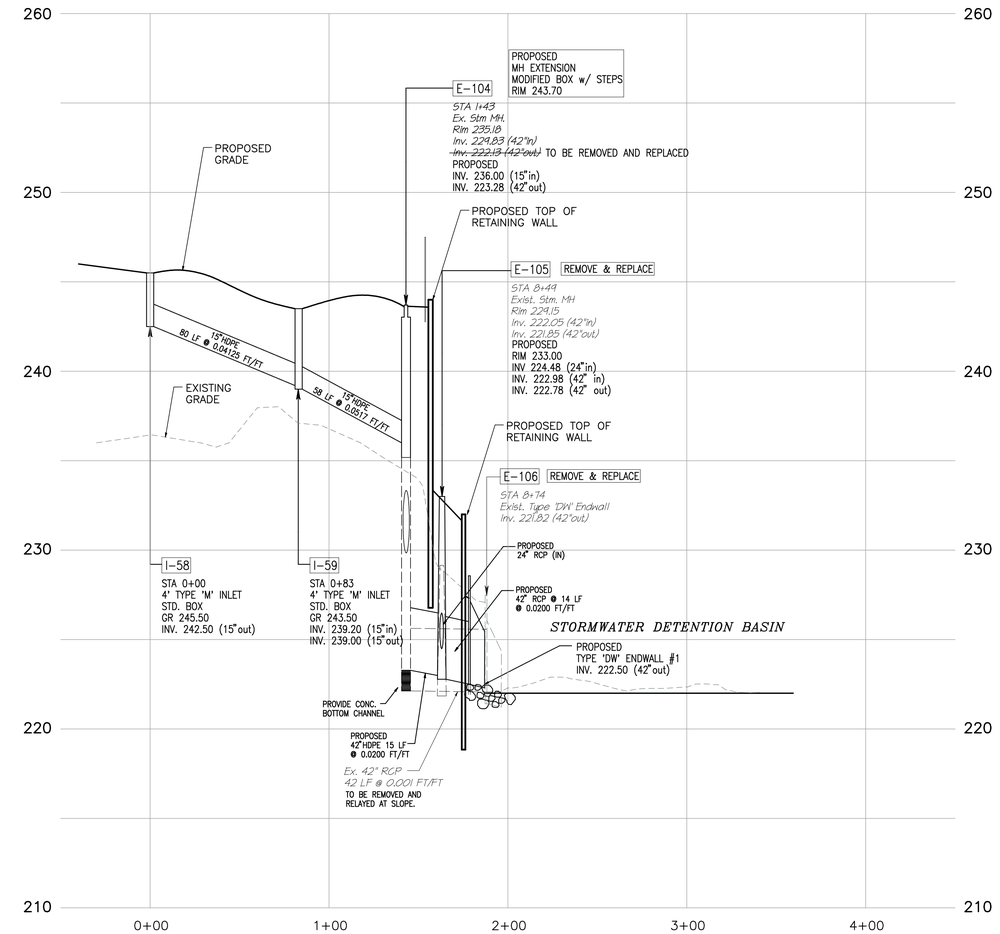
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-689
JOB NO.: 26393
SHEET NO.: 50 OF 59





INLET I-55 to ENDWALL #2



INLET I-58 to INLET E-104

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

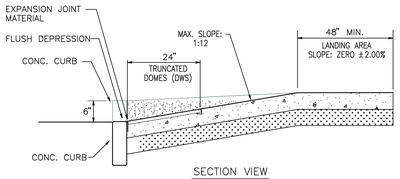
COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RIDAL, MONTGOMERY & MORELAND TWPS.
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	DD Submission Set	CAT
2	5/18/2018	MCCD SUBMISSION #1 - REVISED SWM	CAT
3	10/16/2018	COMMENTS OF FINAL APPROVAL	CAT
4	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
5	01/18/2019	CD Submission Set	CAT

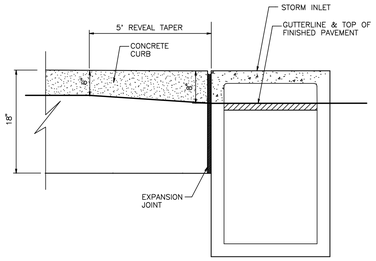
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-689
JOB NO.: 26393
SHEET NO. 51 OF 59



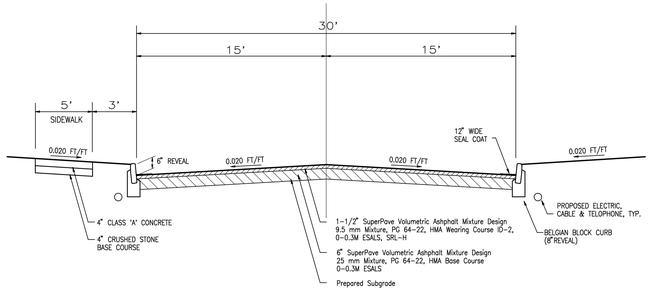
CONCRETE CURB DEPRESSION FOR SIDEWALK RAMPS

N.T.S.



CONCRETE CURB TO STORM INLET TRANSITION

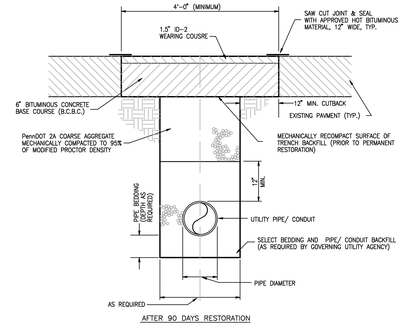
N.T.S.



STA. 0+66 TO STA. 2+29

TYPICAL RYDAL WAY ENTRANCE STREET CROSS SECTION

N.T.S.

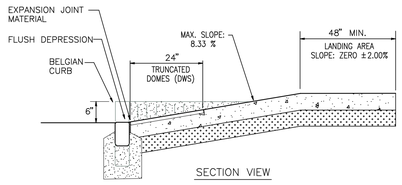


NOTES:

1. BEFORE 90 DAYS, ROAD SHALL BE TEMPORARILY RESTORED WITH 2A COURSE AGGREGATE AND 2" OF PennDOT ID-2 BINDER COURSE (TO GRADE) AND ALLOWED TO SETTLE 90 DAYS PRIOR TO PERMANENT RESTORATION, AS SHOWN ABOVE. PERMANENT RESTORATION OF TRENCHES SHALL BE COMPLETED ONLY AFTER APPROVAL BY THE TOWNSHIP ENGINEER.
2. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR TRENCHES IN TOWNSHIP RIGHT-OF-WAY (OUTSIDE OF CARTWAY) WHEN MORE THAN THREE (3) FEET FROM EDGE OF EXISTING CARTWAY, CURB, AND / OR SIDEWALK.
3. MINIMUM WIDTH OF ALL RESTORATION SHALL BE FOUR (4) FEET.
4. COLD PATCH SHALL BE APPLIED ON ALL TRENCH RESTORATIONS (PRIOR TO 90 DAYS) WHEN B.C.B.C./ID-2 BINDER COURSE ARE NOT AVAILABLE DUE TO WEATHER CONDITIONS.

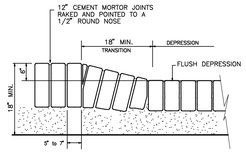
TYPICAL TRENCH RESTORATION DETAIL (FOR PAVED AREAS)

N.T.S.



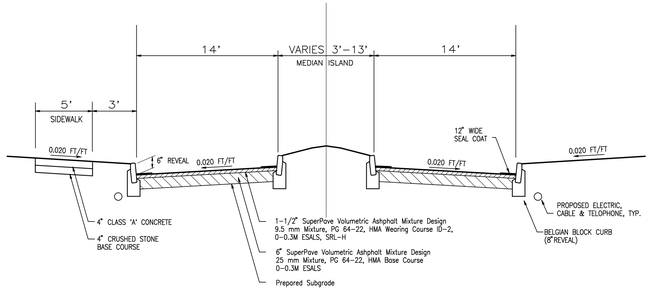
BELGIAN BLOCK DEPRESSED FOR SIDEWALK RAMPS

N.T.S.



TYPICAL BELGIAN BLOCK FLUSH CURB DEPRESSION DETAIL

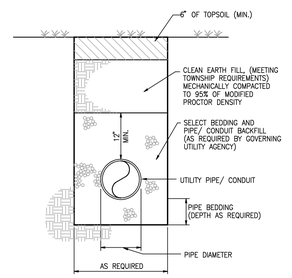
N.T.S.



STA. 2+29 TO STA. 4+90

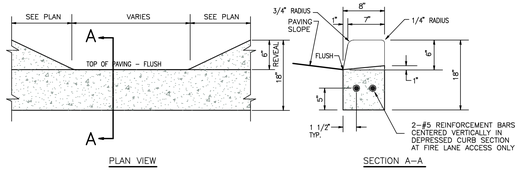
TYPICAL RYDAL WAY ENTRANCE STREET CROSS SECTION

N.T.S.



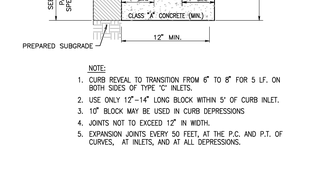
TYPICAL TRENCH RESTORATION DETAIL (FOR NON PAVED AREAS)

N.T.S.



FLUSH ADA DEPRESSED CONCRETE CURB DETAIL

NTS

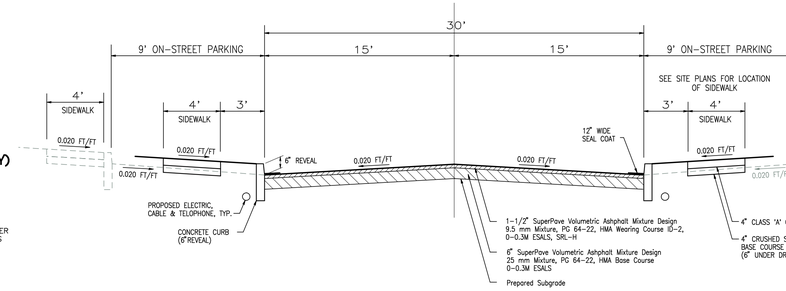


NOTE:

1. CURB REVEAL TO TRANSITION FROM 6" TO 8" FOR 5 LF. ON BOTH SIDES OF TYPE 'C' INLETS.
2. USE ONLY 12'-14' LONG BLOCK WITHIN 5' OF CURB INLET.
3. 10' BLOCK MAY BE USED IN CURB DEPRESSIONS
4. JOINTS NOT TO EXCEED 12' IN WIDTH.
5. EXPANSION JOINTS EVERY 50 FEET, AT THE P.C. AND P.T. OF CURVES, AT INLETS, AND AT ALL DEPRESSIONS.

BELGIAN BLOCK CURB DETAIL (INTERIOR ONLY)

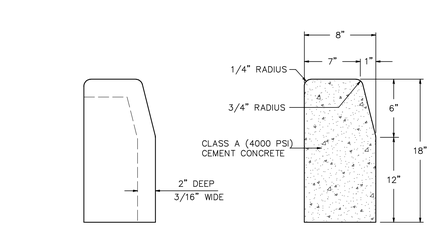
N.T.S.



STA. 4+90 TO STA. 44+73.35

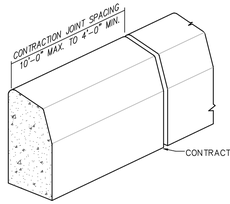
TYPICAL INTERNAL STREET CROSS SECTION

N.T.S.



DETAIL A
CONTRACTION JOINT

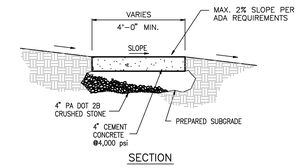
TYPICAL
CROSS SECTION



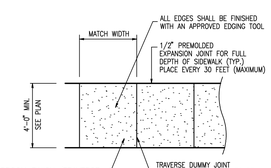
1. Materials and construction shall meet the requirements of Publication 408, Section 630 for plain cement concrete curb and depressed curb, Section 640 for all plain cement concrete curb gutter, and Section 694 for concrete curb cut ramps.
2. Space contraction joints in uniform lengths or section.
3. Provide 3/4" wide premolded expansion joint material wherever concrete sidewalk abuts any rigid pavement, sidewalk, or structure every 50 feet (Max.) with the top of joint filler flush with adjacent concrete surface.
4. Curb cut ramp dimensions and slopes should be adhered to unless existing conditions require special design based on roadway grades. with adjacent concrete surface.
5. Provide slip resistant texture on curb cut ramp by coarse brooming traverse to the slope of the ramp. Extend texture the full width and length of the curb cut ramp including flared side ramps.
6. Seal joints with an approved sealing material in accordance with Publication 408.
7. Dowel pin curb where curb abuts inlet hoods.

PLAIN CEMENT CONCRETE CURB

N.T.S.



SECTION



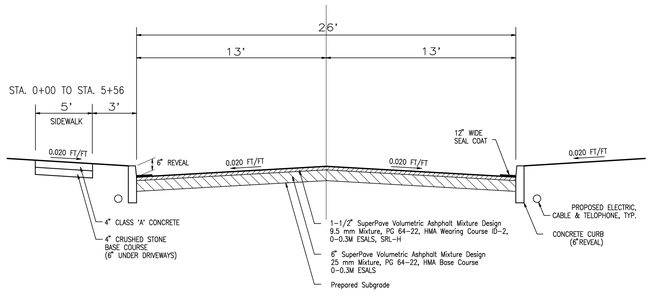
PLAN

NOTES:

1. CONCRETE TO BE 4000 PSI AT 28 DAYS.
2. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 3 FEET (MAXIMUM) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAYS APPRONS, ETC.)
3. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
4. CONCRETE SIDEWALK SHALL BE PROPERLY CURED WITH WHITE CURING COMPOUND AS SPECIFIED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408.

CONCRETE SIDEWALK DETAIL

N.T.S.

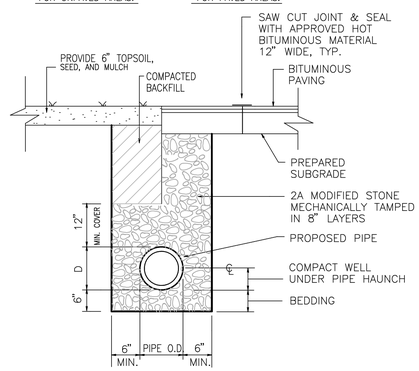


STA. 0+00 TO STA. 10+15.24

TYPICAL CONNECTOR ROAD CROSS SECTION

N.T.S.

FOR UNPAVED AREAS:



FOR PAVED AREAS:

STORM TRENCH BACKFILL DETAIL

NTS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE: AS NOTED

NO	DATE	REVISION	BY
1	4/25/2018	TD Submission SR1	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CUB HOUSE	CAT

CONSTRUCTION DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-690
JOB NO.: 26393

52 OF 59



30"×30"
(R5-1)

'DO NOT ENTER' SIGN
N.T.S.



30"×30"
(W11A-2)

PEDESTRIAN CROSSING SIGN
N.T.S.



12"×18"

'NO PARKING FIRE LANE'
N.T.S.

SIGNAGE NOTES:
1. SIGNS TO BE IN COMPLIANCE WITH ABINGTON TOWNSHIP SPECIFICATIONS.
2. SIGNS TO BE A MINIMUM SIZE OF 12" IN WIDTH AND 18" IN HEIGHT.
3. SIGN TO BE DOUBLE SIDED AND PLACED PERPENDICULAR TO THE FLOW OF TRAFFIC.
4. MINIMUM HEIGHT OF LETTERS IS THREE (3) INCHES.
5. THE BOTTOM OF THE SIGN SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE THE PAVEMENT OR CURB.

PAVEMENT MARKING NOTES:
1. MINIMUM WIDTH OF ANY PART OF A LETTER IS FOUR (4) INCHES.
2. MINIMUM HEIGHT OF LETTER IS THIRTY-SIX (36) INCHES.
3. MINIMUM LENGHT OF MESSAGE IS FIFTY (50) INCHES.
4. WHERE A CURB ACTS AS A BOUNDARY TO A FIRE LANE, CURB TO BE PAINTED YELLOW.

COLORS LEGEND:
Legend & Border: RED (NON-REFLECTORIZED)
Background: WHITE (REFLECTORIZED)



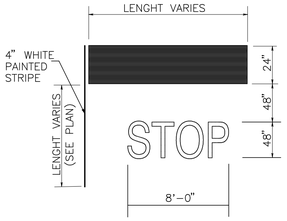
24"×24"
(R1-1)

'STOP SIGN'
N.T.S.

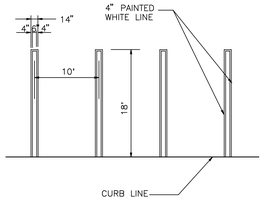


24"×30"
(R4-7)

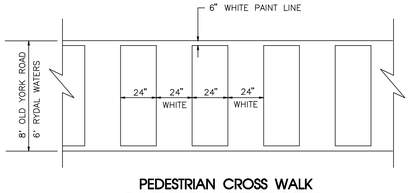
'KEEP RIGHT' SIGN
N.T.S.



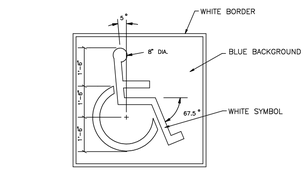
WHITE PAINTED STOP BAR
NTS



CLUB HOUSE
TYPICAL PARKING SPACE MARKINGS
NTS



PEDESTRIAN CROSS WALK
PAVEMENT MARKINGS DETAIL
N.T.S.

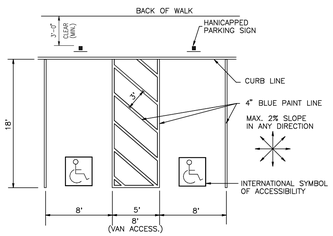


ALL LINES 5" WIDE

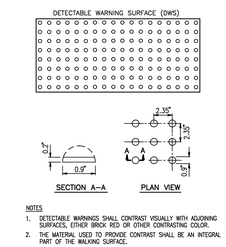
NOTE:
1. PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL – CENTER SYMBOL IN STALL

HANDICAP WHEELCHAIR SYMBOL
NTS

NOTES:
1. POST MOUNTED SIGNS SHALL BE TYPE 'B' CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGN STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SLECTION TABLES CONTAINED THEREIN.
2. SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11 AS AMENDED.
3. SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES) SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.
4. SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.
5. ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.
6. RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE "ADA" STANDARDS FOR ACCESSIBLE DESIGN" AS AMENDED.

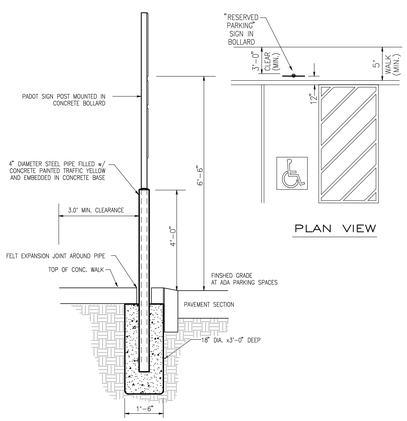


HANDICAP PARKING SPACE MARKINGS
NTS

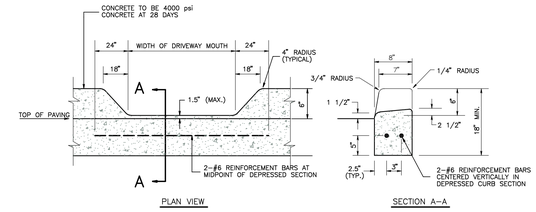


NOTES
1. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER BRICK RED OR OTHER CONTRASTING COLOR.
2. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

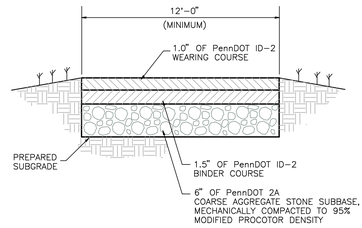
TRUNCATED DOME DETAIL
NTS



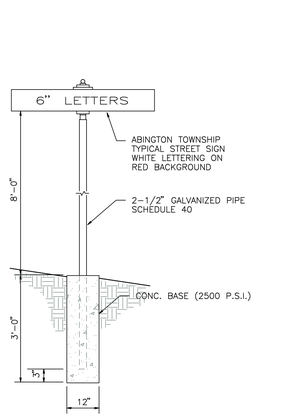
"RESERVED PARKING"
SIGN WITHIN BOLLARD DETAIL
N.T.S.



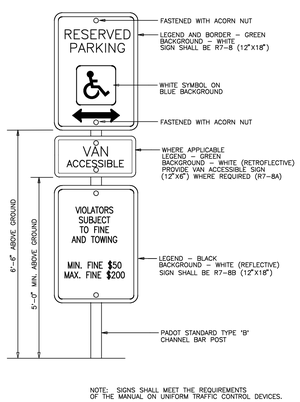
DEPRESSED DRIVEWAY CONCRETE CURB DETAIL
NTS



RESIDENTIAL DRIVEWAY PAVING SECTION
NTS

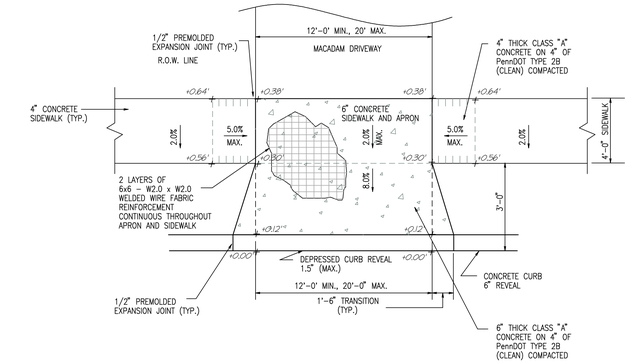


STREET SIGN DETAIL
NTS



NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

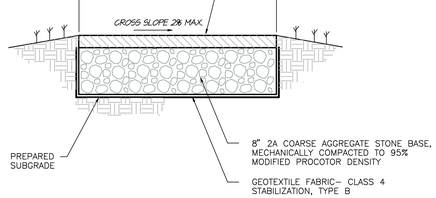
RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS
N.T.S.



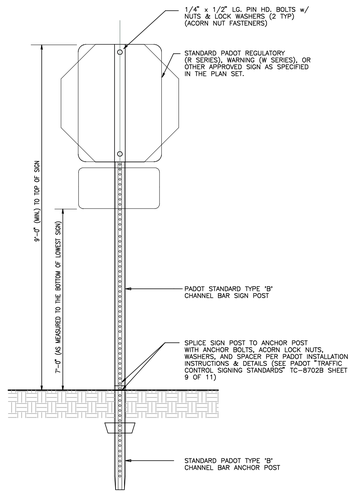
TYPICAL DRIVEWAY AND APRON DETAIL
N.T.S.

ADA ACCESSIBILITY NOTES:

1. All handicapped parking spaces and access aisles to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
2. An accessible route from the public street or sidewalk to a building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
3. Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). No ramps shall exceed 8% running slope or 2% cross slope.
4. In the case that a new sidewalk will be constructed in the R-O-W of a site, the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. This standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
5. It will be the responsibility of the General Contractor to ensure that the handicap parking spaces, accessible routes, and sidewalk/crosswalks are constructed to meet ADA requirements.
6. Any requirements listed above that can not be met shall be brought to the Engineer's attention immediatly. Anything not built to the above standards will require removal and replacement of the non-compliant areas at the General Contractor's cost.



ASPHALT TRAIL PAVING SECTION
NTS



STANDARD SIGN POST DETAIL
N.T.S.

CONSTRUCTION NOTES:

1. All Elevations are based upon Horsham Water and Sewer Authority Vertical Datum.
2. Unless otherwise stated, all construction or material standards not specifically shown or referred to herein shall comply with the provisions of Pennsylvania Department of Transportation Publication 408, Publication 72 (Standards for Roadway Construction–RC Standards), Pennsylvania Code, Title 67, Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads), or any other applicable Pennsylvania Department of Transportation specification. Deviation from any standard specified in the ordinance or stated herein, shall be approved by the Township Engineer.
3. All concrete utilized in the construction of approved structures/facilities shall, as a minimum be PennDOT Class "A" (4,000 p.s.i – 28 day compressive strenght) unless more stringent standards are specified elsewhere on the construction details or in PennDOT Publications 408 and/or 72.
4. Existing underground utilities were platted from utility company plans supplied to us in accordance with PA ONE CALL and are approximate only. Contractors are required by PA ONE CALL to determine the exact location of all underground utilities prior to commencing construction.
5. All storm sewer pipes shall be HIGH DENSITY POLYETHYLENE PIPE (HDPE) except as noted.
6. Invert elevations of existing structures and pipes in the vicinity of proposed improvements and utility crossings are to be field verified by the site contractor prior to installation of new facilities in order to avoid conflicts.
7. All utilities and services, including but not limited to gas, water, electric, sanitary and storm sewer, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the PA ONE CALL system and on-site investigations to locate all the underground utilities prior to earth disturbance.
8. Site grading shall be performed in accordance with these plans and specifications, and the recommendations by the on-site construction Geotechnical Engineer.
9. All excavated or fill areas shall be compacted to 95% of modified proctor maximum density per ASTM Test D-1557. Should subbase be deemed unsuitable by the Owner or Owner's representative, subbase is the be removed and filled with approved fill material compacted to 95% optimum density.
10. All stormwater basin embankments shall be placed in lifts not to exceed one foot in thickness and each lift shall be compacted to a minimum of 95% of Modified Proctor Density as established by ASTM D-1557.
11. The Contractor shall be required to secure all necessary permits (including Conservation District and D.E.P., etc.) for all off-site haul and/or borrow sites.
12. All applicable proposed structures and facilities shall comply with the Americans with Disabilities Act, "Accessibility Guidelines for Buildings and Facilities." The Contractor shall ensure the maximum 2.0% slope across A.D.A. parking space areas and access aisles in any direction.
13. All new curb on-site shall be concrete curb with six (6) inch reveal unless otherwise noted.
14. Contractor shall notify Township and Township Engineer 48 hours prior to start of construction.
15. All site topsoil is to be respread in disturbed lawn and landscaped areas to a minimum depth of 6".
16. All water services shall meet applicable Aqua Pennsylvania, Inc. Specifications and Requirements.
17. All storm sewer inlets shall be standard PennDOT precast Type 'C', Type 'M' or with standard inlet boxes unless otherwise noted as Modified Box for larger pipe.
18. All sanitary sewer pipe and lateral construction shall be Ductile Iron or SDR 35 pipe per Abington Township Standard Specifications and Details.
19. The Contractor is responsible for coordination of the site plan documents and architectual design for exact building utility connection locations, grease trap requirements/details, door access, and exterior grading.
20. All new utility services shall be installed underground in accordance with the utility/service provider installation specifications and standards.
21. The Contractor shall ensure the maximum 2.0% slope across A.D.A. parking space areas and access aisles in any direction.
22. All utilities (including but not limited to water, gas, electric, phone, etc.) shall have a minimum of 18 inches of vertical clearance and 10 feet of horizontal clearance with the sanitary lines, or whatever is required by the individual utility, whichever is greater. Sanitary lines shall be located below water lines.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

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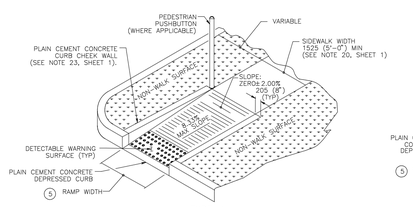
SCALE: AS NOTED

BY	REVISION	NO	DATE
CAT	SIDEWALKS AND CLUB HOUSE	3	12/20/2018
CAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
CAT	1ST Submission SK	1	4/25/2018

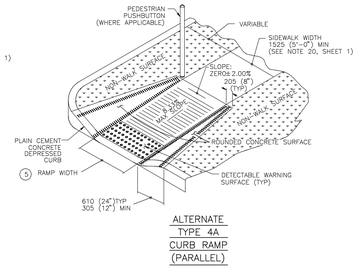
CONSTRUCTION DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-691
JOB NO.: 26393

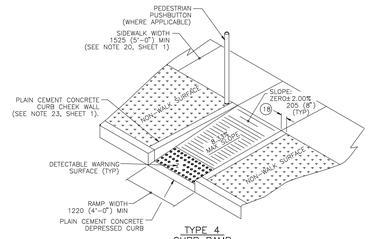
53 OF 59



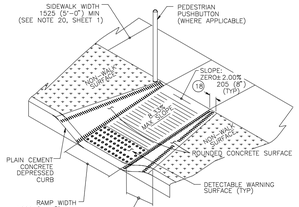
TYPE 4
CURB RAMP
(PARALLEL)



ALTERNATE
TYPE 4A
CURB RAMP
(PARALLEL)



TYPE 4
CURB RAMP
(PERPENDICULAR)



ALTERNATE
TYPE 4A
CURB RAMP
(PERPENDICULAR)



TYPE 4A NON-TRAVERSABLE
ROLLED FLARE TRANSITION

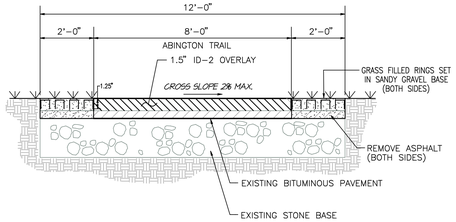


COMBINATION
TRANSITION



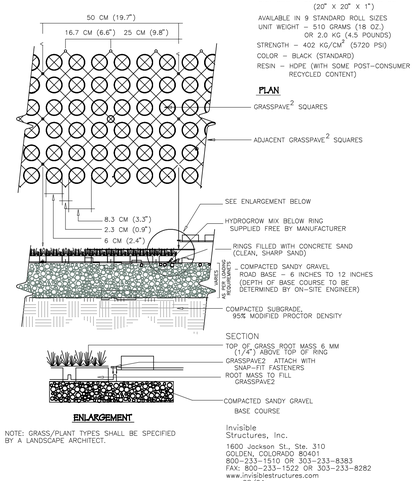
TYPE 4 CURBED
FLARE TRANSITION

TYPICAL ELEVATIONS
FOR DEPRESSED CURBS



ABINGTON ASPHALT TRAIL BETWEEN BRIDGE & SUSQUEHANNA ROAD CROSS SECTION

NTS



ENLARGEMENT

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT.

SPECIFICATIONS

UNIT SIZE – 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")

AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT – 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)

STRENGTH – 402 KG/CM² (5720 PSI)

COLOR – BLACK (STANDARD)

RESIN – HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN

GRASSPAVE² SQUARES

ADJACENT GRASSPAVE² SQUARES

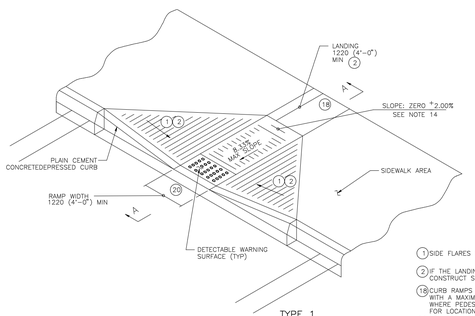
Invisible Structures, Inc.
1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 08/04

TYPICAL GRASSPAVE² DETAIL

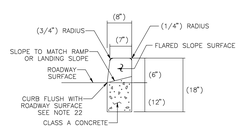
NOT TO SCALE



SIDEWALK
TYPICAL SECTION

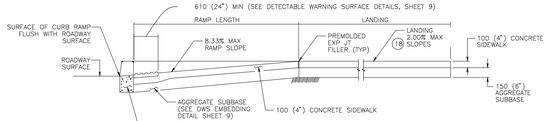


TYPE 1
CURB RAMP

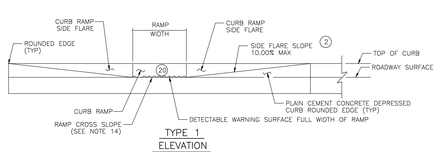


DEPRESSED CURB
FOR CURB RAMPS

1. SIDE FLARES 10.00% MAX SLOPE
2. IF THE LANDING IS INDICATED TO BE LESS THAN 1220 (4'-0"), CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.
18. CURB RAMPS REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPEOF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS.SEE DETAILS FOR LOCATIONS AND DIMENSIONS.
20. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. DO NOT EXCEED 3.00% PER 305 (1'-0") CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING FROM LEVEL LANDING TO ROADWAY PROFILE. A TECHNICALLY INFEASIBLE FORM IS REQUIRED WHEN RAMP CROSS SLOPE EXCEEDS 2.00%.



TYPE 1
SECTION A-A



TYPE 1
ELEVATION

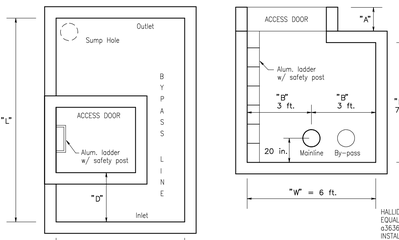
PERCENT SLOPE	EQUIVALENT SLOPE
10.00%	10:1 (1:10)
8.33%	12:1 (1:12)
7.14%	14:1 (1:14)
5.00%	20:1 (1:20)
2.00%	50:1 (1:50)
1.00%	100:1 (1:100)

EQUIVALENT SLOPES

NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, 676 AND 694.
2. PROVIDE EXPANSION JOINT MATERIAL 13 (1/2") THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 1220 X 1220 (4'-0" X 4'-0") CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 205 (8") HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 4500 (15'-0"). ADJUST RAMP SLOPE AS NEEDED TO PROVIDEACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. US CUSTOMARY UNITS IN () PARENTHESIS.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 610 (24") MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.00%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, LANDING OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%. SEE SHEET 8 FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE, THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 150 (6") CURBDOES NOT NECESSARILY MEAN A RAMP LENGTH OF 1830 (6'-0") FOR A 12:1 (1:12) SLOPE.
20. SIDEWALK WIDTH MAY BE REDUCED TO 1220 (4'-0"), WHEN PASSING AREAS 1525 X 1525 (5'-0" X 5'-0") ARE PROVIDED EVERY 61 METERS (200').
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVELLANE IS DEFINED BY THE CONTRACT DOCUMENTS.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVEDRAINAGE AND PREVENT PONDING. FOR LEVEL LANDINGS BEHIND DEPRESSED CURB,ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. CHECK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 (1:3) MAXIMUM. DO NOT INSTALL CHECK WALLS THAT INTERSECT THEPEDESTRIAN ACCESS ROUTE.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
25. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SHEET 7 FOR DETAILS.
26. A 1220 (4'-0") MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.

SINGLE SERVICE PIT DIMENSIONS for DOMESTIC Service



RYDAL WATERS w/ 8" MAIN:
6 ft. 'W' x 17 ft. 'L' x 7 ft. 'H'

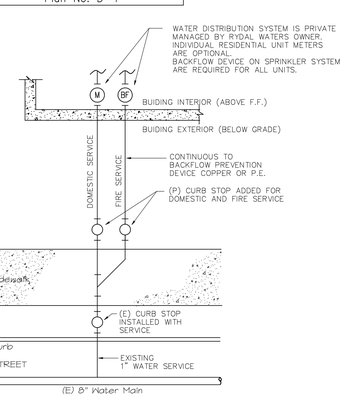
Dim	DESCRIPTION	Domestic Service Size				
		3"	4"	6"	6"C	8"	10"
L	Length – Low Pressure	9'	9'	10'	11'	12'	15'
	Length – Low Pressure w/ Backflow	12'	13'	14'	15'	17'	19'
L	Length – High Pressure	10'	11'	13'	14'	15'	18'
L	Length – High Pressure w/ Backflow	14'	15'	17'	18'	20'	23'
W	Width	6 ft.					
H	Height	7 ft.					
B	Centerline of pipe to side wall	3 ft.					
D	*Front of Door Opening to Inlet Wall) Low Pressure)	2'	2'	3'	3'	3'	3'
D	*Front of Door Opening to Inlet Wall) High Pressure)	4'	4'	5'	5'	6'	7'
	Centerline of pipe to floor	2'-0"					
	Backflow allowance (includes both valves)	38"	40"	49"	49"	53"	56"
	Pressure Reducing Valve (PRV) allowance	11"	13"	18"	18"	25"	30"
A	Height of raised Access Door	6" min. to 12" max.					
	Access Door Opening	4' x 4'				5' x 5'	

*Assumes inlet flange is 9 in. from inlet wall
Inlet & Outlet flanges mustbe 9 in. (min.) from pit wall.

Pipe restrained with Omni Sleeve in each end of pit wall.

Pit dimensions are inside dimensions.

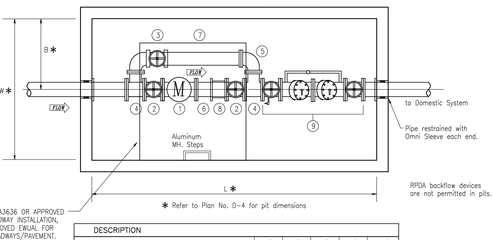
AQUA
Single Service Pit Dimensions (Dom.)
Plan No. D-4



RESIDENTIAL DOMESTIC & FIRE SERVICE DETAIL

N.T.S.

DOMESTIC SERVICE – 3" through 10" METERS



HALLIDAY PRODUCTS A3636 OR APPROVED EQUAL FOR OFF ROADWAY INSTALLATION, a3636 HDR OR APPROVED EWUAL FOR INSTALLATIONS IN ROADWAYS/PAVEMENT.

* Refer to Plan No. D-4 for pit dimensions

	DESCRIPTION				
1	Meter	3"	4"	6"	8"	10"
	Meter Length (flange to flange)	33.25"	33.25"	36.5"	53"	68"
2	R.S. Gate Valve, OS&Y, Flg (mainline)	3"	4"	6"	8"	10"
3	R.S. Gate Valve, OS&Y, Flg (by-pass)	3"	3"	4"	6"	6"
4	By-pass Tee	3"x3"	4"x3"	6"x4"	8"x6"	10"x6"
5	Long Radius 90° Bend	3"	3"	4"	6"	6"
6	Spool Piece, Flg x PE (for exp. cpl'g.) PIT ONLY	1'-0" MINIMUM w/ 1" traverse grp in exp cpl'g.				
7	Spool Piece, Flg x Flg (for by-pass)	LENGTH AS NEEDED				
8	Flanged Coupler Adaptor – PIT ONLY	Ford – Style FTCA or Smith-Blair – Style 912				
9	Backflow device – DCDC as required by the Water Company	3"	4"	6"	8"	10"

Notes:

A. It is the CUSTOMER's responsibility to address THERMAL EXPANSION before the installation of a PRV or backflow device.

B. A pressure vacuum breaker must be installed on all hose-bib connections.

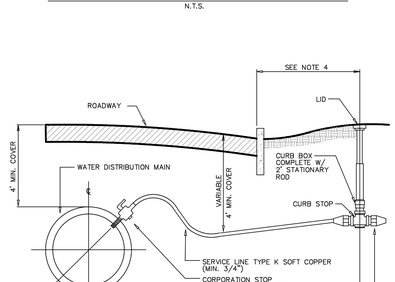
C. Water Company Rules & Regulations require that all of the specifications are met and a meter is set before water service is turned on.

D. It is the CUSTOMER's reponcibility to size the pressure reducing valve(s) to fit their flow needs. Two-stage reduction may be needed where there is a wide variation between the initial pressure and the reduced pressure. Parallel installation may be needed where there is a wide variation of recuced pressure requirements, where it is vital to maintain a continuous water supply, or other reasons for improved performance.

E. Incoming service size should equal meter size. If the meter size is approved to be smaller than the service size, the meter space shall be replaced with a spacer for the approved meter size and concentric reducers on each side of the meter spacer. The length of the meter pit may increase.

F. Each part must be NSF/ANSI 61 (Annex F & G) compliant. Entire unit must be NSF/ANSI 372 compliant.

AQUA
Domestic Service – 3" to 10"
Plan No. D-3

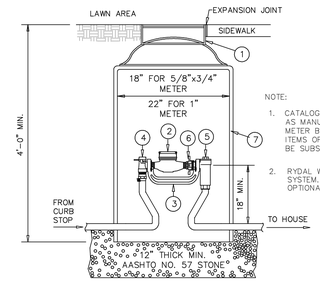


NOTES:

1. FOR TAPS > 3/4" CONNECTION, PROVIDE TAPPING SADDLE IN ACCORDANCE WITH AQUA PA SPECIFICATIONS.
2. DO NOT PLACE CURB BOX IN PAVED AREAS.
3. SEE PLAN FOR SERVICE CONNECTIONS.
4. WHERE SIDEWALK PARALLELS ROADWAY, THE CURB BOX SHALL BE PLACED BETWEEN THE CURB AND SIDEWALK.
5. CUSTOMER IS RESPONSIBLE FOR MAINTENANCE OF ALL SERVICE PIPING AND PLUMBING.

STANDARD WATER SERVICE CONNECTION

N.T.S.



NOTE:

1. CATALOG NUMBERS SHOWN ARE AS MANUFACTURED BY THE FORD METER BOX COMPANY, INC. ITEMS OF EQUAL QUALITY MAY BE SUBSTITUTED.
2. RYDAL WATERS IS A PRIVATE WATER SYSTEM. INDIVIDUAL UNIT METERS ARE OPTIONAL AT OWNERS DESCRESION.

ITEM NO.	DESCR.	CATALOG NO. 5/8"x3/4" METER	CATALOG NO. 1" METER
1	LID	#32	#3
2	METER	BY AUTHORITY	BY AUTHORITY
3	YOKE BAR	Y502	Y504
4	ANGLE KEY VALVE	AV94-323W	AV94-444W
5	ANGLE DUAL CHECK VALVE	HHCA94-323	HHCA94-444
6	EXPANSION CONNECTION	EC-23	EC-4
7	METER PIT	36" PVC SONO-LOC METER PIT BY SONOCO PRODUCTS OR EQUAL	

EXTERIOR WATER METER PIT

N.T.S.

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@cesheemaker.com
SCALE: AS NOTED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

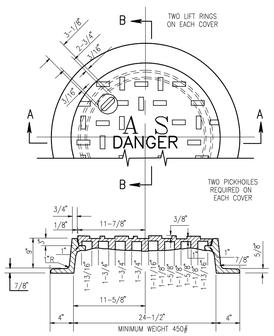
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	CONDITIONS OF FINAL APPROVAL	CMT
2	10/16/2018	ID Submission 3R	CMT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CMT

CONSTRUCTION DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-692
JOB NO.: 26393
54 OF 59

ABINGTON TOWNSHIP STANDARD



SECTION A–A

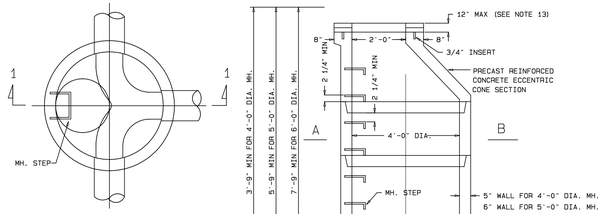
SECTION B–B

CAST IRON MACHINE FRAME & COVER

NOT TO SCALE

SANITARY MANHOLE COVER DETAIL

NO SCALE



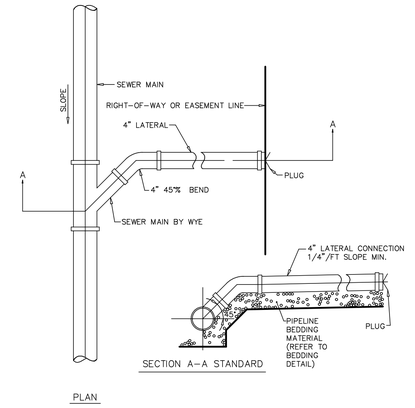
SECTION 1–1

NOTES:

1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "S" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
4. FOR MANHOLES HAVING 5' DIAMETER AND 6' DIAMETER BASE, REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT.
5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION WITH 2 – 3/4" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 180%D ON BOLT CIRCLE.
6. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLE.
7. ALL CONCRETE SHALL BE 4000 PSI MINIMUM.
8. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING. KOPPERS 300M PENNOXY TAR 32-B-4, OR APPROVED EQUAL.
9. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
10. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478
11. STEPS TO BE ALUMINUM ALLOY WITH DEPRESSED TREAD. STEEL REINFORCED POLYPROPYLENE IS OPTIONAL. (SEE DETAIL S-10 AND S-11)
12. 4' DIAMETER MANHOLE – 8" TO 15" PIPES
    5' DIAMETER MANHOLE – 16" TO 27" PIPES
    6' DIAMETER MANHOLE – 30" TO 48" PIPES
13. WHEN TWO OR MORE GRADE ADJUSTMENT RINGS ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE. CONNECTOR SHALL BE WATER-LOK CONNECTOR BFA ANTI-FLOATING BY A-LOK PRODUCTS INC. OR APPROVED EQUAL.

TYPE 'A' STANDARD MANHOLE

N.T.S.

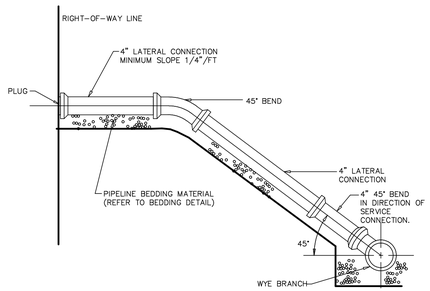


SECTION A–A STANDARD

PLAN

STANDARD LATERAL CONNECTION

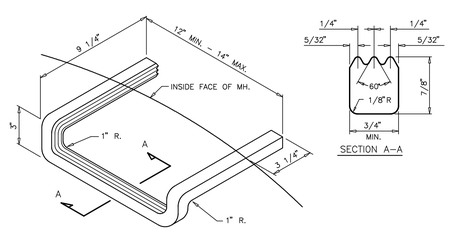
N.T.S.



ELEVATION

DEEP LATERAL CONNECTION

N.T.S.

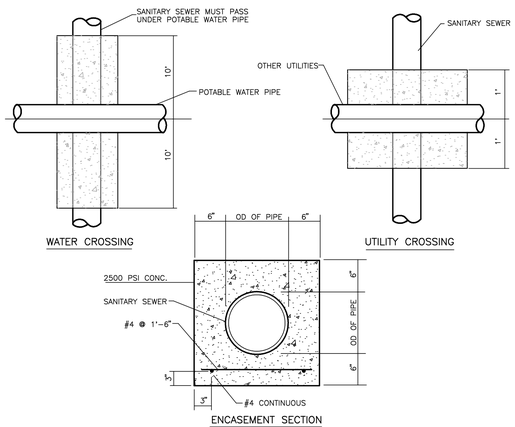


NOTES:

1. STEPS TO BE FABRICATED OF ALUMINUM ALLOY 6061-T6(EXTRUDED).
2. PORTIONS OF STEPS TO BE EMBEDDED IN WALLS OF MANHOLES OR CHAMBERS TO BE DIPPED IN HEAVY BODIED BITUMINOUS PAINT, OR PROVIDE PLASTIC INSERT.

ALUMINUM MANHOLE / INLET STEP

N.T.S.

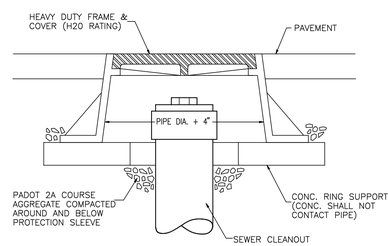


ENCASEMENT SECTION

NOTE:
PROVIDE REINFORCEMENT AT UTILITY CROSSINGS OR AS DIRECTED BY THE AUTHORITY'S ENGINEER.

STANDARD CONCRETE ENCASEMENT

N.T.S.



NOTES:
1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL.

CLEANOUT IN PAVED AREAS

NTS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

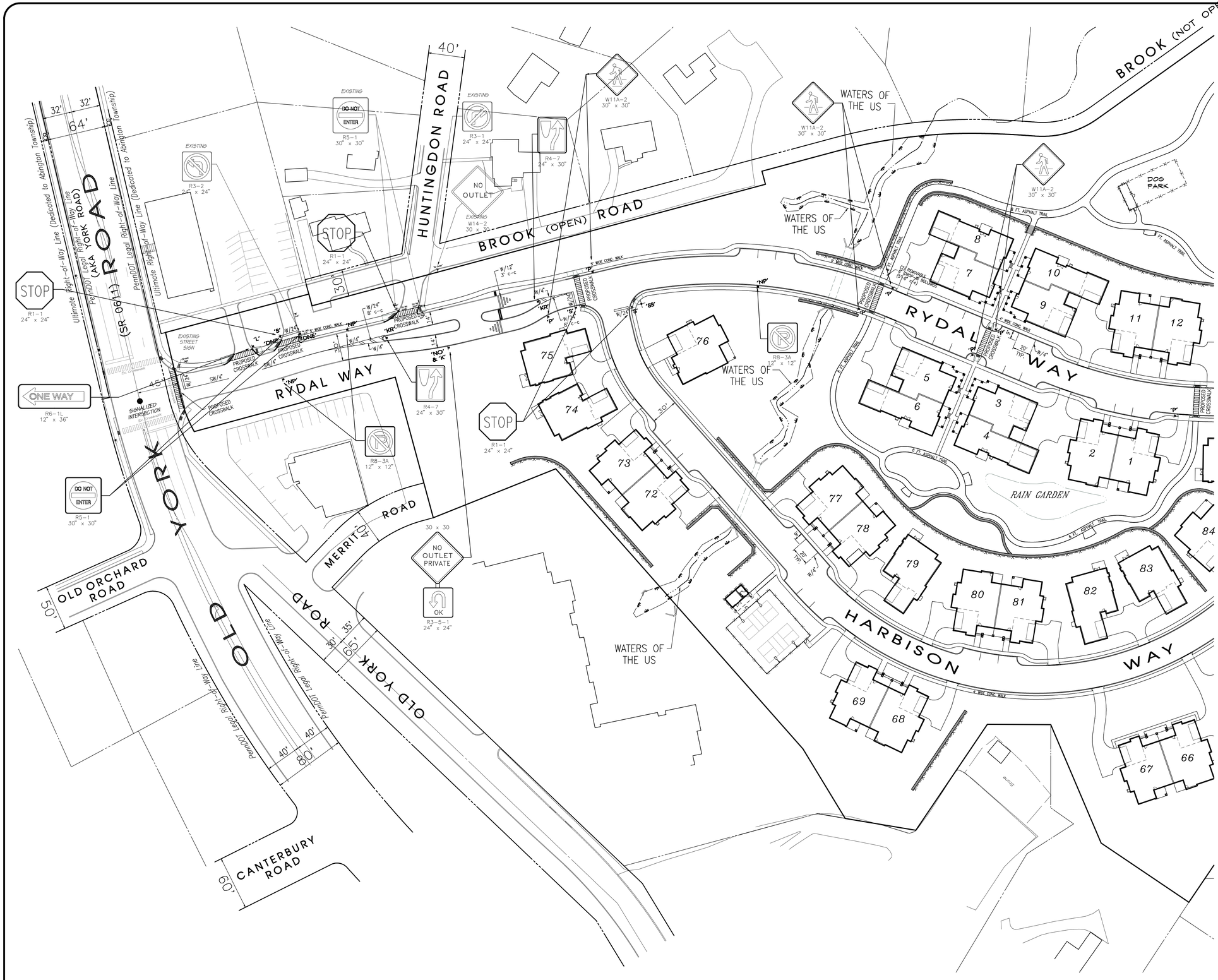
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

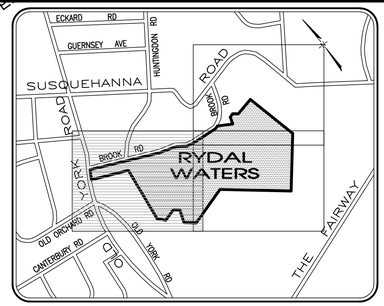
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE: AS NOTED

NO	DATE	REVISION	BY
1	4/25/2018	DD Submission Set	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT

SANITARY SEWER DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-693
JOB NO.: 26393





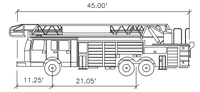
LOCATION MAP
SCALE: 1" = 800'

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH



FIRE TRUCK	feet
Width	: 9.8
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
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CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	2/15/2021	AMENDED PLAN: PICKLEBALL COURT	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission Set	GAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694A
JOB NO.: 26393
SHEET NO.: 56 OF 59

(NOT OPEN)

NOBLE CIRCLE

NOBLE

RYDAL PARK

HILLSIDE BUILDING

WHOLE FOODS SUPERMARKET

BAEDERWOOD SHOPPING CENTER

CLUB HOUSE

POOL

PROPOSED CROSSWALK

8 FT. ASPHALT TRAIL

4' WIDE CONC. WALK

PRIVATE SWIM FACILITY AREA

Split Cairns

STOP
R1-1
24" x 24"

W11A-2
30" x 30"

R8-3A
12" x 12"

R7-8
(12"X18")
RESERVED PARKING

R7-8A
(12"X6")
VAN ACCESSIBLE

R7-8B
(12"X18")
VIOLATORS SUBJECT TO FINE AND TOWING
MIN. FINE $100
MIN. FINE $250

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
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'NO'	"NO OUTLET PRIVATE"	--	30"x30"
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PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
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DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5658-01688

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

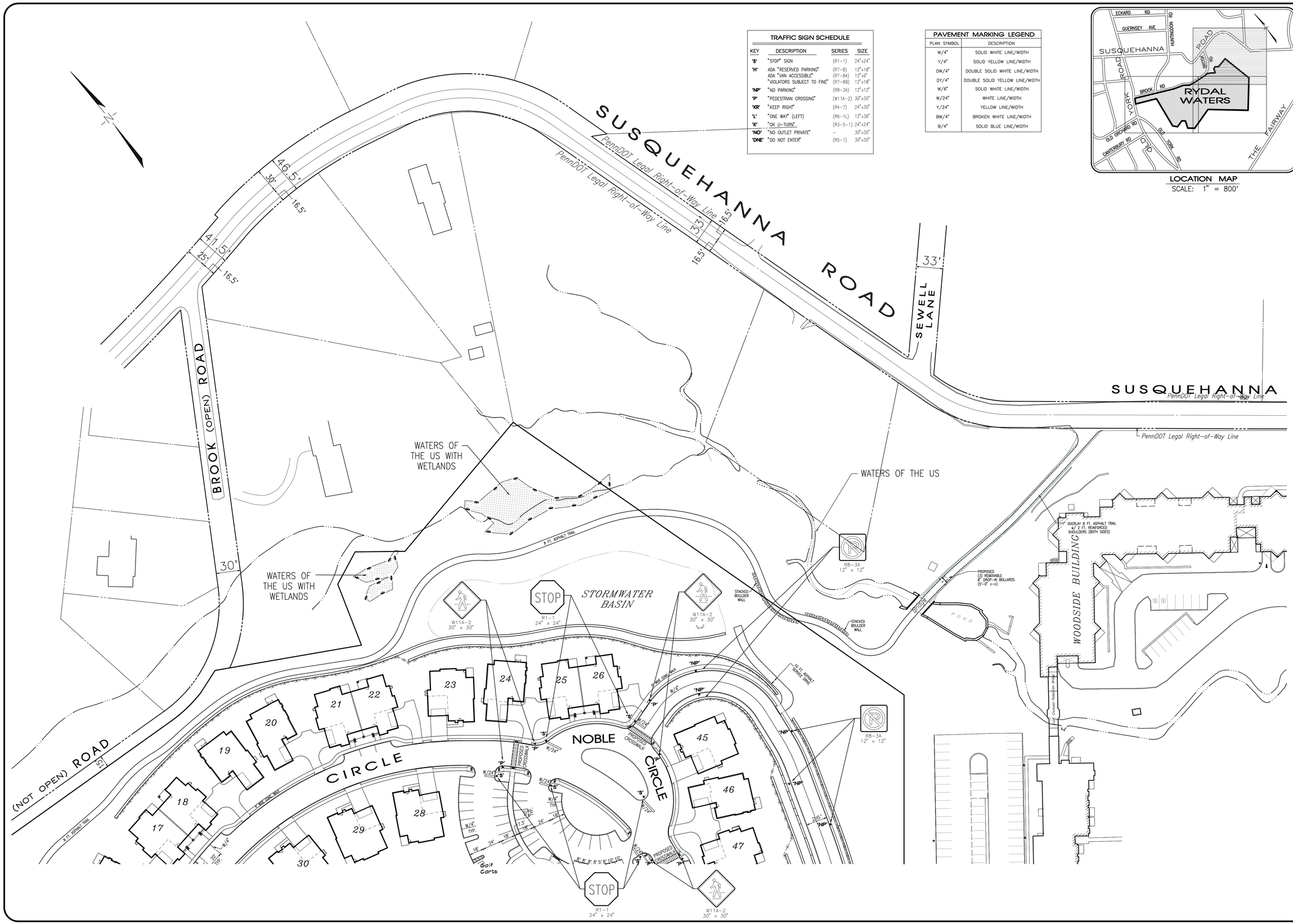
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	3/04/2020	AMENDED PLAN: UNITS 56-58	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	90 Submission Set	CAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694B
JOB NO.: 26393
SHEET NO.: 57 OF 59



TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. SEE SHEET 2
BLOCK – UNIT SEE SHEET 2
SITE ADDRESS OLD YORK ROAD RYDAL WAY, NOBLE CIRCLE & HARBOR WAY
DEED BOOK – PAGE 5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

DATE	NO	REVISION	BY
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694C
JOB NO.: 26393
SHEET NO. 58 OF 59



NOTE
AERIAL IMAGERY TAKEN FROM THE PENNSYLVANIA GEOSPATIAL DATA CLEARING HOUSE WEBSITE. MAPPING DATED 2015.

AERIAL EXHIBIT

RYDAL WATERS

PREPARED FOR

PRESBY'S INSPIRED LIFE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE	NO.	REVISION	BY
4-25-18	1	DD SUBMISSION SET	EDM

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE: 1"=100'

100' 50' 0 100' 200'

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

SITE ADRESS
YORK ROAD, RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

DATE JUNE 2, 2017
JOB NO. 26393
DWG NO. A-10-695
SHEET NO. 59 OF 59

AMENDED LAND DEVELOPMENT PLAN

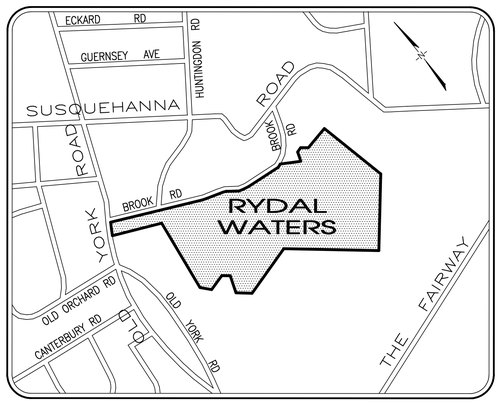
RYDAL WATERS

SITE ADDRESS

OLD YORK ROAD
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

SITUATED IN:

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / APPLICCANT

HUMANGOOD PENNSYLVANIA
f/k/a PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

ARCHITECTURE

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

PROJECT MANAGEMENT

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

LANDSCAPE CONSULTANT

GLACKIN THOMAS PANZAK, INC.
41 LEOPARD ROAD, SUITE 300
PAOLI, PA 19301
610-408-9011

CONSTRUCTION MANAGEMENT

WARFEL CONSTRUCTION COMPANY
1110 ENTERPRISE ROAD
EAST PETERSBURG, PA 17520
717-299-4500

GEOTECHNICAL ENGINEERING & GEOLOGISTS

EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
610-277-0880

* PLAN SHEETS 1, 3, 5 & 7 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE AS AN AMENDMENT TO THE APPROVED RYDAL WATERS PRELIMINARY/FINAL PLAN.

PLAN SHEETS 1 THROUGH 7 WERE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 8 THROUGH 59, LANDSCAPE PLANS LP, CP, LP-1 TO LP-6, LIGHTING PLANS LI-1 & LI-6, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

PLAN SHEETS 32 THROUGH 38 OF THIS PLAN SET WERE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS PERMITTING REQUIREMENTS.
THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMP's) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1	* COVER SHEET	2/15/21
2	LOT LINE CONSOLIDATION PLAN	4/06/19
2A	PARCEL IDENTIFICATION PLAN	4/06/19
3	* AMENDED LAND DEVELOPMENT PLAN	2/15/21
4	RECORD PLAN - EASEMENTS	4/06/19
5	* RECORD PLAN - EASEMENTS	3/03/20
6	RECORD PLAN - EASEMENTS	4/06/19
7	* PROJECT IDENTIFICATON & NOTES	2/15/21
8A	NATURAL RESOURCE PLAN	12/20/18
8B	RESOURCE CONSERVATION PLAN	12/20/18
9	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
10	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
11	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
12	OVERALL SITE GRADING PLAN	2/15/21
13-14	SITE GRADING PLAN	2/15/21
15	SITE GRADING PLAN	3/03/20
16-17	SITE GRADING PLAN	4/06/19
18	OVERALL SITE UTILITY PLAN	2/15/21
19-20	SITE UTILITY PLAN	2/15/21
21	SITE UTILITY PLAN	3/03/20
22-23	SITE UTILITY PLAN	4/06/19
24	OVERALL EROSION & SEDIMENT CONTROL PLAN	2/05/19
25-29	EROSION CONTROL PLAN	2/05/19
30-31	EROSION CONTROL DETAILS	4/02/19
32	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
33-35	ENLARGED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
36-38	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4/06/19
39	RYDAL WAY PROFILE PLAN	1/18/19
40	RYDAL WAY / NOBLE CIRCLE PROFILE PLAN	3/03/20
41	NOBLE CIRCLE PROFILE PLAN	1/18/19
42	NOBLE CIRCLE / HARBISON WAY PROFILE PLAN	1/18/19
43	HARBISON WAY / NOBLE CIRCLE PROFILE PLAN	2/15/21
44	CONNECTOR DRIVE PROFILE PLAN	1/18/19
45	STORM SEWER PROFILES	3/03/20
46-51	STORM SEWER PROFILES	4/06/19
52-54	CONSTRUCTION DETAILS	12/20/18
55	SANITARY SEWER DETAILS	12/20/18
56	PAVEMENT MARKINGS & SIGNAGE PLAN	2/15/21
57	PAVEMENT MARKINGS & SIGNAGE PLAN	3/03/20
58	PAVEMENT MARKINGS & SIGNAGE PLAN	12/20/18
59	AERIAL EXHIBIT PLAN	4/25/18
1 OF 1	PICKLEBALL COURT DETAILS	2/15/21

REFERENCE PLANS

Glackin Thomas Panzak, Inc. - Landscape Architecture
Bernard S. Panzak, Jr., RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION	
IP	*INDEX PLAN*	*1/18/19*
CP	*LANDSCAPE COMPLIANCE PLAN*	*1/18/19*
LP-1	*LANDSCAPE PLAN*	*1/18/19*
LP-2	*LANDSCAPE PLAN*	*1/18/19*
LP-3	*LANDSCAPE PLAN*	*1/18/19*
LP-4	*LANDSCAPE PLAN*	*1/18/19*
LP-5	*LANDSCAPE PLAN*	*1/18/19*
LI-1	*LIGHTING PLAN*	*1/18/19*
LI-2	*LIGHTING PLAN*	*1/18/19*
LI-3	*LIGHTING PLAN*	*1/18/19*
LI-4	*LIGHTING PLAN*	*1/18/19*
LI-5	*LIGHTING PLAN*	*1/18/19*
CD-1	*LANDSCAPE DETAILS*	*1/18/19*
CD-2	*LANDSCAPE DETAILS*	*1/18/19*
CD-3	*LANDSCAPE DETAILS*	*1/18/19*
CD-4	*LIGHTING DETAILS*	*1/18/19*

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVSION AND LAND DEVELOPMENT
Project received Preliminary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD-17-02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD-20-02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD-21-XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood Pennsylvania f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtaind and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Witness my hand and notorial seal the day and year aforesaid.

Notary Public_____

My Commission Expires_____

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management, of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life

Attest:

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Abington this____day of _____, 2021.

ATTEST:

President _____

Secretary _____

Engineer _____

MCPC No. #08-0207-003

PROCESSED and REVIEWED. A report has been prepared by by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book No. _____, Page No. _____, on this _____ day of _____, 2021, by _____.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, JENNIFER KAPPEN, on this date _____, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, RICHARD A. STONEBACK, P.E., on this date _____, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

SIGNATURE: RICHARD A. STONEBACK, P.E.
PROFESSIONAL ENGINEER

DATE

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

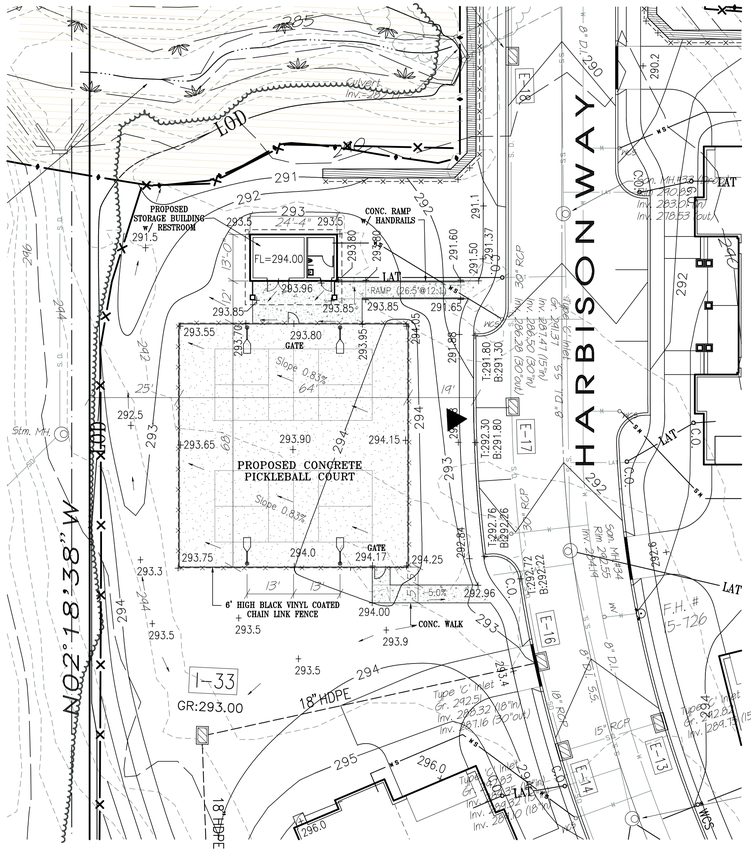
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

DATE	NO	REVISION	BY
4/25/2018	1	2D PLAN SUBMISSION	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
1/18/2019	4	SD Submission Set	CAT
4/06/2019	5	STREET ADDRESSES	CAT
5/04/2020	6	AMENDED PLAN, UNITS 56-58	CAT
5/27/2020	7	BOC APPROVAL LD-20-02, 5/14/20	CAT
2/15/2021	8	AMENDED PLAN PICKLEBALL COURT	CAT

COVER SHEET
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-641
JOB NO.: 26393
SHEET NO. 1 OF 59

ABINGTON TOWNSHIP No. LD-17-02
ABINGTON TOWNSHIP No. LD-20-02
ABINGTON TOWNSHIP No. LD-21-XX



SITE PLAN

SCALE 1" = 20'

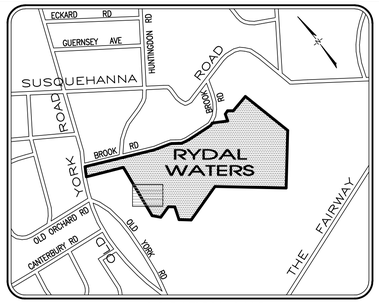
0' 10' 20' 40' 60'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE	E	ELECTRIC CONDUIT
	FIRE HYDRANT	G	GAS MAIN
	UTILITY POLE	W S	WATER SERVICE
	GAS VALVE	COM	COMMUNICATION CONDUIT
	WATER VALVE	LAT	SANITARY LATERAL
	SEWER CLEAN OUT		SIGN
	LIGHT POST		EDGE OF WOODLANDS
SD	STORM SEWER w/ INLET	330	CONTOUR LINE
S	SANITARY SEWER		FENCE LINE
	OVERHEAD WIRE		STORM SEWER
E	ELECTRIC CONDUIT	C.O	SEWER CLEAN OUT
G	GAS MAIN	296.5 +	SPOT ELEVATION
W	WATER MAIN		STREET LIGHT– T3
T	TELEPHONE CONDUIT		STREET LIGHT– T–5
COM	COMMUNICATION CONDUIT		BOLLARD LIGHT
LAT	SANITARY LATERAL		PICKLEBALL COURT LIGHT (22' HIGH)
	SIGN		
	WOODLANDS		
	FEMA 100–YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

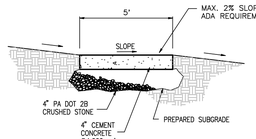
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

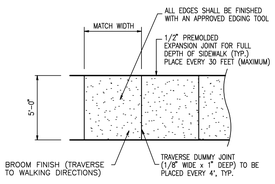


LOCATION MAP

SCALE: 1" = 800'



SECTION



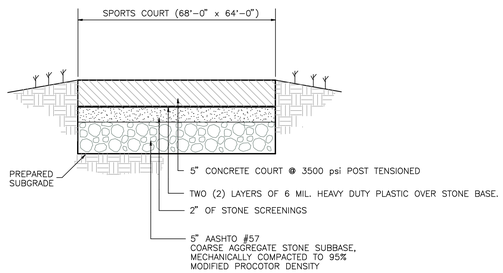
PLAN

NOTES:

1. CONCRETE TO BE 4000 PSI AT 28 DAYS.
2. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 3 FEET (MAXIMUM) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAYS APRONS, ETC.)
3. WITH ALL PROPOSED SIDEWALK, A NON–SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
4. CONCRETE SIDEWALK SHALL BE PROPERLY CURED WITH WHITE CURING COMPOUND AS SPECIFIED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408.

CONCRETE WALK DETAIL

N.T.S.



NOTES:

1. POST–TENSIONED CONCRETE PICKLEBALL COURTS TO FOLLOW SPECIFICATIONS PROVIDED BY PROSPORT CONSTRUCTION INC.
2. SURFACE RUNOFF TO BE DIRECTED AWAY FROM COURTS ALONG PERIMETER.
2. INSTALL VINYL CLAD CHAIN LINK FENCING, 6' HIGH WITH TWO GATES (BLACK).

CONCRETE SPORT COURT DETAIL

NTS

POST-TENSIONED CONCRETE Pickleball Courts @ 68' x 64'

Scope of work:

- Excavate and balance the sub-grade 78' x 74' to achieve a 5' shoulder. (By Others)
- Provide perimeter swalling to direct water run-off. (By others)
- Supply 5" of ¾" modified stone and 2" of stone screenings.
- Laser-grade and compact stone base to exact specifications.
- Supply & install net post and fence foundations.
- Form perimeter of court area to new finished elevation (12" above sub-grade at perimeter).
- Supply & install 2 layers 6 mil heavy duty plastic over entire stone base.
- Supply & install ½" diameter single-strand unbonded tendons with wedge type anchorage systems as manufactured by Tech-Con® systems.
- Tendons shall be fully encapsulated and shall include all necessary anchors, wedges, pocket formers, cable chairs, and rebar (bursting bars). Supply & install 5" thick slab @ 3500 psi.
- Partial tension the cables at 18-24 hrs. Cover slab with plastic to moisture cure.
- Complete cable tensioning at 5-7 days per the engineer's instructions to a final effective force of 33kips (80% MUTS).
- Supply & install vinyl clad chain-link fencing, 6' high with 2 gates.
- Install Plexipave® color-coat system designed for concrete surfaces.
  - One (1) coat Concrete Preparer.
  - One (1) coat Tri-Coat epoxy primer
  - Two (2) coats Acrylic Resurfacer.
  - Two (2) coats PlexiColor.
  - Two (2) coats textured line paint.
- Supply & install two (2) sets Championship net posts, nets.

LSI CourtBlade (XARL) Specifications



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program.

Visit **www.lightingfacts.com** for specific catalog strings.

LIGHT OUTPUT - XARL			
		Lumens (Nominal) Type FT	Watts (Nominal)
Cool White	HO	58977[1]	528
Neutral White	HO	56960[2]	528

LED Chips are frequently updated therefore values may increase.

1 - Verified by ITL Report ITL 86921 (Available upon request)

2 - Verified by ITL Report ITL 86920 (Available upon request)

COURT LIGHTING:

LSI INDUSTRIES – CourtBlade LED
Quantity – Four (4) Poles
Configuraion – Single head each
Finish Color – Black
Mounting Height – 22 Feet

- **SMARTTEC™ –** LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.
- **ENERGY SAVING CONTROL OPTION –** DIM - 0-10 volt dimming enabled with controls by others.
- **EXPECTED LIFE –** Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.
- **LEDS –** Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.
- **DISTRIBUTION/PERFORMANCE –** High performance, multi-faceted, reflector provides uniform Forward Throw (FT) distribution with sharp backlight cutoff. Photometric data is tested in accordance with IESNA guidelines
- **HOUSING –** One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety lanyard) located underneath. Fixture is IP65 rated.
- **OPTICAL UNIT –** Clear tempered optical-grade flat glass lens permanently sealed to weathertight aluminum optic frame (includes pressure-stabilizing breather).
- **MOUNTING –** The fixture is furnished with installed stainless steel, threaded mounting studs protruding from the rear of the housing. Stainless steel nuts and washers used to secure the fixture to the bracket are also included.
- **ELECTRICAL –** Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) and 347-480 VAC.
- **DRIVER –** Available in HO (High Output) drive current. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.
- **OPERATING TEMPERATURE –** -40°C to +50°C (-40°F to +122°F)
- **FINISH –** Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- **WARRANTY –** LSI LED fixtures carry a limited 5-year warranty.
- **PHOTOMETRICS –** Please visit our web site at www.lsi-industries.com for detailed photometric data.
- **SHIPPING WEIGHT –** 55 lbs./24.9Kg (in carton)
- **LISTING –** UL listed to US and international safety standards. Suitable for wet locations

US patent D726,947 7,828,456 8,002,428 8,177,386 8,434,893 8,567,983 and US & Int'l patents pending.

Finishes



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@cesshoemaker.com

SCALE 1" = 20'
0' 10' 20' 40' 60'

NO	DATE	REVISION	BY

PICKLEBALL COURT DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: FEBRUARY 15, 2021
DWG NO.: A–10–791
JOB NO.: 26393
SHEET NO.: 1 OF 1

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation PROPOSED lines.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVISION AND LAND DEVELOPMENT

Project received Prelinimary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD–17–02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD–17–02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD–21–XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.


SUSQUEHANNA ROAD
Variable Legal Width-of-Way Line
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD
OLD YORK ROAD
RYDAL WAY
HARBISON WAY
NOBLE CIRCLE
RYDAL PARK
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
HILLSIDE
STORMWATER BASIN
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
RAIN GARDEN
DOG PARK
CLUB HOUSE
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
WHOLE WOODS SUPERMARKET
BAEDERWOOD SHOPPING CENTER
N/F Boederwood Residential Partners, LP TPN:30–00–66644–00–7 Blk.177–U033
N/F DDR Noble TC Trust TPN:30–00–49688–00–7 Blk.177–U022
N/F Old York Road Temple TPN:30–00–49700–00–4 Blk.177–U005
N/F Eugene A. Weinroth Revocable Trust TPN:30–00–28417–00–5 Blk.177–U011
N/F Abington York Road, LP TPN:30–00–49802–00–3 Blk.177–U021
N/F Philadelphia Presbytery Homes, Inc. TPN:30–00–66648–00–3 Blk.177–U034
N/F Ronald C. Mento & Barbara B. Mento TPN:30–00–82154–00–8 Blk.177–U031
N/F Kenneth J. Kolodij & Raymond J. Kolodij TPN:30–00–49700–00–4 Blk.177–U013
N/F Douglas E. & Monica E. Wysocki TPN:30–00–65125–00–9 Blk.177–U004
N/F Dee C. & Sandra J. Adcock TPN:30–00–05320–00–5 Blk.177–U011
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–03–4 Blk.189–U014
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–02–5 Blk.189–U013
N/F Robert S. Lowery & Kristin Herold TPN:30–00–05336–00–7 Blk.189–U001
N/F Robert S. Lowery & Kristin Herold TPN:30–00–05139–00–6 Blk.189–U012
N/F Kenneth J. Adam TPN:30–00–65120–01–8 Blk.189–U015
N/F Melanie T. & Matthew F. Cafone TPN:30–00–65120–01–1 Blk.189–U022
N/F Diane Reed & Charles S. Marsh TPN:30–00–05132–00–2 Blk.189–U011
N/F Armando & Kenneth Detweiler TPN:30–00–31928–00–1 Blk.189–U008
N/F Herbert E. Jr. & Lori A. McMahon TPN:30–00–11696–00–8 Blk.180–U007
N/F Interboro Associates TPN:30–00–49716–00–6 Blk.180–U005
N/F Daniel Cucchiara TPN:30–00–05139–00–1 Blk.189–U006
N/F Keith & Heidi Johnson TPN:30–00–31928–00–6 Blk.189–U010
N/F Van & Irene Hellebrand TPN:30–00–28472–00–56 Blk.189–U009
N/F BBH, LLC TPN:30–00–49708–00–5 Blk.177–U018
N/F Jerome E. Gosule & Jeanne L. Gosule TPN:30–00–05132–00–3 Blk.189–U012
N/F Abington Memorial Hospital TPN:30–00–49722–00–2 Blk.177–U017

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc.to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utiltiies were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Project site is to be provided with public water by Aqua Pennsylvania, Inc. and sanitary sewage conveyance by Abington Township with waste water treatment at the North–East Philadelphia Waste Water Treatment Plant.
9. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.
10. Construction improvements shall be completed under the specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection or other appropriate state agency, the Montgomery County Soil and Water Conservation District or other appropriate agency or in accordance with Abington Township Standards and Specifications, whichever specifications shall result in the stricter interpretation.
11. Detention, reuse and quality of stormwater runoff shall be provided in accordance with all current Stormwater Management Ordinances and standards of Abington Township and NPDES Permit Requirements.
12. Civil engineering plans, landscape/lighting plans, and reports, etc., on record at Abington Township, shall be considered a part of the approved final plans as if recorded with same.
13. Clear Sight Triangles: No wall, fence, structure, hedge, tree, shrub or other growth is allowed to be planted or maintained within the clear sight triangle which shall interfere with a free and unobstructed view within such triangles.
14. Certain BMP's have been included in the design of the stormwater management system, ie; stormwater detention/infiltration basin, rain garden, vegetated swale and water quality inserts. The user of these plans shall ensure the operations and maintenance requirements shown on the Post–construction Stormwater Management plans and details are followed.
15. The subject tract is located within the 'SNR' Senior Neighborhood Residential District.
16. On street parking is permitted in designated spaces only.
17. Abington Township is hereby granted a blanket easement for access to and/or maintenance and repair of all sanitary sewer mains.
18. Prior to commencing construction of retaining walls, detailed engineering designs and plans are required to be submitted to Abington Township for review and approval. Building permits for walls are to be issued by Abington Township. Wall system: Vertica Stone–cut–edge blocks by E.P. Henry, Bella stone color, or equivalent.
19. Land designated as open space area shall be deed restricted through declarations and restrictive covenants acceptable to the Township Solicitor and shall be simultaneously recorded with the approved land development plan.
20. Maintenance and ownership of the stormwater management systems including detention basins, rain gardens, infiltration beds, swales, inlets and pipes, shall be the responsibility of the property owner, their successors and assigns.

DEVELOPMENT NOTES:

1. Fire hydrants and streetlights are to be installed at the expense of the subdivider/ land developer in accordance with Township standards and with the recommondations of the respective utility companies, subject to the approval of the Board of Commissioners.
2. Streetlight and street name signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards. Streetlights and street name signs to remain property of the land owner.
3. The PECO Energy Company, Verizon and Cable companies are granted the right to construct, maintain and repair pole lines and underground equiptment on, under and across the subject property together with the right to construct, maintain and repair pole lines and underground equiptment on, under, and across all highways in this tract.
4. The stormwater detention facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors or assigns, shall be responsible for the perpetual maintenance of all grades and elevations of such facilities, and shall do nothing to alter or damage same, or other basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of thebasin. Abington Township shall have perpetual easement on and over the property for access to the proposed rain gardens, infiltration/detention facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the basin to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises in question, in the same manner as the Township might otherwise be empowered by law to assess or oppose a lien against a property for municipal improvements.

WAIVERS GRANTED ON DECEMBER 14, 2017, LD-17-02:

A. SECTION 146–9.A. — Plan Stages – FROM THE REQUIREMENT TO FILE A PLAN IN TWO STAGES AS A PRELIMINARY PLAN AND AGAIN AS A FINAL PLAN SUBMISSION.
B. SECTION 146–10.A.1. — Drafting Standards – FROM THE REQUIREMENT PLANS BE NO SMALLER THAN 1"= 50'
C. SECTION 146–11.B.7. — Existing Features Plan – FROM THE REQUIREMENT TO DEPICT ALL EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
D. SECTION 146–24.4.A. — Street Plan – FROM THE REQUIREMENT TO PROVIDE 50 FT. WIDE RIGHT OF WAY FOR PROPOSED INTERNAL STREETS.
E. SECTION 146–24.4.B. — Street Plan – FROM THE REQUIREMENT ISLANDS AND MEDIAL STRIPS ARE PERMITTED ONLY IN COMMERCIAL ZONES.
F. SECTION 146–27.1. — Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE SIDEWALK ON BOTH SIDES OF STREETS.
G. SECTION 146–27.6. — Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE CONCRETE CURB WITH EIGHT INCH REVEAL FOR PROPOSED INTERNAL STREETS.
H. SECTION 146–28.1.D. — Off Street Parking Areas – FROM THE REQUIREMENT TO PROVIDE LOADING AREA FOR THE PROPOSED CLUB HOUSE.
I. SECTION 146–33.7. — Drainage – FROM THE REQUIREMENT TO SPECIFY CITY NO. 1 INLETS.
J. SECTION 146–35.3.A. — Sanitary Sewer – FROM THE REQUIREMENT TO PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO ALL DWELLING BASEMENTS.
K. SECTION 146–40.2.A. — Recreational Areas – FROM THE REQUIREMENT PROPOSED OPEN SPACE AREAS HAVE ACCESS TO A PUBLIC ROAD.

ZONING HISTORY PREVIOUSLY GRANTED (SPECIAL EXCEPTIONS):

1. SECTION 602.7.B: TO ALLOW THE INSTALLATION OF A SANITARY SEWER SYSTEM WITHIN REGULATED STEEP SLOPE AREAS.
2. SECTION 602.7.D: TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS AND A ROADWAY WITHIN REGULATED STEEP SLOPE AREAS.
3. SECTION 602.7.E: TO ALLOW FOR OTHER GRADING, EXCAVATION, AND ACTIVITY WHICH RESULTS IN THE DISTURBANCE OF REGULATED STEEP SLOPE AREAS.
4. SECTION 801.1.11: TO ALLOW A GRADE CHANGE WITHIN 100 FEET OF THE PROPERTY LINE.

POST - CONSTRUCTION STORMWATER BMP's

PER PADEP - MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	UNDERGROUND DETENTION BASIN	AS SHOWN ON PLAN	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	UNDERGROUND INFILTRATION BED	AS SHOWN ON PLAN	PROPERTY OWNER	BED SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
3	SOIL AMENDMENT	LANDSCAPE ISLANDS AS SHOWN ON PLAN	PROPERTY OWNER	LANDSCAPE ISLANDS WITH SOIL AMENDMENT SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE-ESTABLISH VEGETATIVE COVER.
4	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTANED IN GOOD HEALTH.
5	STREET SWEEPING	STREETS & PARKING AREA AS SHOWN ON PLANS	PROPERTY OWNER	PROPERTY OWNER WILL BE RESPONSIBLE FOR PERFORMING BI–WEEKLY STREET SWEEPING WITH A WALK BEHIND STYLE STREET VACUUM CLEANER. IN ADDITION, LARGE DEBRIS IS TO BE PICKED UP BY HAND AND MANUALLY DISCARDED.

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components. Occasionally, non–routine maintenance may be necessary for sediment removal and outlet structure maintenance or replacement.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non–technical staff. However, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on–site BMP's shall be the responsibility of the property owner:

Title Exceptions affecting survey as taken from Schedule B, Section II of First American Title Insurance Company Order Number 137726–NFA, Effective Date: March 30, 2008.

EXCEPTIONS:

2. Possible additional tax assessments for new construction and/or major improvements. (NOT SURVEY RELATED)
3. Easements or claims of easements not shown by the public record.
4. Conditions and Restrictions as being recorded in Deed Book 624 page 419. (USE RESTRICTIONS–NOT SURVEY RELATED)
5. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Thomas B.Harbison, dated 6/10/1983 and recorded in Deed Book 4709 page 1238. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
6. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Harbison York Road Limited Partnership, dated 6/10/1983 and recorded in Deed Book 4709 page 1246. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
7. Decleration of Easement by Philadelphia Presbytery Homes, Inc., dated 2/1/1999 and recorded in Deed Book 5262, page 1795. (EASEMENT OF ACCESS, UTILITIES AND STORM WATER THROUGH RYDAL PARK TO BENEFIT RYDAL WATERS FOR PROPOSED 1991 LAND DEVELOPMENT–CAN NOT PLOT)
8. Easement Agreement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 874. (DETENTION BASIN EASEMENT – SHOWN ON PLAN)
9. Sanitary Sewer Easement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 882. (SHOWN ON PLAN)
10. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as being recorded in Deed Book 1228, page 345. (BLANKET EASEMENT)
11. Rights granted to Philadelphia Electric Company as being recorded in Deed Book 1455, page 187, Deed Book 2170 page 350, Deed Book 3071 page 29, Deed Book 3264 page 477, Deed Book 4187 page 96 and Deed Book 5017 page 596.
    1455–187, PHILADELPHIA ELECTRIC COMPANY RIGHTS TO ERECT, OPERATE AND MAINTAIN ELECTRIC FACILITIES IMMEDIATELY OUTSIDE EASTERLY RIGHT OF WAY OF OLD YORK ROAD FROM BROOK ROAD SOUTHWARDLY FOR APPROXIMATELY 100 FEET. ALSO THE RIGHTS TO ERECT, INSTALL, OPERATE AND MAINTAIN GAS AND ELECTRIC FACILITIES WITHIN THE LEGAL RIGHT OF WAY OF OLD YORK ROAD.
    2170–350 PHILADELPHIA ELECTRIC COMPANY EASEMENT (30' WIDE POLE LINE EASEMENT SHOWN ON PLAN)
    3071–29 (DOES NOT PLOT ON SUJECT PREMISE)
    3264–477 PHILADELPHIA ELECTRIC COMPANY, ELECTRIC EASEMENT – (DOES NOT PLOT ON SUBJECT PREMISES)
    4187–96 PHILADELPHIA ELECTRIC COMPNAY, GAS EASEMENT – (CAN NOT PLOT)
    5017–596 PHILADELPHIA ELECTRIC COMPANY, (BLANKET EASEMENT FOR GAS AND ELECTRIC SERVICES – WITH RESTRICTIONS)
12. Rights granted to Philadelphia Suburban Water Company as being recorded in Deed Book 1244 page 285 and Deed Book 5015 page 1202.
    1244–285 (CANNOT PLOT – NO PLAN ATTACHED)
    5015–1202 (DOES NOT PLOT ON SUBJECT PREMISES–SEE PLAN)
13. Deed of Dedication and Release to Montgomery County and Abington Township as being recorded in Deed Book 1594 page 558. (10' WIDE STRIP – SHOWN ON PLAN)
14. Title to the portion of the premises in the beds of Huntingdon Road, Merrit Road (if any), Rydal Way Harbison Way, Brook Road and Noble Circle is subject to public and private rights therein.
15. Title to the portion of the premises in the bed of York Road is subject to public and private rights therein.
16. Stream of water flows through premises; subject to riparian rights of owners abutting or bounding thereof.
17. Possible Easement of a private driveway and/or passageway located upon premises; subject to the proportionate part of the expense and maintenance of keeping the same in good order and repair. (POSSIBLY ACCESS TO FORMER INTERIOR PROPERTY – CAN NOT PLOT)
18. Subject to all notes, easements, conditions and other items of interest as being set forth and recorded on Land Site Plan Book 1, page 406, Plan Book 24 page 55–56 and Plan Book 26 pages 364–367.

BUILDING COVERAGE:

MAX. PERMITTED BLDG COVER = 40%

PROPOSED:	
RESIDENTIAL BLDGS.	244,010 S.F.
CLUB HOUSE	4,827 S.F.
ACCESSORY STRUCTURES	550 S.F.
TOTAL	249,387 S.F.

249,387 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 17.6%

IMPERVIOUS COVERAGE:

MAX. PERMITTED IMPERVIOUS COVER = 50%

PROPOSED:	
BUILDINGS	249,387 S.F.
PORCHES/PATIOS	17,758 S.F.
ROADWAY/PARKING LOTS	192,495 S.F.
WALKS/DRIVEWAYS	111,658 S.F.
WALLS	15,337 S.F.
TRAILS	23,207 S.F.
POOL	6,355 S.F.
PICKLEBALL COURT	4,352 S.F.
TOTAL	620,549 S.F.

620,549 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 43.8%

OPEN SPACE AREAS:

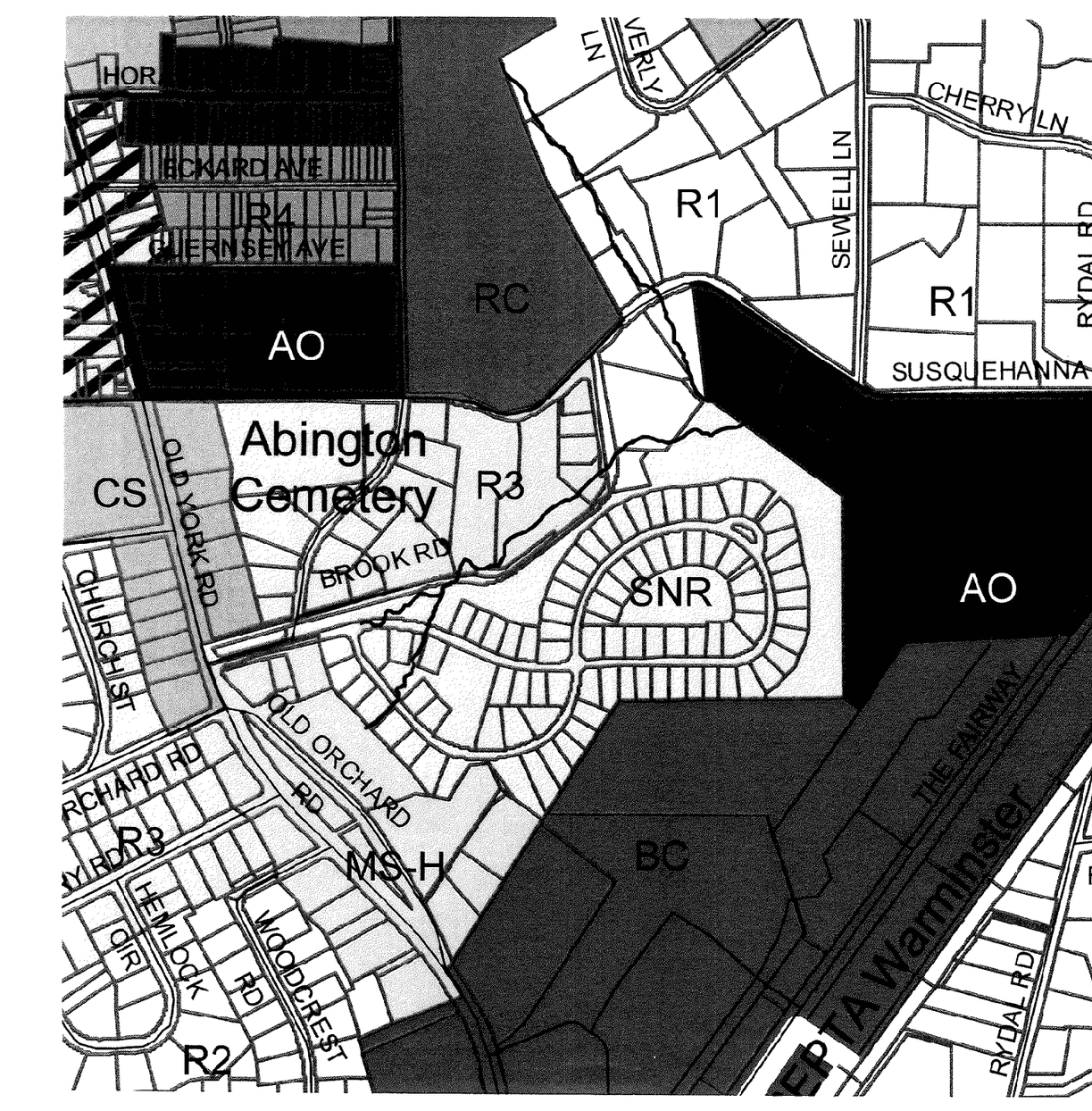
REQUIRED:
GROSS SITE AREA X 0.20
32.7949 Ac. x 0.20 = 6.5 Ac.

PROVIDED:		
OPEN SPACE 'A'	11,359 S.F.	0.2608 Ac.
OPEN SPACE 'B'	233,114 S.F.	5.3516 Ac.
OPEN SPACE 'C'	42,929 S.F.	0.9855 Ac.
OPEN SPACE 'D'	29,498 S.F.	0.6772 Ac.
OPEN SPACE 'E'	48,505 S.F.	1.1135 Ac.
OPEN SPACE 'F'	94,037 S.F.	2.1588 Ac.
TOTAL		10.5474 Ac.

ZONING MAP

Zoning

- RC Recreation/Conservation
- R1 Low Density Residential
- R2 Low-Medium Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- AO Apartment Office
- SNR Senior Neighborhood Residential
- BC Business Center
- TriangleArea (applicable to part of BC District)
- MS-H Main Street High Intensity Density
- MS-L Main Street Low Intensity Density
- MS-VC Village Center
- CS Community Service
- SI-G Suburban Industrial Glenside
- SI-W Suburban Industrial Willow Grove



ZONING TABLE

ART. VIII: 'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

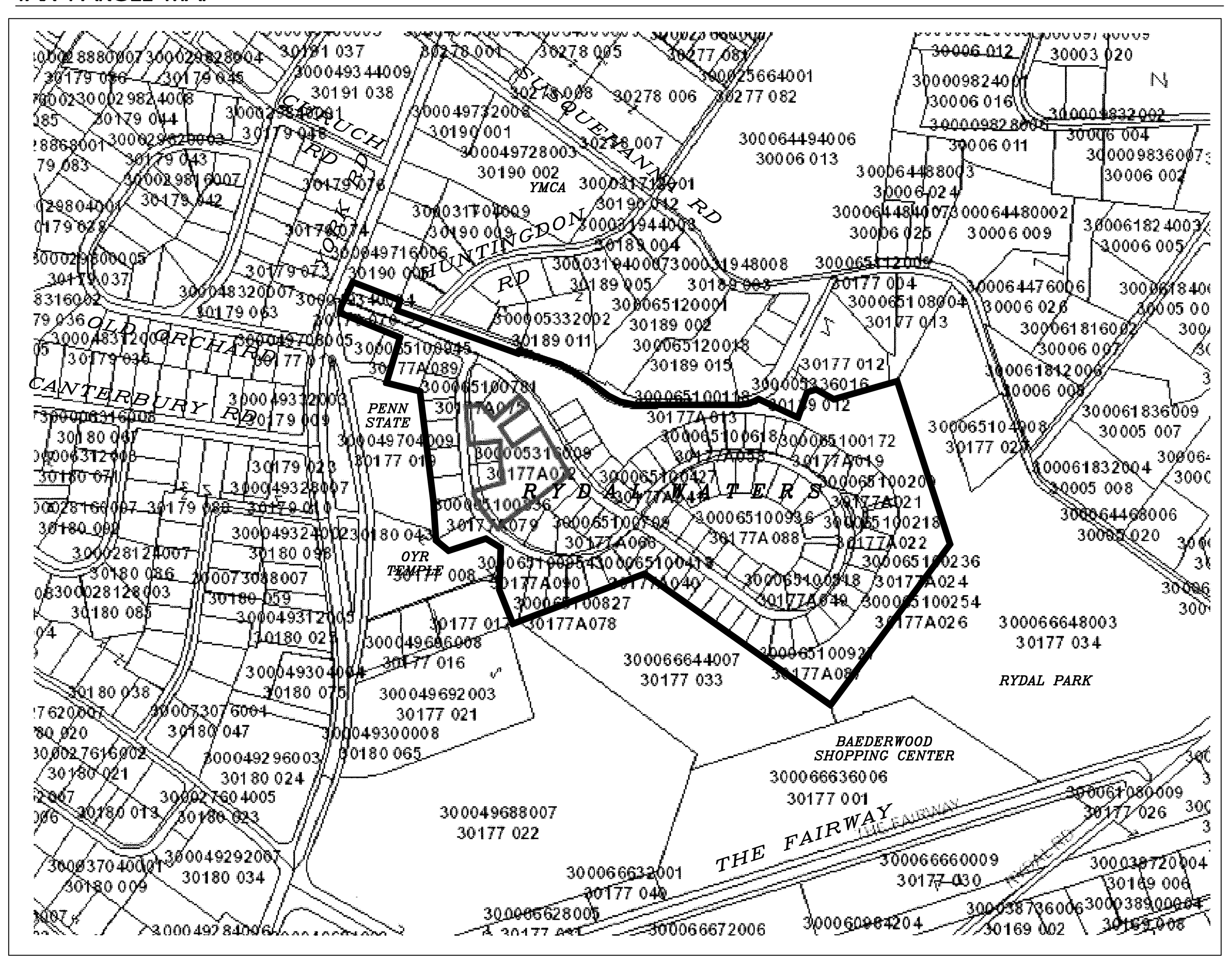
	SECTION No.:	REQUIRED:	PROPOSED
Uses by Right:	Sec. 801.		Senior Living Community (E–15) (H–7 & H–10) (Age Restricted) Club House (A–6)
DIMENSIONAL REGULATIONS:	Sec. 802.		
MIN. LOT DIMENSIONS: Lot Area:			
Gross to Title Lines			32.7949 Acres
Net to Legal R/W Lines		25 Acres	32.4962 Acres
Lot Width:		N/A	
Lot Depth:		N/A	
MIN. YARD DIMENSIONS:	Sec. 802.		
Tract Perimeter:		25 FT.	25 FT.
Dwelling Setback from Edge of Interior Road:		8 FT.	10.1 FT.
Side Yard:		N/A	
Rear Yard:		N/A	
COVERAGE:	Sec. 802.		
Max. Building Area:		40%	249,387 S.F./ 17.6%
Max. Impervious Area:		50%	620,549 S.F./ 43.8%
Min. Green Area:		50%	794,987 S.F./ 56.2%
Min. Open Space:		GSA (Ac.) x 0.20 32.7949 (Ac.) x 0.20 = 6.5 Ac.	10.5 Ac.
Max. Density:		GSA (Ac.) x 3.2 DU/Ac. 32.7949 (Ac.) x 3.2 DU/Ac.= 104 DU's	81 DU's 2.5 DU/Ac.
BUILDING DIMENSIONS:	Sec. 802.		
Building Height:		35 FT.	One Sty, <35 FT.
Max. Building Length:		120 FT.	101.2 FT.
Min. Building Separation:		10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 803.		
A. Retail Operations:		None Permitted (1)	None
B. Residential Buffer:		25 FT. Screening Buffer (2)	25 FT.
C. Open Space Standards:		Min. 3 Areas >1.0 Ac. Ea.	3 Areas, 8.6 Ac.
OFF–STREET PARKING:	Sec. 2304.E.15.		
Single Family Dwellings:	Use H–7	Two Spaces/Unit (3) 41 Units x 2 = 82 P.S.	82 Parlking Spaces
Twin Dwelling Units:	Use H–10	Two Spaces/Unit (3) 40 Units x 2 = 80 P.S.	80 Parking Spaces
Visitor Street Parking:		None Required	48 Parking Spaces
Club House Parking:	Use A–6	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces:		Required = 162 Spaces	Provided = 250 Spaces
Parking Space Size:	Sec. 2304.H.7a Sec. 2304.H.10a.	9 FT. x 18 FT.	Club House: 10 FT. x 18 FT. Street Parking: 9 FT. x 18 FT.
Parking Aisle Width:	Sec. 2310.	24 FT. (Two–Way) 12 FT. (One–Way)	24 FT. (Two Way) N/A
OPEN SPACE STANDARDS:	Sec. 2601.K.		
# Non–contiguous Open Space Areas	Sec. 2601.K.1.d.	Max. Three Areas	Three Open Space Areas
Min. Open Space Area	Sec. 2601.K.1.d.	One Acre	1.11 Ac.
Permitted Structure Setback From Tract Boundary, Property Line or Roadway	Sec. 2601.K.1.e.	50 FT.	76 FT. (Dog Park)
Max. Floodplain, Wetland or Slopes > 25%	Sec. 2601.K.1.h.	75 %, Max.	< 75%
Min. Width / Lenght to Width Ratio	Sec. 2601.K.1.i.	100 FT., 4:1 Ratio	> 100 FT./ 4:1 Ratio
RIPARIAN CORRIDOR CONSERVATION DISTRICT:			
Zone One	Sec. 1502.A.2.a.	Min. 25 FT.	Min. 25 FT.
Zone Two	Sec. 1502.A.2.b.	Min. 50 FT.	Min. 50 FT.
Conditional Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Mitigation Measures	Sec. 1508.B.		

(1) No retail operations or retail land uses are permitted even as accessory uses.

(2) Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to Section 2403.B.4 Buffer Specifications, High Intensity Buffer of Medium Intensity Buffer Option A, with a depth of not less than twenty–five (25) feet in depth shall be provided.

(3) Required off–street parking for single family detached dwellings is exclusive of garage spaces.

TAX PARCEL MAP



TAX PARCELS WITHIN 400 FEET:

Parcel ID: 30–00–66648–00–3
Owner: Philadelphia Presbytery Homes, Inc.
Address: 1515 The Fairway

Parcel ID: 30–00–66636–00–6
Owner: BSC Jenkintown, LP
Address: 1631 The Fairway

Parcel ID: 30–00–66644–00–7
Owner: Baederwood Residential Partners, LP
Address: The Fairway

Parcel ID: 30–00–49688–00–7
Owner: DDR Noble TC Trust
Address: 901 Old York Road

Parcel ID: 30–00–49692–00–3
Owner: Abington York Road LP
Address: 939 Old York Road

Parcel ID: 30–00–49694–00–1
Owner:Connor James L & Alice G Trustees
Address: 943 Old York Road

Parcel ID: 30–00–49696–00–8
Owner: OLYOR Corporation
Address: 947 Old York Road

Parcel ID: 30–00–49700–00–4
Owner: Old York Road Temple
Address: 971 Old York Road

Parcel ID: 30–00–49704–00–9
Owner: Pennsylvania State Unniversity The
Address: 1001 Old York Road

Parcel ID: 30–00–48708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49344–00–9
Owner: Abington Presbyterian Church
Address: 1082 Old York Road

Parcel ID: 30–00–49732–00–8
Owner: Abington Presbyterian Church
Address: Old York Road

Parcel ID: 30–00–49340–00–4
Owner: Abington Township
Address: 1030 Old York Road

Parcel ID: 30–00–49332–00–3
Owner: Choe Jennie E & Sookie J
Address: 1000 Old York Road

Parcel ID: 30–00–49336–00–8
Owner: Alsue Enterprises LLC
Address: 1020 Old York Road

Parcel ID: 30–00–49716–00–6
Owner: Tempenns Associates R A Wenhold MD
Address: 1047 Old York Road

Parcel ID: 30–00–49720–00–2
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1059 Old York Road

Parcel ID: 30–00–49724–00–7
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1067 Old York Road

Parcel ID: 30–00–49728–00–3
Owner: Philadelphia Freedon Valley Youg Mens Christen Association
Address: 1073 Old York Road

Parcel ID: 30–00–49712–00–1
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–28428–00–9
Owner: Connor James L & Alace G Trustees
Address: 2 Hidden Lane

Parcel ID: 30–00–28432–00–5
Owner: Vanscott Eugene J Revocable Trust
Address: 3 Hidden Lane

Parcel ID: 30–00–08784–00–6
Owner: Li Alex & Chen Daphne
Address: 1035 Church Street

Parcel ID: 30–00–08788–00–2
Owner: Levy Elliot M & Megan M
Address: 1039 Church Street

Parcel ID: 30–00–08792–00–7
Owner: Libby Beth A & Dina E
Address: 1043 Chruch Street

Parcel ID: 30–00–08796–00–3
Owner: Cissone Mac & Susan
Address: 1045 Chruch Street

Parcel ID: 30–00–08800–00–8
Owner: McCarron Robert T & Catherine
Address: 1049 Church Street

Parcel ID: 30–00–08804–00–4
Owner: Parkhill Patricia A & Frank J
Address: 1053 Church Street

Parcel ID: 30–00–08808–00–9
Owner: Pitkow Mark & Elaine J
Address: 1059 Church Street

Parcel ID: 30–00–08756–00–7
Owner: Walter John Anthony Jr & Gdowik–Walter Maureen
Address: 1034 Church Street

Parcel ID: 30–00–08752–00–2
Owner: Garcia–Gordon Charles F & Lorraine L
Address: 1028 Church Street

Parcel ID: 30–00–08760–00–3
Owner: Flores Nixon J & Carmen G
Address: 1040 Church Street

Parcel ID: 30–00–08764–00–8
Owner: Scoendorfer Dean L & Rosemary
Address: 1044 Church Street

Parcel ID: 30–00–48284–00–7
Owner: Cohen Marie
Address: 1810 Old Orchard Road

Parcel ID: 30–00–48288–00–3
Owner: Day Stephen M & Susan M
Address: 1824 Old Orchard Road

Parcel ID: 30–00–48292–00–8
Owner: Gray Collin & Luisa
Address:1830 Old Orchad Road

Parcel ID: 30–00–48280–00–2
Owner: Pitcairn Trust Co Guardian Est
Address: 1812 Old Orchard Road

Parcel ID: 30–00–00488–00–4
Owner: Cutilli Vincent F & Nancy Trustees
Address: 1918 Adams Ave

Parcel ID: 30–00–06296–00–1
Owner: Pisko Robert B & Linda
Address: 1815 Canterbury Road

Parcel ID: 30–00–06292–00–5
Owner: Lockhart Christopher Samuel & Edler Donna Lee
Address: 1821 Canterbury Road

Parcel ID: 30–00–65120–00–1
Owner: Cofone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–64476–00–6
Owner: Reilly Michael J & Nancy B
Address: 1635 Susquehanna Road

Parcel ID: 30–00–64480–00–2
Owner: Tartaglia Joseph S & Barbara L
Address: 1641 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Manaka Randall C & Barbara B
Address:1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keogh Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–65112–00–9
Owner: Wysocki Douglas E. & Monica E.
Address: 1676 Susquehanna Road

Parcel ID: 30–00–65120–01–8
Owner: Adlam J Kenneth
Address: 1710 Susquehanna Road

Parcel ID: 30–00–65120–00–1
Owner: Cofone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Manaka Randall C & Barbara B
Address: 1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keough Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–31696–00–8
Owner: McMahon Herbert E Jr & Lori A
Address: 1046 Huntindon Road

Parcel ID: 30–00–31700–00–4
Owner: McVeigh Susanna A
Address: 1052 Huntingdon Road

Parcel ID: 30–00–31704–00–9
Owner: LIPA Bethany M & Esrick Michael
Address: 1056 Huntingdon Road

Parcel ID: 30–00–21708–00–5
Owner: White Joshua D & Hannah
Address: 1062 Huntindon Road

Parcel ID: 30–00–31712–00–1
Owner: Germain Christopher & Heidi Sanders
Address: 1092 Huntingdon Road

Parcel ID: 30–00–31924–00–5
Owner: Hellerslia Rune & Van
Address: 1047 Huntingdon Road

Parcel ID: 30–00–31928–00–1
Owner: Detweiler Amanda & Kenneth
Address: 1055 Huntingdon Road

Parcel ID: 30–00–31932–00–6
Owner: Dardaris Gregory W & Christine M
Address: 1065 Huntingdon Road

Parcel ID: 30–00–31936–00–2
Owner: Lee Stephen & Telecia
Address: 1073 Huntindon Road

Parcel ID: 30–00–31940–00–7
Owner: Gibson Roy J III & Anne M
Address: 1079 Huntingdon Road

Parcel ID: 30–00–31944–00–3
Owner: Meyerowitz William & Clair
Address: 1085 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Durkin Mary Jane
Address: 1091 Huntingdon Road

Parcel ID: 30–00–61812–00–6
Owner: Larussa Michael J & Constance D
Address: 1112 Sewell Lane

Parcel ID: 30–00–61832–00–4
Owner: Becker Allan R
Address: 1105 Sewell Lane

Parcel ID: 30–00–05328–00–6
Owner: Kleiman Keith & Heidi
Address: 1785 Brook Road

Parcel ID: 30–00–05332–00–2
Owner: Marsh Diane Reed & Charles S
Address: 1779 Brook Road

Parcel ID: 30–00–05336–00–7
Owner: Lowery Robert S & Heras Kristin
Address: 1719 Brook Road

Parcel ID: 30–00–05336–01–6
Owner: Lowery Robert S & Heras Kristin
Address: Brook Road

Parcel ID: 30–00–05324–00–1
Owner: Marquardt Donald E Jr & Kathryn
Address: 1805 Brook Road

Parcel ID: 30–00–05320–00–5
Owner: Adcock Dee C & Sandra J
Address: 1714 Brook Road

Parcel ID: 30–00–05336–02–5
Owner: Adcock C Dee & Sandra J
Address: Brook Road

Parcel ID: 30–00–05336–03–4
Owner: Adcock C Dee & Sandra J
Address: Brook Road

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–033144–E

COUNTY PARCEL NO.
30–00–65100–93–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON PA, 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165
FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

DATE	NO	REVISION	BY
2/15/2021	6	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKELBALL COURT	GAT
3/03/2020	5	AMENDED PLAN: UNITS 56–58	GAT
4/06/2019	4	REMOVE NOTE #21	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

PROJECT IDENTIFICATION & NOTES
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–647
JOB NO.: 26393
SHEET NO. 7 OF 59

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
X X X	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
SL	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE

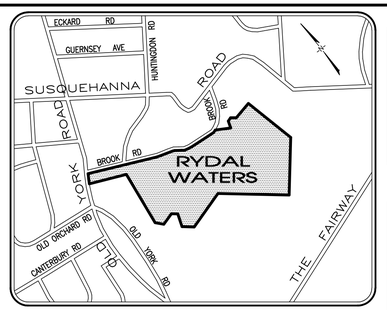
GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

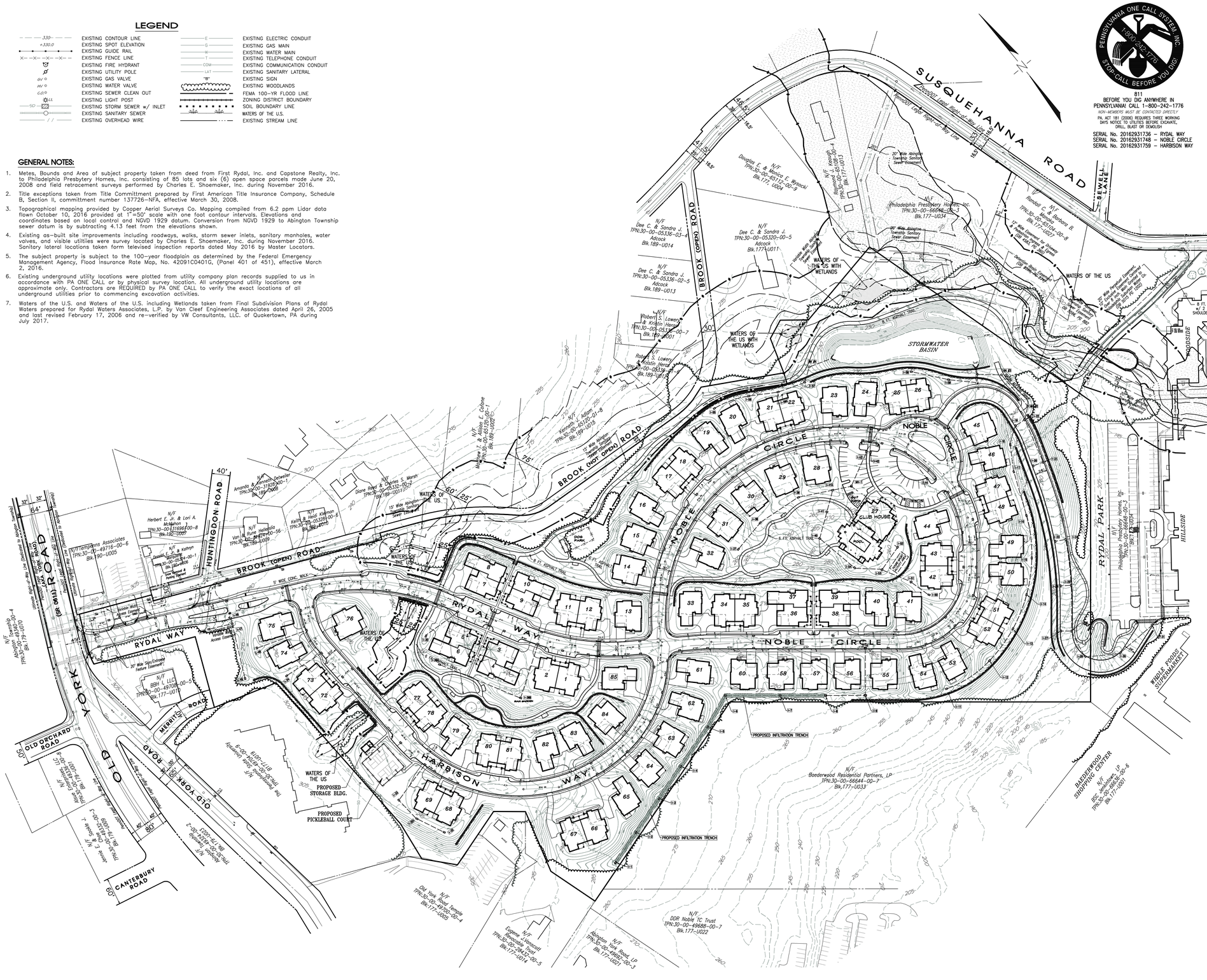
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	2nd AMENDED PLAN: UNITS 70 & 71 REVISED TO SINGLE FAMILY DETACHED	CAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	CAT
4/05/2019	5	Township Review	CAT
1/15/2019	4	CD Submission Set	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	DD Submission Set	CAT

OVERALL SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–652
JOB NO.: 26393
SHEET NO.: 12 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
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CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY POOLHEAL COURT	GAT
4	01/18/2019	CU Submission 3rd	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission 2nd	GAT

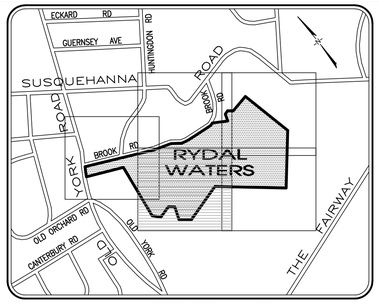
SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-653
JOB NO.: 26393
SHEET NO. 13 OF 59



811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
C.O.	SEWER CLEAN OUT		
LL	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
/ /	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

COUNTY PARCEL NO. 30-00-65100-93-6
BLOCK – UNIT 30-177A-088
SITE ADDRESS OLD YORK ROAD ABINGTON, PA 19001
DEED BOOK – PAGE 5698-01888

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
2/15/2021	8	2nd AMENDED PLAN: PICKELBALL COURT	GAT
7/29/2020	7	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	6	AMENDED PLAN: UNITS 56-58	GAT
4/06/2019	5	Township Review	GAT
1/18/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-654
JOB NO.: 26393

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
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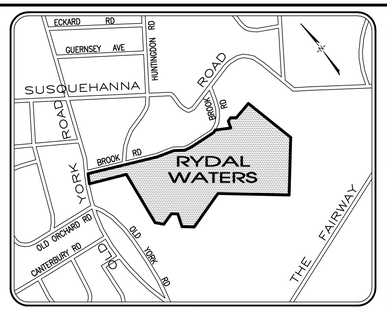
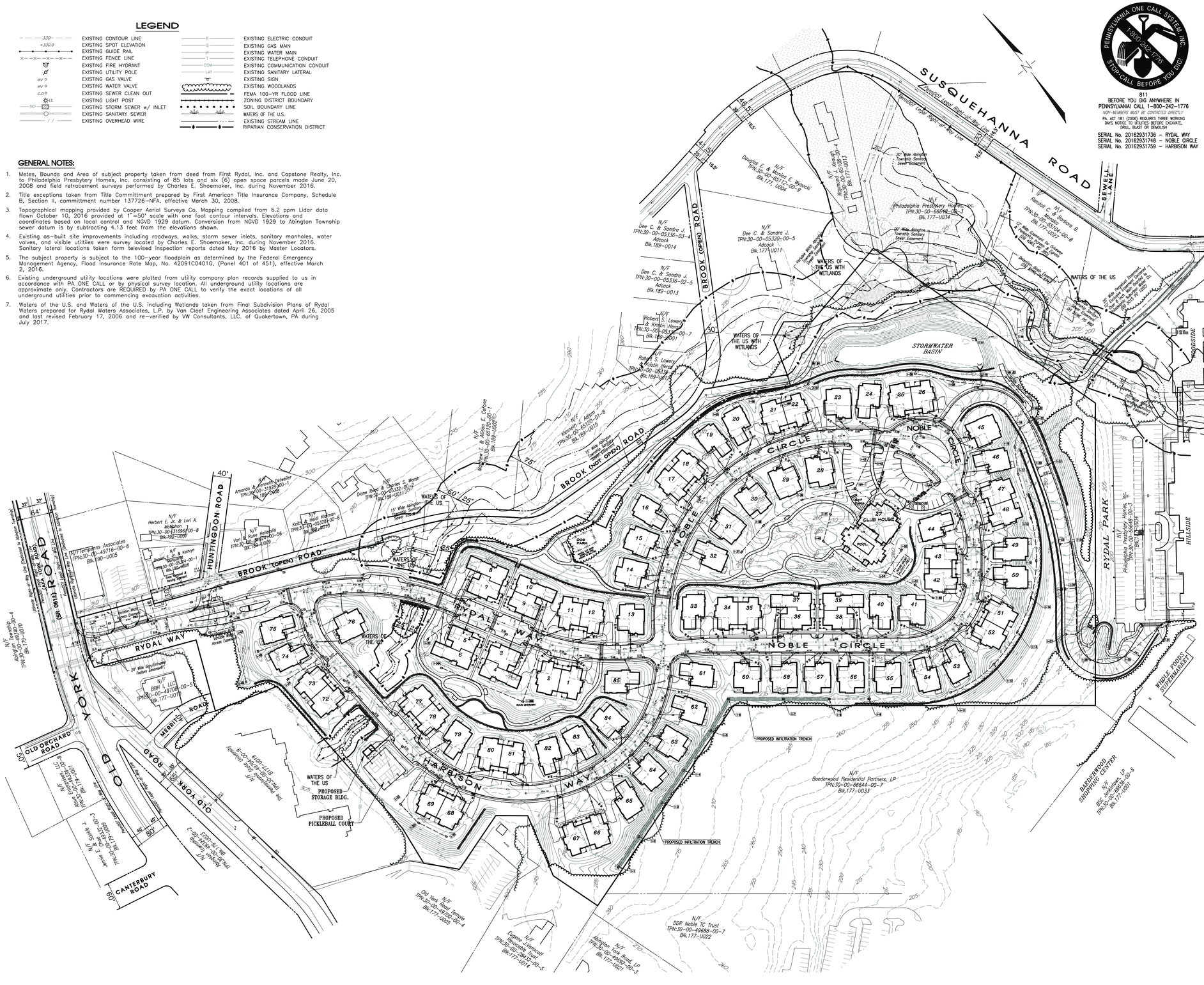
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	AMENDED PLAN: PICKLEBALL COURT	CAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	CAT
04/04/2019	5	Township Review	CAT
01/16/2019	4	CD Submission Set	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	CD Submission Set	CAT

OVERALL SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–658
JOB NO.: 26393
SHEET NO.: 18 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING
DAYS NOTICE TO UTILITIES BEFORE EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT– T3
- PROPOSED STREET LIGHT– T–5
- PROPOSED BOLLARD LIGHT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
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DEED BOOK – PAGE
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1007 EDGE HILL ROAD
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PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	3/23/2018	DRAFT PROGRESS PLOT	CAT
2	4/25/2018	DD Submission Set.	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
4	11/20/2018	SIDEWALK AND CLUB HOUSE	CAT
5	01/18/2019	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	CAT
6	2/15/2021		CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-659
JOB NO.: 26393
SHEET NO. 19 OF 59

April 20, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Rydal Waters Pickleball Court – Amended LD Plan
Parcel No. 30-00-65100-93-6 – Old York Road, Abington, PA
Plan Set Date: 02.15.2021

EAC Review Date: 4/14/2021

Site Summary
Owner: HumanGood Pennsylvania
Zone – SNR – Senior Neighborhood Residential
Proposed Amendment – Replacement of two twin residential units with a Pickleball Court
Watershed – Pennypack Creek

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced amended land development plan and had a few minor comments.

The proposed pickleball court is located adjacent to the Riparian Corridor Conservation District (RCCD) boundary. We were hoping for some clarification as to why only zone 1 of the RCCD (25-ft width immediately adjacent to the stream) is identified on the plan rather than both zone 1 and zone 2 areas which are shown along the creek north of Rydal Way.

The EAC recommends that some native vegetative buffering be planted between the new pickleball court and Units 68 and 69.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Richard Manfredi
Michael Narcowich
Shaun Littlefield
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 23, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 21-0103-001
Plan Name: Rydal Waters Pickleball Court
(317 square feet on 1 lot comprising 32.50 acres)
Situate: Harbison Way, Cross Street: Rydal Road
Abington Township

Dear Mr. Manfredi:

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 April 1, 2021. We forward this letter as a report of our review.

BACKGROUND

Presby's Inspired Life, the applicant, has submitted a land development plan for a 317 square foot storage building and restroom, and a pickleball court on Harbison Way in the Rydal Waters development. The development will affect an area 0.40 acres in size. The site is located in the SNR Senior Neighborhood Residential District, and is served by public water and sewer. The applicant has submitted a preliminary land development plan dated February 15, 2021.

RECOMMENDATION

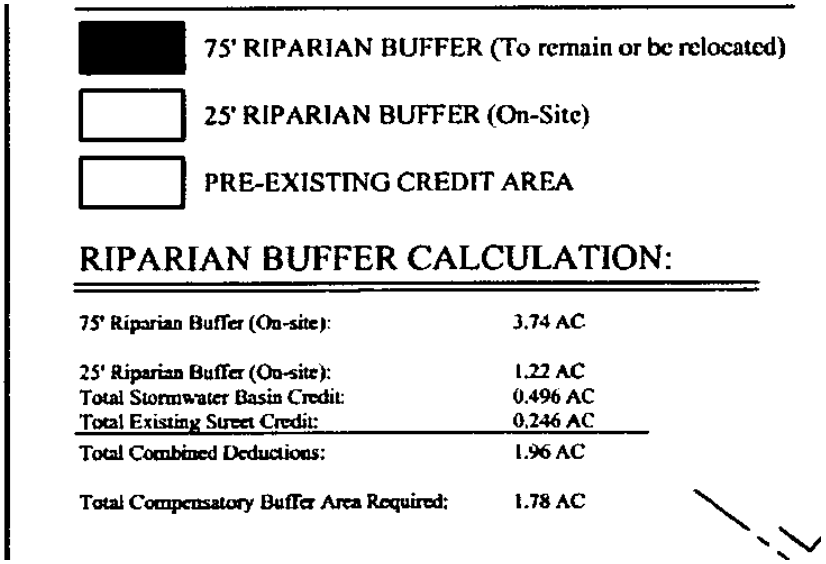
The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue(s) that the applicant and (municipality) may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

NATURAL FEATURES

A. Riparian Corridor

1. Buffer Compensation. The applicant is providing a riparian buffer compensation area to make up for the required Zone 2 Riparian Corridor area that is not being provided west of Rydal Road (including the area near the proposed Pickleball courts, storage area, and restrooms). Typically, recreational courts are permitted by conditional use in the riparian corridor conservation district, zone 2 [§1503.B], and "Zone 2" of the riparian corridor would include the area where the proposed recreational courts would be located. Buildings are prohibited from Zone 2. A plan submitted for this property in 2017 included a Riparian Buffer Plan depicting Zone 2 near the area of the proposed Pickleball courts and restroom as "Riparian Buffer to Remain or Be Relocated." It noted 1.78 acres of "Total Compensatory Buffer Area Required" (after crediting areas of the stormwater basin and existing streets; thus 3.74 acres minus 1.96 acres = 1.78 acres).



2. Basin. As noted above, the stormwater basin is being credited towards the riparian buffer area. Since basins are allowed in the riparian corridor if they consist of naturalized areas [§1503.2], we suggest that the applicant clarify the naturalization methods being used in the basin [any disturbance shall be offset by §1508. Riparian Management mitigation methods].

From 2017 Riparian Corridor Plan, Rydal Waters (dated 7-27-2017), submitted by applicant

NATURAL FEATURES

A. Landscaping Plan. A landscaping and shade tree plan is required [§146-11.H].

B. Buffers and Screens. Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to §2403.B.4. Buffer Specifications, High Intensity Buffer or Medium Intensity Buffer Option A, with a depth of not less than 25 feet, shall be provided [§803.B]. For the area adjacent to the proposed pickleball courts, the SNR District requires that outdoor recreation areas within 100 feet of a residential district or use shall have a high-intensity screen [Fig. 24.7; §2403.C].

PEDESTRIAN CONNECTIONS

A. Trail.

1. Will the trail have a railing or fence in the vicinity of the Woodside Building, where a slope abuts the trail? We recommend that the applicant add a fence along the edge of the trail - partly for the safety of trail users, and partly to provide more privacy for residents of the Woodside Building.

2. We recommend the applicant update the township planning commission on the plans for the trail to Susquehanna Road, as this is a unique feature of the development that now appears on the plans and clarify whether the trail will be open to the public would be useful.

B. Crosswalk. As noted in our letter of August 4, 2017, we recommend adding crosswalks to traverse the entrances to the parking area near the clubhouse. We also recommend adding crosswalks to the intersection of nearby Rydal Way and Harbison Way (and other intersections) [§146-29].

BUILDING DESIGN

A. Architectural Renderings. Renderings are required for the proposed bathroom and storage building [§146-11.L, §146-14].

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 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. Please print the assigned MCPC number (#21-0103-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager
610.278.5238 - mnarcowi@montcopa.org

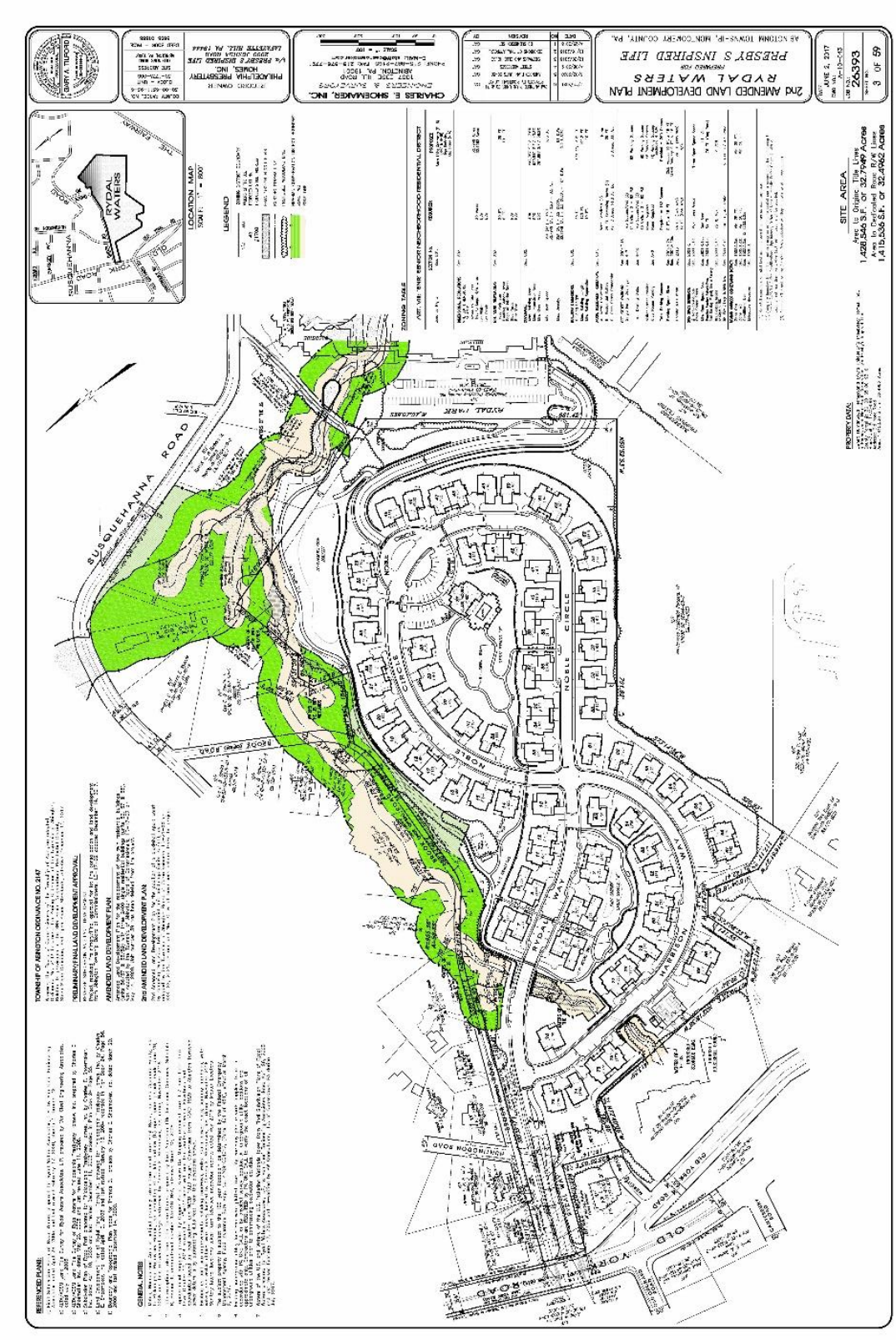
c: Presby's Inspired Life, Applicant
Gary Tilford, PLS, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer

Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: APPENDIX 1: Aerial Image, Project Site
APPENDIX 2: Applicant's Plan



APPENDIX 1: AERIAL IMAGE, PROJECT SITE



APPENDIX 2: APPLICANT'S PLAN

Pennoni

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

April 16, 2021

ABINT130018

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: LD-21-05 – Rydal Waters
Pickleball Courts
Second Amended Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Amended Land Development Plans consisting of twelve (12) sheets dated June 2, 2017, and last revised February 15, 2021, and received on March 29, 2021; as prepared by Charles E. Shoemaker, Inc. located at 1007 Edge Hill Road in Abington, PA for the above referenced project.

This project originally received Preliminary/Final Land Development Approval for a lot line consolidation and land development from the Abington Township Board of Commissioners on December 14, 2017 for the construction of detached residential twin dwellings (85 dwelling units total) and club house. Since then, this project has gone through one Amendment to replace two (2) residential buildings (units 56/57 & 58/59) with three (3) 2,400 SF single residential buildings (units 56, 57, & 58) and to delete unit number 59 from this project. This amendment was adopted by the Township of Abington Board of Commissioners on May 14, 2020.

Under this Application, the Applicant is proposing to remove a total 4,000 SF twin dwelling building (units 70/71) and replace it with an approx. 4,352 SF pickleball sport court and approx. 316 SF storage building with attached restroom; and associated walkways, vinyl coated chain link fencing, and court lighting. Per the Abington Comprehensive Use Matrix in Appendix A of the Zoning Code, a tennis/sports court is a permitted accessory use in the SNR Senior Neighborhood Residential District.

The property is comprised of one (1) parcel (ID no. 30-00-65100-93-6,); which totals approximately 32.5 acres. The project is located within the SNR Senior Neighborhood Residential Zoning District. The site is bounded by residential properties to the north; apartment & offices to the east; and commercial properties to the south and west. Access to/from the site is by way of three (3) driveway entrances – (1) off Old York Road, (1) off Huntington Road, and (1) off the existing parking lot of the Rydal Park Retirement Community.

VARIANCES RECEIVED

The Applicant was granted the following variances by special exception from the Zoning Hearing Board:

1. **§602.7.B** – Relief to allow the installation of a sanitary sewer system within regulated steep slope areas.
2. **§602.7.D** – Relief to allow for the construction of dwelling units and a roadway within regulated steep slope areas.

3. **§602.7.E** – Relief to allow for other grading, excavating, and activity which results in the disturbance of regulated steep slope areas.
4. **§801.1.11** – Relief to allow a grade change within 100 feet of the property line.

WAIVERS GRANTED

As part of the residential development application, the Applicant was granted the following waivers by the Board of Commissioners on December 14, 2017:

1. **§146-9.A – Plan Stages** – A waiver from the requirement to file a plan submission in two stages as a preliminary plan and again as a final plan submission.
2. **§146-10.A.1 – Drafting Standards** – A waiver from the requirement of plans being no smaller than 1" = 50".
3. **§146-11.B.7 – Existing Features Plan** – A waiver from the requirement to depict all existing features within 400 feet of the site.
4. **§146-24.4.A – Street Plan** – A waiver from the requirement to provide fifty (50) feet wide right-of-way for the proposed internal streets.
5. **§146-24.4.B – Street Plan** – A waiver from the requirement islands and medial strips are permitted only in commercial zones.
6. **§146-27.1 – Sidewalks & Curbing** – A waiver from the requirement to provide sidewalk on both sides of the streets.
7. **§146-27.6 – Sidewalks & Curbing** – A waiver from the requirement to provide concrete curb with eight (8) inch reveal for the proposed internal streets.
8. **§146-28.1.D – Off Street Parking Areas** – A waiver from the requirement to provide a loading area for the proposed club house.
9. **§146-33.7 – Drainage** – A waiver from the requirement to specify city number 1 inlets.
10. **146-35.3.A – Sanitary Sewer** – A waiver from the requirement to provide sanitary sewer service by gravity to all dwelling basements.
11. **§146-40.2.A – Recreational Areas** – A waiver from the requirement of proposed open space areas to have access to a public road.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 59	06/02/17	02/15/21
2nd Amended Land Development Plan	3 of 59	06/02/17	02/15/21
Project Identification & Notes Plan	7 of 59	06/02/17	02/15/21
Overall Site Grading Plan	12 of 59	06/02/17	02/15/21
Site Grading Plan	13 of 59	06/02/17	02/15/21
Site Grading Plan	14 of 59	06/02/17	02/15/21
Overall Site Utility Plan	18 of 59	06/02/17	02/15/21
Site Utility Plan	19 of 59	06/02/17	02/15/21
Site Utility Plan	20 of 59	06/02/17	02/15/21
Profile Plan	43 of 59	06/02/17	02/15/21
Pavement Marking & Signage Plan	56 of 59	06/02/17	02/15/21
Pickleball Court Details	1 of 1	02/15/21	-----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING ORDINANCE COMMENTS

1. Per §2403 – Buffers and Screens - Buffers and screens shall be required to integrate subdivisions and land developments with their surroundings, separate incompatible land uses, minimize or eliminate views of specified site elements, enhance privacy, and serve as wind breaks. **The proposed pickleball courts is a non-residential recreational use that is to be maintained by the Association of the development which is comprised of approx. 10.5474 acres of open space and situated within the approx. 32.4962 acres tract of land. The pickleball court facility is proposed to be located adjacent the residential dwelling unit no. 69. In accordance with §2403.B.4., Figure 24.5, the buffer type required by the proposed nonresidential use with the adjoining residential use should be at least a medium intensity buffer. No landscaping is being proposed between the residential dwelling and pickleball courts. The Applicant shall provide an amended landscaping plan to comply with the applicable provisions of this Section. We defer to the Township EAC for additional comments.**

2. Per §2601.H.3 – Lighting Standards – lighting spillover onto street rights-of-way shall not exceed one (1) foot candle and spillover onto residential properties shall not exceed 0.5-foot candles, measured at a distance of ten (10) feet from the property line and a height of five (5) feet above grade. **The proposed light fixture is provided for the pickleball courts; however, the plan should include the point-by-point calculations to ensure that the specifications from the above section of code are met.**

3. Per §2601.H.6 – Lighting Standards – all lighting shall use full-cutoff design, so that the point source of lights shall not be visible from any point off premises. **The applicant shall provide a note on the plans stating the specifications of this section shall be met.**

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. Per §146-43.A.(3) – Design Standards – the design, plan development and subsequent installation of required erosion and sediment control measures shall be in accordance with and shall meet the standards and specifications of the Erosion and Sediment Control Handbook published by the Montgomery County Soil and Water Conservation District (MCSWCD). **The Applicant shall provide an Erosion and Sediment (E&S) Control Plan for review and approval.**

5. Per §146-43.D.(1) – Sedimentation – Wherever sedimentation is caused by stripping vegetation, regarding or other development, it shall be the responsibility of the subdivider/land developer, builder, corporation or other entity causing such sedimentation to remove it from adjoining surfaces, drainage systems and watercourses and to repair any damage at the expense of such subdivider/land developer, builder, corporation or other entity as quickly as possible. **The Applicant shall provide a note on the plans stating the requirements of this section of the code in the E&S Control plan.**

GENERAL COMMENTS

6. Per the USA Pickleball Association, wherever possible a north-south orientation should be maintained to minimize the angle of the sun in player's eyes. The proposed pickleball courts are oriented in an east-west orientation which will cause one player to be facing the sun at sunrise and sundown. It is recommended that the Applicant rotate the orientation of the pickleball courts to be a north-south orientation to avoid the sun in players' eyes.

7. The Applicant shall add a note on the plans stating all utilities will be located underground. The Applicant shall also show the electrical service line to the pickleball courts lighting and proposed storage building with restroom.

8. The Applicant has provided a tabulation of the building and impervious coverage calculations on Sheet 7. Under the Building Coverages tabulation, the applicant provided the total coverages for residential buildings, club house and accessory structures. The Applicant shall confirm if the area of the storage building with restroom is included under the building coverages tabulation. The applicant shall also confirm that the storage building with restroom has been accounted for in the total buildings area under the impervious coverage calculations.

9. The List of Drawings on Sheet 1 for plan sheet 3 should be updated to indicate "2nd Amended Land Development Plan" to be consistent with the actual plan sheet name provided.

10. Please move the Township certification block on Sheet 1to provide adequate space for the required Township's and engineer's seals.

11. The Zoning History Previously Granted (Special Exception) on Sheet 7 should indicate the date(s) of the zoning hearing board when the variances were granted.

We received the following documents/reviews:

- SD/LD Application (March 26, 2021)
- Planning Process Extension Agreement (March 26, 2021)
- Sewer Review (April 7, 2021)

We have not received the following documents/reviews:

- EAC Review

SUMMARY

Because the above referenced zoning comments can be addressed by the Applicant without having the need to go through the Zoning Hearing Board, by modifying the plans, we recommend Second Amended Final Major Land Development Plans approval contingent the Applicant adequately addresses the above comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
George R. Wrigley, Director of Wastewater Utilities
John J. Rohrer, Fire Marshall
Michael P. Clarke, Rudolph Clarke, LLC, Township Solicitor

Michael Narcowich, AICP, MCPC
Jennifer A. Kappen, Presby's Inspired Life, Applicant/Owner
Gary Tilford, PLS, Charles E. Shoemaker, Inc., Applicant's Engineer

U:\ACCOUNTS\ABINT\ABINT130018 - LD-21-05- RYDAL WATERS\ADMIN\4 - PLAN REVIEWS\P01041621 RYDALWATERS.DOCX

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	LU-02-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

LD application - 1231 Susquehanna Road

EXECUTIVE SUMMARY:

Consider approving the Applicant's proposal to demolish the existing central and rear dwellings, driveway, carport, tennis courts, patio, sheds, and associated walls, lighting, and landscaping; and subdivide the existing parcel (total 6.5413-acres to ultimate right-of-way as surveyed) into five (5) individual lots to construct on each lot a single family residential dwelling and associated driveways, curb, walkways, street lights, storm water facilities, and storm and sanitary sewers. A retaining wall is proposed behind the sidewalk to the west and north side of the infiltration bed SB6 on Lot 1; and behind the sidewalk and parallel to the proposed driveway on Lot 5. Each lot will be serviced by public sewer and water services. Access to each lot is via a new cul-de-sac street labeled as Christine Lane. The site is located in the R1-Low Density Residential District in Ward No. 1.

The review letter dated March 5, 2021 from Pennoni did approve the subdivision and land development, however, only the subdivision was approved at the Regular Business meeting on July 8, 2021. The agenda item is in front of the board to approve the Land Development at the August 12, 2021, Regular Business meeting.

PREVIOUS BOARD ACTIONS:

At the April 27, 2021 Planning Commission, it was recommended this be moved to the Committee of the Whole on May 13, 2021.

06.10.21 - The Committee of the Whole approved the item to move to the Regular Business meeting on July 8, 2021 for full Board approval.
07.08.21 - The Board of Commissioners approved the subdivision.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Land Development application for 1231 Susquehanna Road, Rydal.

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: 1231 Susquehanna Road Subdivision

APPLICANT NAME: Thomas & Christine Diegidio

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: _____ Date Complete: _____

Received By: _____ 90 Day Date: _____

File Date: _____ Ward No. _____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Thomas & Christine Diegidio
Name

629 Edgewater Drive, West Chester, PA 19380
Address

610-247-1598 Phone
N/A Fax

thomas.diegidio@fd-fa.com
Email Address

Property Owners Information (if different than applicant)

same as owner
Name

Address

Phone
Fax

Email Address

Architect/ Planner

Name

Address

Phone
Fax

Email Address

Engineer/ Surveyor

Nick T. Rose, P.E., ProTract Engineering, Inc.
Name

P.O. Box 58, Hatboro, PA 19040
Address

Engineer/ Surveyor Cont'd

215-442-9230 — Phone
215-442-9238 — Fax
nrose@protract.net — Email Address

Attorney

_____ — Name
_____ — Address
_____ — Phone
_____ — Fax
_____ — Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☐ Minor Land Develop.	☐ Preliminary Major SD & LD
☑ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 1231 Susquehanna Road, Rydal, PA 19046

Tax Parcel No.: 30-00-64448-00-7 County Deed Book No.: 5954 Page No.: 2840

Description of Proposed Work: 5-lot subdivision

Total Tract Acreage: 6.54 Project Acreage: 6.54

Zoning District: R-1 Existing Number of Lots: 1 Proposed Number of Lots: 5

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 5 EDUs

Proposed Land Use:

☑ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☐ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☐ Other (Describe):			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes (●) No ( )
- Are there known variances/any zoning relief necessary for this project?* Yes ( ) No (●)
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ( ) No ( )
- Has this plan been heard by the Zoning Hearing Board? Yes ( ) No (●)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

[signature] 9/22/20

Applicant signature Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	Relief Requested:
Section 146-11.A & 146-11.B	(Partial waiver) to not include all properties and existing features within 400 feet of the site.
Section 146-11.L	To not require tentative architectural plans (architecture is unknown at this time and tentative architectural plans would provide no benefit).
Section 146-24.4.D.1	To allow a 24 foot wide cartway in lieu of the 30 foot required (to reduce impervious coverage).
Section 146-27	To not require sidewalks and curbs along Susquehanna Road or sidewalks along the proposed new roadway.
Section 146-30.1	To allow the lot shapes as shown.

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [x] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24" x 36"
- [x] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [ ] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- [x] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
- [x] (2) copies of Sewage Facilities Planning Module Applications
- [x] Letter of Water availability from AQUA PA
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- [x] One (1) Digital copy of all submitted documents
- [x] Application Fee: Check made payable to the Township of Abington
- [ ] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

_____ 9/22/20

Signature of Applicant — Date

_____ _____

Signature of Property Owner (if different than applicant) — Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☐ Application Fee Amount: $_____ Check No.: #_____

☐ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

PLANNING PROCESS EXTENSION AGREEMENT

FOR

1231 Susquehanna Road Subdivision

PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: _____ Date: 9/22/20
Applicant

Received: _____ Date: _____
Township

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: _____ Date: _____
Applicant

Agreement and escrow set up at staff meeting stage

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: 9/18/2020
Municipality: Abington Township

Proposal Name: 1231 Susquehanna Road Subdivision

Applicant Name: Thomas & Christine Diegidio
Address: 629 Edgewater Drive
City/State/Zip: West Chester, PA 19380
Phone: 610-247-1598
Email: thomas.diegidio@fd-fa.com

Applicant's Representative: Nick T. Rose, P.E., ProTract Engr
Address: P.O. Box 58
City/State/Zip: Hatboro, PA 19040
Business Phone (required): 215-442-9230
Business Email (required): nrose@protract.net

Type of Review Requested:

(Check All Appropriate Boxes)

- ☐ Land Development Plan
- ☑ Subdivision Plan
- ☐ Residential Lot Line Change
- ☐ Nonresidential Lot Line Change
- ☐ Zoning Ordinance Amendment
- ☐ Zoning Map Amendment
- ☐ Subdivision Ordinance Amendment
- ☐ Curative Amendment
- ☐ Comprehensive / Other Plan
- ☐ Special Review*

(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- ○ Tentative (Sketch)
- ◉ Preliminary / Final

Type of Submission:

- ◉ New Proposal
- ○ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: R-1 Low Density Residential
Special Exception Granted ○ Yes ◉ No
Variance Granted ○ Yes ◉ No For _____

Plan Information:

Tax Parcel Number(s) 300064448007

Location *(address or frontage)* 1231 Susquehanna Rd, Rydal
Nearest Cross Street Susquehanna Road & Lindsay Lane
Total Tract Area 6.54 AC
Total Tract Area Impacted By Development 6.54 AC

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family	4	4	☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: _____

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 13, 2020

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #20-0204-001
Plan Name: 1231 Susquehanna Road
(5 lots comprising 6.54 acres)
Situate: Susquehanna Road and Lindsey Lane
Abington Township

Dear Mr. Manfredi:

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 October 13, 2020. We forward this letter as a report of our review.

BACKGROUND

Thomas and Christine Diegidio, the applicants, propose to subdivide a 6.54 acre tract into five lots and construct five single-family detached dwelling units. The site is the location of two existing homes, two sheds, and a tennis court, all of which would be removed. The properties are located in the R1 Low Density Residential District. The development would be served by public sewer and water. The applicant has submitted a preliminary plan dated September 18, 2020. We previously reviewed plans for this site when it was known as the “Rhona Goldstein” plan, in letters dated February 20, 2009; and July 30, 2008.

COMPREHENSIVE PLAN COMPLIANCE

The plan is generally consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*, which designates the project area as “Suburban Residential.” However, the plan could be more consistent.For example, the applicant should note that that the Suburban Residential future land use category’s description says that steep slopes should be preserved, yet there is extensive disturbance of steep slopes proposed. *MONTCO 2040* also includes the area within the “Rail Station Walkshed,” where development should be designed to “make walking as easy as possible;” however, the applicant’s plan does not include sidewalks. *MONTCO 2040* recommends sidewalks be built alongside roads in suburban areas to promote mobility and pedestrian safety.

The proposal is consistent with the Abington Comprehensive Plan (2007).

The proposal is not consistent with Bike MONTCO, which recommends improvements along minor arterial roads such as Susquehanna Road to accommodate bicyclists (see review comments, below).

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 issue that the applicant and township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

YARD AREA

A. Irregularly Shaped Lots. The location of required yards on irregularly shaped lots will be determined by the Zoning Official [§2601.O]. Was the zoning officer consulted?

TRANSPORTATION

A. Sidewalks. The applicant's plan states that a waiver was received for sidewalks along Susquehanna Road and the proposed new road. However, Township staff informs us that those waivers are no longer valid (they were for a different development proposed 13 years ago). There's no existing sidewalk along the Susquehanna Road frontage of this property, but one does exist immediately to the west (towards the Rydal station), as well as a wider shoulder.

   The applicant is required to construct sidewalk along Susquehanna Road and both sides of the proposed street and cul-de-sac bulb [§146-27]. This is important for many reasons, including for residents of the proposed development and those to the east of it being able to safely walk to the Rydal Regional Rail Station, and safely walk to the nearby school bus stop (for which there is a warning sign along the applicant's Susquehanna Road frontage). To the east of the proposed intersection of the proposed new road and Susquehanna Road, a more natural, context-sensitive walkway could be built, given the topography and existing trees.

B. Dedication of Road Frontage. The applicant should work with the township to dedicate as much road frontage as possible to PennDOT. There will need to be significant utility pole relocations for any development, so the township should make sure that the area along Susquehanna is dedicated to make room for a wider road shoulder that would, in part, better accommodate bicyclists (note the shoulder along Susquehanna Road just to the west), provide space for a sidewalk or walkway, and allow utility poles to be spaced further from the roadway.

C. Bike MONTCO. Widening the road to accommodate a wider shoulder would facilitate improvements recommended by Bike MONTCO for minor arterial roads with a 35 mph speed limit (*Bike MONTCO*, p.73).

https://www.montcopa.org/DocumentCenter/View/21389/Bike-Montco-Book-2018_ADOPTED?bidId=

ENVIRONMENTAL CONSERVATION

A. Steep Slopes [Zoning Article XVI].
   (1) The applicant states that they received a special exception for disturbance on steep slopes. The Steep Slope Conservation ordinance does not allow for such disturbance by special exception.
   (2) Proposed grading would result in numerous steep slope areas, at the same time that tree removal will affect much of the area. We recommend the slopes be stabilized as thoroughly and quickly as possible after development.
   (3) What proportion of the prohibitive slope (25%+) area is being disturbed? No more than 90% may be disturbed, with the exception of areas for roads and utilities, and then if no alternatives are possible; and for driveways (the minimum portion necessary to access the proposed buildings; and yard areas) [§1603] (the same question applies to precautionary slopes (15%-25%, where no more than 75% may be disturbed).
   (4) Trees greater than 6 inches in the steep slope areas shall be preserved [§1603]. It appears the applicant is proposing to remove approximately 10-12 such trees, including those with calipers up to 36".
B. Infiltration Beds. The proposed grading plan shows that the soil on top of the proposed infiltration beds would be graded. We recommend consulting with Montgomery County Conservation District to ensure that this will not compact the soil.
C. Conservation Easements. Such easements are required to preserve steep slopes in perpetuity, and shall be illustrated on the plans [§1606, §146-11].

LANDSCAPING

A. We suggest utilizing more than one species of tree for street trees, making them less vulnerable to pests and/or disease.
B. Numerous tree species are not identified [§146-11].

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 residential development in a rail station walkshed.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

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 (20-0204-001) on any plans submitted for final recording.

Sincerely,

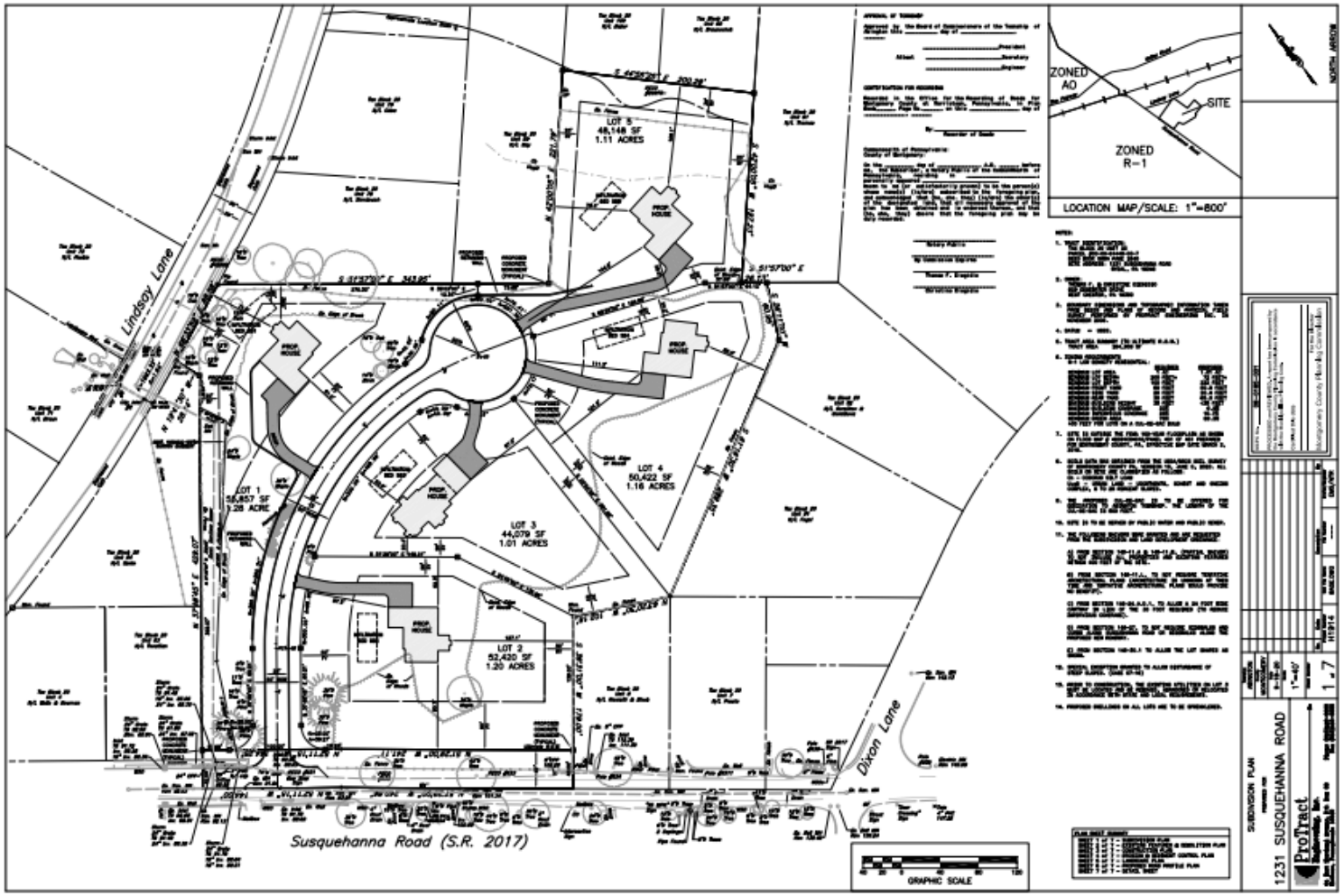
Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Thomas and Christine Diegidio, Applicants
Nick T. Rose, P.E., Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Amy Montgomery, P.E., Director of Engineering and Code, Abington Township
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A: Plan
B: Aerial Photo

ATTACHMENT(S) A, B, C, ETC.

Plan –1231 Susquehanna Road



Aerial Image: 1231 Susquehanna Road



1231 Susquehanna Road
MCPC #200204001

Montgomery County Planning Commission
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.

November 18, 2020

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Subdivision Plan for - 1231 Susquehanna Road
Plan Set Date: September 18, 2020
EAC Review Date: November 18, 2020

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced site plan and cannot offer comment at this time as we are awaiting additional information on existing site conditions and details on proposed stormwater control measures.

Site Summary
Owner: Thomas and Christine Diegidio
Zone – R-1 – Low Density Residential
Tract Acreage: 6.5 Acres (284,938 sf)
Existing Use – Vacant (former single home removed) Access Drive and Cul-de-Sac remain, woodlands
Proposed Use – 5 lot subdivision
Watershed – Pennypack Creek

Due to existing woodland features of this property, the EAC will continue to coordinate its review with the Shade Tree Commission.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Amy Montgomery
Richard Manfredi
Planning Commission Members
EAC Members
Rita Stevens, Chair – Abington Shade Tree Commission

Boucher & James, Inc.
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306
Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 24, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

SUBJECT: 1231 SUSQUEHANNA ROAD SUBDIVISION
PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN REVIEW NO. 1
TAX PARCEL NUMBER 30-00-64448-00-7
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026020R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Preliminary Subdivision/Land Development Plan Application for the 1231 Susquehanna Road Subdivision. The submitted information consists of the following items.

- Township of Abington Application for Subdivision/Land Development Transmittal, dated October 7, 2020;
- Township of Abington Application for Subdivision/Land Development;
- Cover Letter to Abington Township, dated September 23, 2020, prepared by ProTract Engineering, Inc.;
- Township of Abington Planning Process Extension Agreement, dated October 7, 2020;
- Township of Abington Planning Escrow Agreement for Subdivision/Land Development Applications;
- PADEP Planning Exemption Approval Letter, dated January 15, 2010;
- Sanitary Sewer Sufficient Capacity Letter from the Township of Abington, dated October 22, 2009;
- Water will serve letter prepared by Aqua, dated October 2, 2020;
- Preliminary Subdivision and Land Development Plan (Sheets 1 through 7 of 7) prepared by ProTract Engineering, Inc., dated September 18, 2020.

BACKGROUND INFORMATION

The Applicant/Owner, Thomas F. and Christine Diegidio, are proposing a five (5) lot subdivision and land development of their property located at 1231 Susquehanna Road.

The existing site is located within the R-1, Low Density Residential Zoning District. The Existing Features and Demolition Plan (Sheet 2 of 7) shows the site consisting of two existing houses, two existing sheds, existing tennis courts, existing patio, an existing driveway (with a wall and paved circle) taking access from Susquehanna Road and existing wooded areas. The total existing tract area is 284,938 square feet (6.54 acres).

The Applicant/Owner proposes the following for the site:

- the subdivision of the site into five (5) building lots;
- the demolition of the existing buildings, tennis courts, sheds, patio, walls and paved areas;
- the construction of a single family home, driveway and stormwater infiltration bed on each lot;
- the construction of a cul-de-sac road to serve the five (5) lots taking access from Susquehanna Road;
- the installation of a storm sewer system, sanitary sewer system and water main to serve the site;
- the construction of retaining walls;
- the installation of proposed street trees and landscaping.

Public water and sewer service are proposed for the site.

The following Waivers from the Subdivision and Land Development Ordinance (SALDO) are requested as noted on the Subdivision Plan (Sheet 1 of 7):

1. SALDO Section 146-11.A.4 & 146-11.B.(3), (7) and (10) – Partial Waivers to not be required to include all properties and existing features within 400 feet of the site.

2. SALDO Section 146-11.L. – To not be required to provide tentative Architectural Plans.

3. SALDO Section 146-24.4.D.(1). – To not be required to provide a 30 foot wide cartway, but to be permitted to provide a 24 foot wide cartway.

4. SALDO Section 146-27 – To not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road.

5. SALDO Section 146-30.A – To permit the irregularly shaped lots as shown on the Plans.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS:

1. In accordance with Section 302, Figure 3.1, the minimum Front Yard setback is 50 feet. *The Front Yard Setback of Lot 1 from Susquehanna Road must be labeled and dimensioned on the Subdivision Plan (Sheet 1 of 7).*

2. In accordance with Section 1605.A.(9), the plans must include "calculations of the area of proposed disturbance of each slope class on each proposed lot, as well as within each proposed road right-of-way." *The Plans must be revised to provide this information.*

3. In accordance with Section 2401.A.(2)(d)(1), tree replacement must be performed as outlined in this Section. Tree replacement calculations and a tree replacement table must be provided on the Landscape Plan (Sheet 5 of 7) which shows the size, number and type of trees proposed to be removed and the number, size and type of replacement trees to be

provided to demonstrate compliance with this Section.

In addition, the replacement trees must be shown in the plan view of the Landscape Plan (Sheet 5 of 7).

4. In accordance with Section 2401.A.(2)(d)(2)), Requirements for Tree Protection Zones must be noted on the plans as outlined in this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance with Section 146-10.B.(2)(g), the plans must include "a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features." *The Subdivision Plan (Sheet 1 of 7, Construction Plan (Sheet 3 of 7) and Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to include a legend in accordance with this Section.*

6. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. *The Subdivision Plan (Sheet 1 of 7) notes that Partial Waivers are requested from Sections 146-11.A. and 146-11.B to not be required to include all properties and existing features within 400 feet of the site. The Waiver request list on the Plan must be revised to note the specific Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10).*

In addition, with the request of a Partial Waiver from these Sections, we recommend that an aerial photograph plan which shows the site and all properties within 400 feet of the site be provided in the Plan set.

7. In accordance with Section 146-11.A.(5), the total site acreage shall be shown on the Plans. *Note No. 5 on the Subdivision Plan (Sheet 1 of 7) must be revised to also give the site area in acres.*

8. In accordance with Section 146-11.A.(7), "An indication that the elevations are based upon sanitary sewer datum of the Township of Abington" must be provided on the Plans. *The Plans must be revised accordingly.*

9. In accordance with Section 146-11.A.(8), "Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way" must be shown on the Plans. *The Plans must be revised to show this information for Susquehanna Road.*

10. In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces." *The Subdivision Plan (Sheet 1 of 7) must be*

revised to include calculations for the allowable density and the buffer requirements.

11. In accordance with Section 146-11.A.(11)(b), "The existing and proposed zoning standards for each item cited above in the zoning district requirements shall be depicted in a table for the site in its entirety and, in the case of subdivision, for each proposed lot." *The Subdivision Plan (Sheet 1 of 7) must be revised to show a table of allowable/ proposed zoning standards for each proposed lot.*

12. In accordance with Section 146-11.B.(2), *the cartway width of Susquehanna Road must be dimensioned on the plan.*

13. In accordance with Section 146-11.B.(7), "The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights" must be provided. *The location, size and ownership of the existing water main in Susquehanna Road along the property frontage must be shown on the Plans.*

14. In accordance with Section 146-11.B.(8)(a), "Topography lines measured at vertical intervals of two feet. Such elevations shall be determined by on-site or photogrammetric survey, not interpretation of United States Geological Survey maps" must be provided. *Note No. 4 on the Subdivision Plan (Sheet 1 of 7) states that the datum is USGS. The Plans must be revised in accordance with this Section.*

15. In accordance with Section 146-11.B.(9)(a), "Soil types within the site, based on maps contained in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soil's development limitation, i.e., bearing value, depth to bedrock, seasonal water table, etc." *The Plans must be revised to include the soil limitations in accordance with this Section.*

16. In accordance with Sections 146-11.C.(1), the name of the proposed road must be shown on the Plans. *The Plans must be revised accordingly.*

17. In accordance with Sections 146-11.C.(9) and 146-31.A.(6), stormwater management easements for the inspection, maintenance and repair/replacement of the proposed on-lot Underground Infiltration Beds and associated storm sewer are required. *The easements shall be shown on the plan and a note provided describing the proposed easement. The note shall include language that requires any work within the easement performed by the Township to be at the expense of the property owner. The easements and the maintenance note shall be shown on the Subdivision Plan (Sheet 1 of 7) and the Construction Plan (Sheet 3 of 7).*

18. In accordance with Sections 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1)(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.

19. In accordance with Sections 146-11.D.(2) and (4), "elevations shall be determined by on-site survey or by photogrammetric survey, not interpretation of United States Geological Survey maps. Datum to which contour lines refer shall be based on Abington Township sanitary sewer datum." The Construction Plan (Sheet 3 of 7) must be revised for compliance with this Section.

20. In accordance with Section 146-11.D.(9), "Areas for the temporary storage of site soil and materials shall be identified." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the temporary stockpile areas.*

21. In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite.*

    In addition, the Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).

22. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.

23. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required." *All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*

    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*

    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    d. *The temporary topsoil stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*

    e. *The concrete washout detail must be added to the Detail Sheet (Sheet 7 of 7).*

    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of*

7) must be revised to note the stockpiling of topsoil.

g. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the areas of infiltration.*

h. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

i. *The Erosion & Sediment Control Plan (Sheet 4 of 7) shows "temporary silt fence or filter sock." The Plan must be revised to note the size and type of silt fence and/or filter sock. If filter sock is used, a chart must be added to the Detail Plan (Sheet 7 of 7) which notes filter sock size, as well as the length and slope of the contributing area.*

j. *The Detail Plan (Sheet 7 of 7) shows a detail for 18 inch silt fence. Since a sediment basin is not proposed for the project, we recommend that super silt fence is used instead of the 18 inch silt fence to prevent sediment from leaving the site. The Detail Sheet should be revised to include a detail for super silt fence.*

k. *The demolition of the existing on-site features must be provided in the Stages of Earth Disturbance Activity on the Detail Plan (Sheet 7 of 7).*

24. In accordance with Section 146-11.F.(1), Stormwater Management Plan(s) must contain the outlined information. *A Stormwater Management Plan and report must be submitted with the required information noted in this Section.*

25. In accordance with Section 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. *The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).*

26. In accordance with Section 146-11.F.(2)(a)(4), "Tie-ins by courses and distances to the intersection of all public streets, with their names and widths" must be provided on the horizontal plan (streets). *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised accordingly.*

27. In accordance with Section 146-11.F.(2)(a)(6), "Location and size of all drainage facilities, sidewalks, utilities, fire hydrants, lighting standards and street name signs" must be provided. *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show the lighting standards and street name signs.*

28. In accordance with Section 146-11.F.(2)(b)(5), "The profile plan (streets) shall contain the station and top of curb elevation at all points of curve and tangent of horizontal curves."

The Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show this information.

29. In accordance with Section 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." *We recommend that the Typical Cross Section -Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify Superpave for the wearing course (9.5mm) and bituminous base course (25mm).*

30. In accordance with Section 146-11.F.(3)(a)(5), "the horizontal plan (sewers) shall contain the location and size of line, with stations corresponding to the profile." *The Plans must be revised to note the size of the sanitary sewer laterals.*

31. In accordance with Section 146-11.F.(3)(b), a profile plan of the proposed off road sanitary sewer must be provided and include the information required by this Section.

32. In accordance with Section 146-11.F.(3)(b) (5), the sanitary sewer profile plan must contain "the type and size of pipe, cradle and manholes." *The Profile Plan (Sheet 6 of 7) must be revised to note the size of the manhole and a detail of the proposed sanitary sewer manhole must be added to the Detail Plan (Sheet 7 of 7).*

33. In accordance with Section 146-11.F.(4)(a)[5], "hydraulic and structural design data and calculations for storm sewers, inlets, bridges and culverts" must be provided. *Storm sewer calculations must be provided, as noted.*

34. In accordance with Section 146-11.G.(1)(c), "The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features and structures":

    a. Section 146-11.G.(1)(c) – "Waterlines, control valves and other related appurtenances" *The Construction Plan (Sheet 3 of 7) must be revised to show the location, type and size of the existing water main in Susquehanna Road and the proposed connection into it for the proposed water main which will serve the site.*

    b. Section 146-11.G.(1)(i) – "Streetlighting standards and street name signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the location of the proposed streetlights and street name sign.*

    c. Section 146-11.G.(1)(j) – "Traffic control devices and signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the proposed traffic control signs.*

35. In accordance with Section 146-11.G.(2), the ownership of all existing and proposed utilities must be indicated on the plan.

36. In accordance with Section 146-11.G.(3), "the plan shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities." *The Subdivision Plan (Sheet 1 of 7) and Construction Plan (Sheet 3 of 7) must be revised to include the provisions of Act 287.*

37. In accordance with Section 146-11.H.(1), "the landscaping plan shall be prepared by a registered landscape architect." *The Landscape Plan (Sheet 5 of 7) must be prepared, signed and sealed by a registered landscape architect.*

38. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1) and (2), Planning modules. Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended,[6] shall be provided on forms published by the Pennsylvania Department of Environmental Protection (DEP) and a letter certifying the availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module, where applicable, must be provided to the Township. *The Applicant provided a Letter of Exemption from Planning from PADEP dated January 15. 2010. However, this letter is now outdated. The Applicant must resubmit to the Township and PADEP for ACT 537 Approval.*

39. In accordance with Section 146-11.M., "documentations, agreements, certifications, covenants, easements, restrictions and permits shall include the following" *and must be submitted as listed below*:

    a. "A description and contract for the ownership, management and maintenance of open space and/or private streets, sewer systems, water supply and other improvements."

    b. "Restrictive covenants governing the reservation and maintenance of undedicated open space."

    c. "Private deed restrictions, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed upon the property and which may affect the title to the land being subdivided or developed,"

    d. "All offers of dedicated improvements."

    e. "Improvement agreements when required by the Board of Commissioners."

    f. "Permits and documentation required by all applicable regulatory agencies described in § 146-20B of this chapter"

40. In accordance with Section 146-20.B.(2)(c), A Pennsylvania Department of Transportation Highway Occupancy Permit is "required when construction abuts a state street and access to the street is required and/or when stormwater discharge may affect the abutting state highway." *Susquehanna Road (S.R. 2017) is a State Highway, therefore a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed road.*

41. In accordance with Section 146-23.J, "Improvement construction requirements shall be completed under the engineering and construction standards of the Township of Abington, the specifications of the Pennsylvania Department of Transportation, Department of Environmental Resources, Montgomery County Soil Conservation District or other appropriate agencies or the specifications included herein, whichever specifications shall

result in the more favorable interpretation of this chapter." *A note must be added to the Subdivision Plan (Sheet 1 of 1) which states the above requirements.*

42. In accordance with Section 146-24.E.(1)(b), "Vertical curves. Vertical curves shall be used at changes in grade of more than 1%. The length of the curve shall be approximate 50 feet on secondary streets and 25 feet on residential streets for each 1% of change in grade. Over summits or in sumps, curves shall not produce excessive flatness in grade. The high- or low-point on a vertical curve must be definitely and clearly shown."

    a. *The vertical curve beginning at Station 0+70 has a length of 50 feet. The vertical grade change of 4.57% (7.50% - 2.93%) requires a curve length of 125 feet. The vertical curve must be revised to provide the required length.*

    b. *The vertical curve beginning at Station 1+50 has a length of 50 feet. The vertical grade change of 6.09% (7.50% - 1.41%) requires a curve length of 150 feet. The vertical curve must be revised to provide the required length.*

43. In accordance with Section 146-24.G., "Obstructions of rights-of-way. No fences, hedges, trees, shrubbery, plants, walls, signs or other obstructions shall be located or be permitted within the right-of-way." *The plans show an existing row of hemlocks within the proposed road right-of-way between Station 2+50 and 3+00. The plans must be revised to show this row of hemlocks to be removed in accordance with this Section. The Preserved Tree Schedule on the Landscape Plan (Sheet 5 of 7) must be revised to account for the removal of these existing trees.*

44. In accordance with Section 146-27, "Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience." *The Applicant is requesting a Waiver from this Section to not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road. There is existing sidewalk immediately west of the site along Susquehanna Road which provides pedestrian access to the Rydal Train Station. We recommend that the Applicant be required to provide sidewalk and curb on both sides of the proposed road and along the site frontage for pedestrian connection to the Rydal Train Station and to the adjacent neighborhoods.*

45. The Waiver being requested from SALDO Section 146-30.A is referenced incorrectly on the Subdivision Plan. The Plan must be corrected to reference the Section correctly.

46. In accordance with Section 146-31.A, "Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township." *The following must be addressed:*

    a. Section 146-31.A,(1) "Building setback lines. Building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building." *The Subdivision Plan must be revised to show the sanitary sewer easement for the proposed*

off road sanitary sewer and show the setback line as required.

b. Section 146-31.A,(2) "Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn." *The plans show a 24 inch Maple tree and a 36 inch Maple tree in the immediate vicinity of the proposed sanitary sewer. The trees are not shown to be removed. They will be within the sanitary sewer easement. In addition, it is likely that they may be damaged during construction. The Project Engineer must address this issue.*

47. In accordance with Section 146-32.B, "Bench marks. The township elevations are based on the township sanitary sewer system datum. Location and elevation is available to all engineers and surveyors upon request to the office of the Township Engineer. All contours and elevations shown on plans must be based on this system." *The Plans must be revised accordingly.*

48. In accordance with Section 146-33.B., " The computations and design for the drainage system, including runoff calculations, locations and size of inlets, determination of type and size of storm sewer pipe, design of swales and ditches shall be in accordance with the standards of the Township of Abington and/or with Chapter 12 of Design Manual No. 2, Pennsylvania Department of Transportation. All of the computations and designs with plans indicating drainage runoff areas and coefficients shall be submitted with the subdivision/land development application for township review and shall be approved by the Township Engineer." *Calculations and drainage area map plans must be submitted for the drainage design in accordance with this Section.*

49. In accordance with Section 146-33.D., "Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township." *The Plans note CPP (Corrugated Plastic Pipe) for the storm sewer pipe. The plans must be revised for compliance with this Section or a Waiver will be required.*

50. In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." *The plans must be revised to provide the proposed location, supplier and installer of the streetlights.*

51. In accordance with Section 146-39.B.(1), "Single-family residential use. In addition to the requirement of shade trees as per Subsection A above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover." *The Landscape Plan must be revised to demonstrate compliance with this Section.*

52. Section 149-39.B.(4)(a) Tree Table on the Landscape Plan (Sheet 5 of 7) notes that "Preserved Trees exceed Removed Trees in both number and inches." However, the Table

states that 30 trees (482 inches) will be preserved and 35 trees (599 inches) will be removed, which is contradictory to the first statement.

In addition, the Preserved Tree Table notes that 30 existing trees will be preserved, however, the plan view only shows 27 trees to be saved.

The Landscape Plan must be revised for correctness and consistency.

53. In accordance with Section 146-39.C, all proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues an occupancy permit. It shall be the responsibility of the subdivider or developer to protect and maintain new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. *Note 12 on the Landscape Plan (Sheet 5 of 7) must be revised to state these requirements.*

54. In accordance with Section 146-41, *the plan must be reviewed by the Fire Marshal for compliance with the requirements of this Section.*

55. In accordance with Section 146-43.C.(1)(a), "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Board." *The grading on the Construction Plan Sheet 3 of 7) have the following issues which must be addressed:*

    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

    b. *A spot elevation must be provided between the two swales in the rear yard of Lot 2 and Lot 3 to demonstrate positive surface drainage away from the houses.*

    c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*

    d. *The grading from the northern side of the house on Lot 4 as shown on the Construction Plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

    e. *The grading from the road along the Lot 1 driveway, as shown on the Construction Plan (Sheet 3 of 7,) drains directly to the house and garage on Lot 1. The proposed slope is steep (10 percent) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.*

    f. *The grading from the cul-de-sac along the Lot 5 driveway, as shown on the*

Construction Plan (Sheet 3 of 7), drains directly to the house and garage on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.

g. *The swales on Lots 3, 4 and 5 collect/ concentrate runoff and discharge the runoff directly to the street. We recommend that inlets be located at these three discharge points to collect the water to eliminate potential overflow of surface drainage onto the road.*

56. In accordance with Section 146-43.C.(3)(a), "Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board." *A significant amount of grading is proposed at slopes of three (3) to one (1). The plans must be revised for compliance with this Section or a Waiver will be required.*

In addition, an erosion control blanket must be shown as being placed on the steep slopes and an associated detail must be provided on the plan.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development has a disturbed area greater than one (1) acre. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

57. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. *The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. Refer to Comment 24 for comments based upon our review of the Soil Erosion & Sediment Pollution Control Plan (Sheet 4 of 7).*

58. In accordance with Sections 302.A.12 and 302.B.22, a permanent access and maintenance easement having a minimum width of 15-feet must be provided for the proposed on-lot infiltration beds to implement the Operation and Maintenance Plan. The easement shall permit access by the Township to inspect and maintain the proposed stormwater management facilities as needed and at no cost to the Township. *The easements must be shown in plan view and/or a note to this effect must be placed on the plan.*

59. The signature block in Section 302.B.1.(m) must be provided on the Subdivision Plan (Sheet 1 of 7).

60. The Applicant statement in Section 302.B.25 must be provided on the plan.

61. The Design Engineer certification in Section 302.B.26 must be provided on the plan.

62. In accordance with Section 405.A., "For any of the activities regulated by this chapter,

unless preparation of a stormwater management (SWM) site plan is specifically exempted, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, the commencement of any earth disturbance activity may not proceed until the property owner or applicant or his/her agent has received written approval from the Municipality of a SWM site plan that demonstrates compliance with the requirements of this chapter, and a written approval of an adequate erosion and sediment (E&S) control plan from the Municipality or County Conservation District when required." *The Stormwater Management Plan, including the Stormwater Management Report, must be submitted with calculations and information required in this Section.*

63. In accordance with Section 405.A.2, where practical and appropriate, the recharge volume shall be infiltrated on site. Soil testing in accordance with Section 405.B shall be conducted to confirm the depth to limiting zone and infiltration rate as required in Sections 405.A.1.(a) and 405.A.1.(b). Recharge volume calculations must also be submitted.

64. Water quality volume must be provided in accordance with Section 407.A. Supporting calculations must be submitted for review.

65. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.

66. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

MISCELLANEOUS COMMENTS

67. Note 11 on the Subdivision Plan (Sheet 1 of 7) refers to Waivers granted and requested. The Waivers which were previously granted were for a different project layout in the past and are no longer valid for the current project. The note must be revised to only list requested Waivers.

68. Note 12 on the Subdivision Plan (Sheet 1 of 7) refers to Special Exception granted to allow disturbance of steep slopes. The Special Exception which was previously granted was for a different project layout in the past and is no longer valid for the current project. The note must be removed from the Plan.

69. There appears to be an errant proposed looped contour line at the right-of-way on the Lot 4 driveway, as shown on the Construction Plan (Sheet 3 of 7), The Plan must be revised to eliminate the errant contour line and provide a spot elevation.

70. The woods line and tree protection fence on Lot 2 must be revised for the installation of the water service and the sanitary sewer lateral.

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7) must be revised to note nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone.

72. All comments received from the Traffic Engineer, Shade Tree Commission, and Fire Marshal must be addressed to their satisfaction.

73. The Abington Township Application number (SD-20-02) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please contact me.

Sincerely,

Jon S. Tresslar, P.E., PLS
Municipal Engineer

JST/MES/bpa

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Shaun Littlefield, Interim Officer, Zoning – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Thomas F. and Christine Diegidio – Applicant/Equitable Property Owner
Nicholas T. Rose, P.E., ProTract Engineering, Inc. – Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

S:\2020\2026020R\Documents\Correspondence\Review Letters\1231 Susquehana 5 Lot Subdivision_LD.Plan_Review.No.1.docx

AQUA SM

October 2, 2020

Nick Rose
ProTract Engineering

Via Email

Re: Water Availability
1231 Susquehanna Road
Abington Township, Montgomery County

Dear Mr. Rose:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s ("Aqua") service territory. Service will be provided in accordance with Aqua's Rules and Regulations.

This proposed development will require a main extension(s) for service to be available. A main extension from Aqua's existing 12-inch main in Susquehanna Road will be required. A main extension plan utilizing Aqua plan standards must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If you need further assistance, you may contact Mike Linkiewicz by email at mplinkiewicz@aquaamerica.com.

Sincerely,

Maureen E Marrone

Maureen E Marrone
New Business Administration

Pennsylvania Department of Environmental Protection

2 East Main Street
Norristown, PA 19401

January 15, 2010

Southeast Regional Office

Phone: 484-250-5970
Fax: 484-250-5971

Mr. Nick Rose
ProTract Engineering
P.O. Box 58
Hatboro, PA 19040

Re: Application for Exemption
Rhona Goldstein Subdivision
DEP Code 1-46001-144-E
Abington Township
Montgomery County

Dear Mr. Rose:

On December 22, 2009, we received your request for an exemption from planning requirements under the Pennsylvania Sewage Facilities Act concerning the above-referenced project. The request meets the requirements of Section 7(b)(5) of the Act.

An exemption from Sewage Facilities Planning is hereby granted by the Department of Environmental Protection (Department) for the development of a 5-lot residential subdivision (one existing dwelling) on 6.5 acres. This project is located at 1231 Susquehanna Road in Abington Township, Montgomery County.

The project will be connected to the Abington Township collection system and will generate 1,500 gallons of sewage per day to be treated at the City of Philadelphia Northeast Wastewater Treatment Facility.

This exemption only applies to planning requirements under the Sewage Facilities Act and the Clean Streams Law. Other Department permits may be required prior to any construction, which will encroach on streams or wetlands.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717-787-3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800-654-5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717-787-3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717-787-3483) FOR MORE INFORMATION.

If you have any questions, please call me at 484-250-5175.

Sincerely,

John M. Veneziale
Sewage Planning Specialist 2
Water Management

cc: Montgomery County Health Department
Montgomery County Planning Commission
Montgomery County Conservation District
Ms. LaRash - Abington Township
Mr. Ponert - City of Philadelphia Water Department
Ms. Goldstein
Ms. Moore
Planning Section
Re 30 (joh10wqm)015

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

March 5, 2021

ABINT130006

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: SD-20-02 – 1231 Susquehanna Road
PARID: 30-00-64448-00-7 / TMID: 30020 022
Preliminary Major Subdivision Plan Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision Plans consisting of seven (7) sheets dated September 18, 2020, and last revised January 12, 2021, and a PCSM & E&S Narrative dated January 12, 2021; as prepared by Protract Engineering, Inc., located at 64 East Moreland Avenue, PO Box 58, Hatboro, PA for the above referenced project.

Under this Application, the Applicant is proposing to demolish the existing central and rear dwellings, driveway, carport, tennis courts, patio, sheds, and associated walls, lighting, and landscaping; and subdivide the existing parcel (total 284,938 SF or 6.5413-acres to ultimate right-of-way as surveyed) into five (5) individual lots to construct on each lot a single family residential dwelling and associated driveways, curb, walkways, street lights, storm water facilities, and storm and sanitary sewers. A retaining wall is proposed behind the sidewalk to the west and north side of the infiltration bed SB6 on Lot 1; and behind the sidewalk and parallel to the proposed driveway on Lot 5. Each lot will be serviced by public sewer and water services. Access to each lot is via a new cul-de-sac street labeled as Christine Lane.

The site is located in the R1-Low Density Residential District. The site is bounded by Susquehanna Road (S.R. 2017) (80' Ultimate R/W) to the west; residential properties and Lindsay Lane to the north; and residential properties to the east and south. A portion of an unnamed tributary to Meadow Brook traverses northward through the rear of the extended portion of the tract property line. This rear portion of the property is identified by the FEMA FIRM map no. 42091C0401G, Panel no. 401, effective 03/02/2016, to be located within the FEMA zone x, areas identified as having a 0.2% annual chance flood. This portion of the tract is a parcel intersecting the riparian corridor and is subject to the Riparian Conservation Overlay District zoning requirements.

Since this project has undergone one (1) prior review by Boucher & James Inc. (B&J), this review of the resubmission package is to assist the Township with the response comments provided by the applicant's engineer; and an overall site review. Under this review we will ensure B&J comments from prior reviews have been addressed and we will share any comments that the applicant will need to comply with for compliance with the Township Codes and general engineering practice.

Waivers Requested

The requested SALDO waivers have been updated by the Applicant with this subdivision and land development application submission as follows:

1. **§146-11.A.(4) & §146-11.B.(3), (7) & (10)** – Property Identification & Existing Features - *Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.* **The Applicant is requesting a partial waiver from the requirement to not include all properties and existing features within 400 feet of the site; and thus, approval of this waiver is required.**

2. **§146-11.H.(1)** – Landscaping Plan - *The landscaping plan shall be prepared by a registered landscape architect.* **The Applicant has provided a landscape plan (Sheet 5 of 7). However, the plan does not include certification or information of a landscape architect; and approval of this waiver to not require the landscape plan be prepared by a registered landscape architect is required. We recommend that the landscape plan be prepared by a landscape architect to specify the appropriate tree species for the site and also in accordance with Zoning Code Section 2401.A.2.d.(1)(e), to certify that vegetation removal is minimized; that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree mass, and woodland areas.**

3. **§146-11.L.** – Architectural Plans – *Tentative architectural plans, appropriately scaled to show the following details, shall be included:*
   (a) Front, side and rear elevations of proposed buildings.
   (b) The number of floors proposed, including basement and mezzanine areas.
   (c) Building use group as defined in the Township Building Code.[7] If mixed uses are proposed, an indication of the use groups involved shall also be included.
   (d) Area and height limitations of proposed buildings.
   (e) Construction type as defined in the Township Building Code.
   (f) Sprinkler requirements as defined in the Township Sprinkler Ordinance.[8]
   (g) The location of fire exits and exit discharge.
   (h) For apartment buildings, the total dwelling unit count and the number of rooms proposed for each dwelling unit.

   The applicant states that an architect is unknown at this time and architectural plans would not be beneficial at this time. A waiver from the requirement to provide tentative architectural plans is required. We defer to the Township codes department; however, we would recommend at a minimum that the Applicant provide renderings of the dwelling units to be proposed for review and approval by the Board of Commissioners. The Applicant can provide the renderings prior to final land development approval.

4. **§146-24.D.(1)** – Streets - *The minimum widths of the right-of-way and the paving shall not be less than those on an existing street of which the new street is to be a continuation nor less than the following: Residential – Cartway Width Between Curbs – 30 feet.* **A waiver from the requirement to allow for a 24-foot wide cartway, in lieu of the required 30-foot wide cartway in residential areas, to reduce the impervious coverage area as explained by the Applicant is required. We do not recommend this waiver, especially since the minimum required roadway cartway is 30-feet and the applicant is interested to dedicate this street to the Township.**

5. **§146-30.A** – Lot Depth - *Lots excessively deep in relation to width or excessively irregular in shape are to be avoided. A ratio of 2 1/2 in depth to one in width is generally accepted as a proper proportion.*

Approval of this waiver to permit the irregular shape lots as shown on the plans is required. We would recommend this waiver due to the irregular shape of the existing tract.

6. **§146-33.D** – Drainage – Size, Shape and Type - *Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township.* **The Applicant is proposing Corrugated Plastic Pipe in lieu of the required RCCP; thus, a waiver from the requirement of this section is required. We would defer the acceptance of the pipe material to PennDOT. We recommend that the pipe be reinforced cement concrete pipe (RCCP).**

7. **§146-43.C.(3).(a)** – Cut & Fill Slopes - *Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board. The Township Engineer may require the use of retaining walls, cribbing or other measures necessary to stabilize slopes which are either cut into or filled.* **The Applicant is proposing grades with 3:1 slopes (33%). The Applicant is required to obtain Township zoning hearing board approval under this request in addition to approval of this requested waiver.**

The Applicant shall be required to submit the requested SALDO waivers in writing to the Township Manager.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Subdivision Plan	1 of 7	09/18/2020	01/12/2021
Existing Features & Demolition Plan	2 of 7	09/18/2020	01/12/2021
Construction Plan	3 of 7	09/18/2020	01/12/2021
Erosion & Sediment Control Plan	4 of 7	09/18/2020	01/12/2021
Landscaping Plan	5 of 7	09/18/2020	01/12/2021
Christine Lane Proposed Road Profile Plan	6 of 7	09/18/2020	01/12/2021
Detail Sheet	7 of 7	09/18/2020	01/12/2021

We have performed a review of the above referenced plans for compliance with the 2017 Abington Township Zoning Ordinance; Subdivision and Land Development Ordinance (Chapter 146); and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

01/18/2021 B&J Review Comments

In general, the applicant's engineer had addressed or will comply with B&J's November 24, 2020 review comments, except as follows (listed below using the same response comment numbering scheme):

Subdivision and Land Development Comments

10. *In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces. The Subdivision Plan (Sheet 1 of 7) must be revised to include calculations for the allowable density and the buffer requirements.* **The Applicant provided the zoning requirements in Note 6 of the Subdivision Plan. However, the buffer requirements are not shown. The rear extended portion of the tract is located within the Riparian Conservation District as an intersecting parcel to the**

riparian corridor. Therefore, the Applicant shall identify and show the 75 ft riparian buffer for this site.

18. *In accordance with Section 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1).(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.* **The Applicant provided the size and slope of the proposed sanitary sewer laterals and mains. However, the information for the water service is missing from the profiles.**

21. *In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite. In addition, The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).* **The Applicant provided the inlet protection on all the proposed inlets except for Inlets 5, 6 and 8. We also recommend that the Applicant provide sediment runoff protection for the existing inlet at the site entrance on Susquehanna Road and the immediate first downstream inlet to west of the site entrance. A concrete washout detail was provided on Detail Sheet (Sheet 7 of 7), however, the concrete washout areas must also be shown on the E&S Plan (Sheet 4 of 7).**

22. *In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PA DEP NPDES Permit are required." All submissions to and correspondence form the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*
    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*
    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*
    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*
    d. *The temporary stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*
    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to note the stockpiling of topsoil.*
    g. *The Stages of Earth Disturbance Activity on the Details Sheet (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the area of infiltration.*
    h. *The Stages of Earth Disturbance Activity on the Details Sheet (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

    The Applicant shall provide the additional remaining information requested as noted above.

25. *In accordance with Sections 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).* **The Applicant provided an infiltration bed configuration table beneath**

the typical infiltration bed detail on Detail Sheet (Sheet 7 of 7). However, the table must indicate the inflow pipe inverts for each inlet pipe entering each infiltration bed on each lot. The Applicant must also provide the location of the grates and the overflow discharge pipe and outlet locations from each infiltration bed on the plans.

28. *In accordance with Sections 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." We recommend that the Typical Cross Section – Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify the Superpave for the wearing course (9.5mm) and bituminous base course (25mm).* **The Applicant has provided the information requested; however, the Applicant must also indicate the thicknesses for each layer of the roadway cross section.**

44. *In accordance with Sections 146-27, "Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience*."… **The Applicant has provided sidewalk along the Susquehanna Road and along Christine Lane. The Applicant must also label the width of the sidewalk, and provide sidewalk and curb ramp details to ensure compliance with ADA requirements.**

50. *In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." The plans must be revised to provide the proposed location, supplier and installer of the streetlights.* **The Applicant has provided a light fixture and light pole detail. However, we recommend that the light fixtures be an LED equivalent to the proposed HPS version for energy conservation, as well as a button type photocell be provided for each light fixture for auto on/off control (dusk to dawn). The Applicant shall also provide lighting calculations showing foot-to-foot candles to ensure adequate lighting distribution in conformance with Section 2601.H – Lighting Standards; and indicate that all lighting shall comply with the latest IESNA standards and be designed with full cutoff criteria. Please also include a base detail for review and approval.**

51. *In accordance with Section 146-*39.B.(1), "*Single-family residential use. In addition to the requirement of shade trees as per Subsection **A** above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with **trees and shrubs**, lawn and/or ground cover." The Landscape Plan must be revised to demonstrate compliance with this Section.* **The Applicant provided six (6) different tree species, but will also need to provide shrubs in the Landscaping Plan (Sheet 5 of 7) as required under the section. The Applicant is deferring the shrub plantings to the lot owners. We defer to the STC for additional comment. The Applicant will need to obtain a waiver from this section if shrubs will not be planted under this application.**

55. *In accordance with Section 146-43.c.(1)(a),* "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without *ponding, except where approved by the Board." The grading on the Construction Plan (Sheet 3 of 7) have the following issues which must be addressed:*
    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*
d. *The grading from the northern side of the house on Lot 4 as shown on the Construction plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

The Applicant shall comply and provide the additional remaining information requested as noted above. In addition, the swale on Lot 2 and located to the west of the house should be regraded away from the house and towards the infiltration trench located to the front of the property rather than towards Susquehanna Road (S.R. 2017).

Pennoni Stormwater Management Comments

1. Provide soil infiltration testing report to ensure that the soils are suitable for the infiltration and exfiltration rates provided in the Stormwater Calculations.

Miscellaneous Comments

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7 must be revised to note the nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone. **The Applicant shall revise and provide the requested edits to the Typical Infiltration Bed Detail on the Detail Plan (Sheet 7 of 7).**

TPD Traffic Review Comments

6. *Per PennDOT definition, a proposed driveway that serves four (4) or more properties are classified as a local road. Therefore, the driveway radii at its intersection with Susquehanna Road should be 35 feet (minimum). The radii should be appropriately labeled.* **The Applicant shall label the radii on both sides of the access driveway of Christine Lane.**

Pennoni General Comments

1. Sheet 1 of 7 - The Waiver being requested from SALDO Section 146-24.4.D.1 is referenced incorrectly on Note 11.D) of the Subdivision Plan. It should reference SALDO Section 146-24.D.1. Please revised accordingly.
2. Sheet 1 of 7 - The infiltration bed SB1 label for the infiltration bed on Lot 5 should be corrected and be labeled as infiltration bed SB5.
3. Sheet 1 of 7 - The existing fence surrounding the parcel boundary is shown to remain. However, there are portions of the existing fence that is encroaching onto the adjacent properties at the southeast corner of Lot 5; the northwest corner of Lot 1 adjacent Lindsay Lane; as well as along the frontage of Susquehanna Road (S.R. 2017). These sections of the existing fence must be relocated to stay within the parcel boundaries.
4. Sheet 2 of 7 – The existing curb and sidewalk along a portion of the proposed Christine Lane entrance should be identified as to be removed.
5. Sheet 3 of 7 – The Applicant should add to the Detention System Maintenance Notes, the frequency of inspections required for the underground infiltration beds.
6. Sheet 5 of 7 – Applicant should specify a grass mix for all lawn areas.
7. Sheet 7 of 7 - Please provide a typical driveway apron detail.
8. Sheet 7 of 7 - Please provide a typical curb detail.

9. Sheet 7 of 7 – Please provide a detail of the no parking sign for restricting on-street parking.
10. Sheet 7 of 7 - Please provide a detail(s) of the proposed retaining walls on the plans. Please note that the Applicant will need to provide retaining wall plans, details and structural calculations of the proposed retaining walls exceeding four (4) feet for review and approval prior to construction.

We received the following documents/reviews/permits:

- SD Application No. SD-20-02 (10/01/2020)
- PADEP Sewer Planning Exemption (01/15/2010) – **Please provide an updated letter.**
- Sewer Engineer Letter (10/22/2009) – **Please provide an updated letter.**
- Aqua-PA Will Serve Letter (10/02/2020)
- PCSM Report (01/12/2021)
- MCPC Review (11/13/2020)
- Traffic Engineer Review Letter (11/06/2020)

We have not received the following documents/reviews:

- Waivers Requests letter
- Fire Marshal Approval
- Traffic Engineer Approval
- EAC Approval
- STC Approval
- MCCD Review
- NPDES Permit
- PennDOT HOP Permit
- Financial Security escrow
- Legal Descriptions and Exhibits
- Developer Agreement
- Stormwater BMP O&M Agreement
- Financial Escrow Agreement

SUMMARY

We recommend Preliminary Land Development plan approval contingent that the Applicant obtains the required waivers and addresses the above referenced comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clark, Esq., Rudolph Clarke, LLC, Township Solicitor

Thomas F. and Christine Diegidio, Applicant
Nicholas T. Rose, PE, ProTract Engineering, Inc., Applicant's Engineer
Michael Narcowich, AICP, MCPC

U:\ACCOUNTS\ABINT\ABINT130006 - SD-20-02 - 1231 SUSQUEHANNA\ADMIN\5 - PLAN REVIEWS\PF PLAN REVIEWS\SD-20-02 P030521 1231 SUSQUEHANNAROAD.DOCX

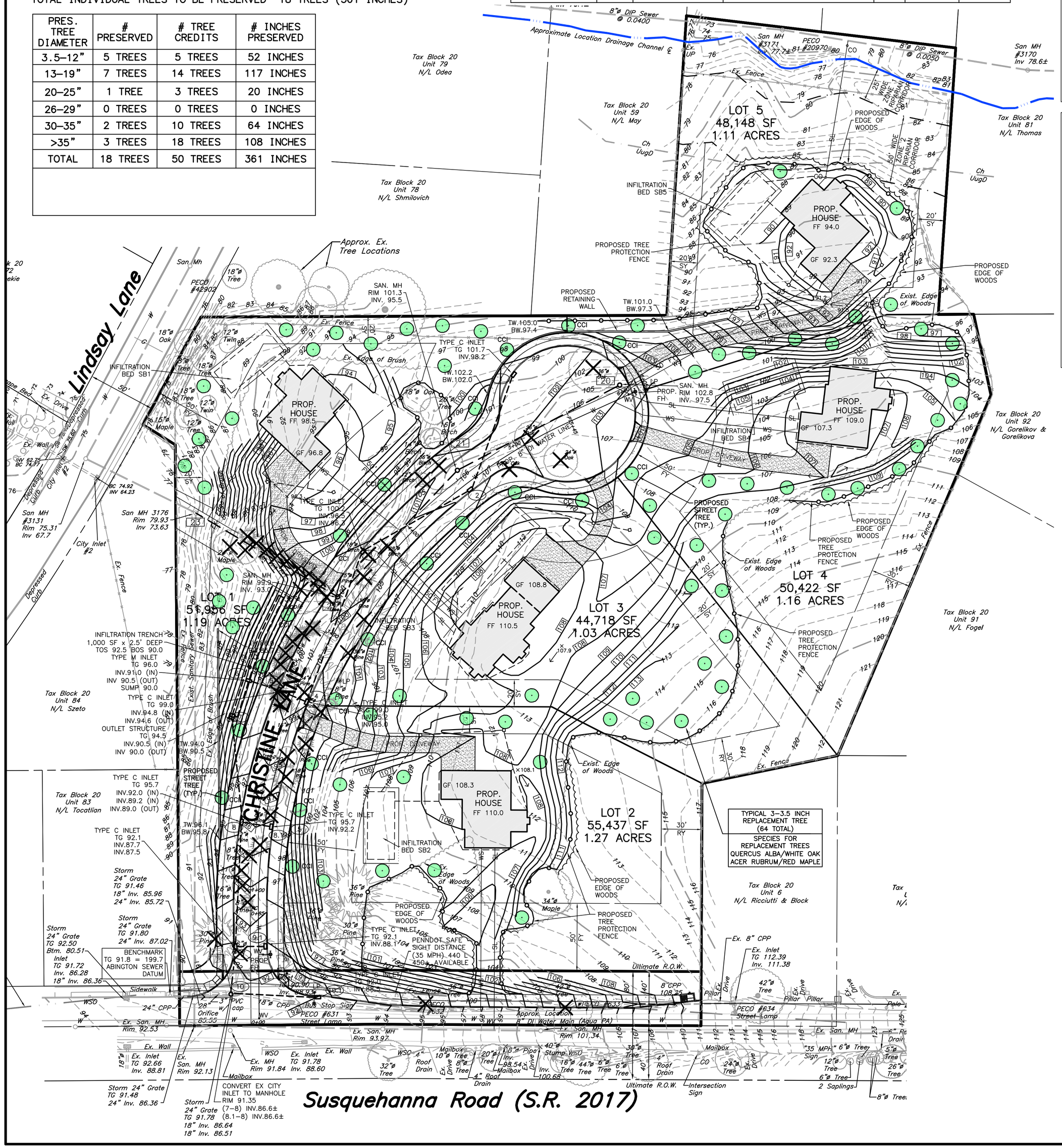
TOTAL WOODS ON PROPERTY = 2.28 ACRES
WOODS AREA TO BE DISTURBED = 0.47 ACRES (20.6%)
WOODS AREA TO BE PRESERVED = 1.81 ACRES (79.4%)

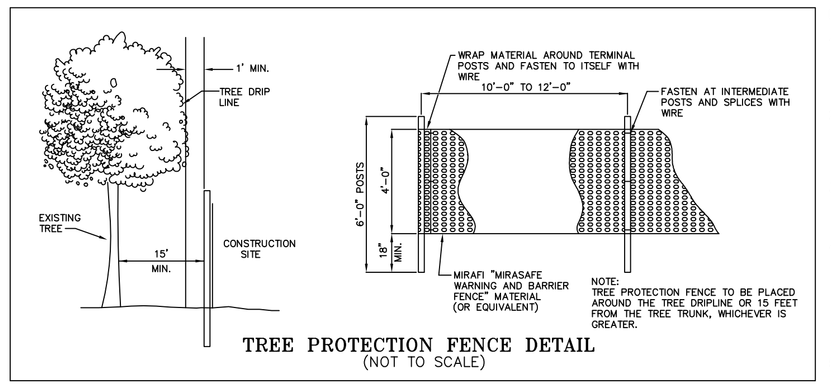
TOTAL INDIVIDUAL TREES
(NOT INCLUDED IN WOODS) 50 TREES
TOTAL INDIVIDUAL TREES TO BE REMOVED 32 TREES (730 INCHES)
TOTAL INDIVIDUAL TREES TO BE PRESERVED 18 TREES (361 INCHES)

PRES. TREE DIAMETER	# PRESERVED	# TREE CREDITS	# INCHES PRESERVED
3.5–12"	5 TREES	5 TREES	52 INCHES
13–19"	7 TREES	14 TREES	117 INCHES
20–25"	1 TREE	3 TREES	20 INCHES
26–29"	0 TREES	0 TREES	0 INCHES
30–35"	2 TREES	10 TREES	64 INCHES
>35"	3 TREES	18 TREES	108 INCHES
TOTAL	18 TREES	50 TREES	361 INCHES

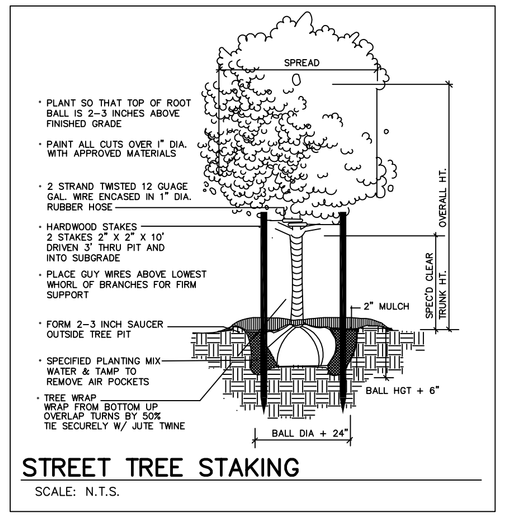
~ PLANT MATERIAL LIST ~

TYPE OF PLANTNG	QTY	SCIENTIFIC NAME	COMMON NAME	KEY	SIZE	ROOT
STREET TREES	20	Crataegus crusgalli var. 'Inermis'	THORNLESS COCKSPUR HAWTHORNE	CCI	2"-2.5" CAL	b&b
REPLACEMENT TREES	32	Quercus Alba	WHITE OAK	WO	3"-3.5" CAL	b&b
REPLACEMENT TREES	32	Acer Rubrum	RED MAPLE	RM	3"-3.5" CAL	b&b

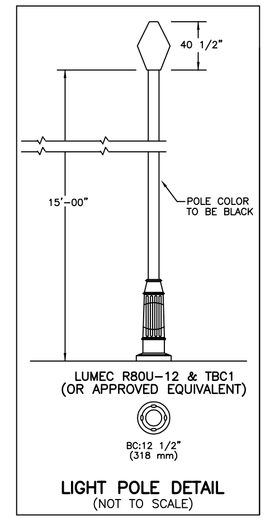




TREE PROTECTION FENCE DETAIL
(NOT TO SCALE)

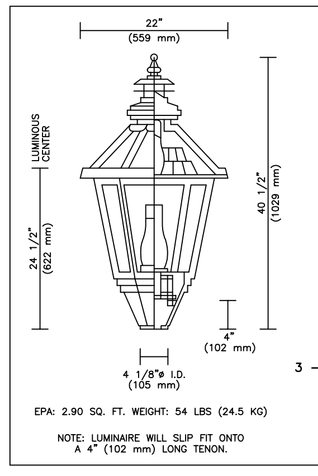


STREET TREE STAKING
SCALE: N.T.S.



LUMEC R80U–12 & TBC1
(OR APPROVED EQUIVALENT)
BC:12 1/2" (318 mm)

LIGHT POLE DETAIL
(NOT TO SCALE)



LUMINAIRE: A ONE-PIECE CAST-ALUMINUM HEXAGONAL TAPERED HOUSING WITH SIX TEMPERED GLASS OR POLYCARBONATE LENSES. A CAST-ALUMINUM HOOD AND FINIAL AS WELL AS SPUN-COPPER AND SPUN-ALUMINUM DECORATIVE PARTS ARE MECHANICALLY ASSEMBLED TOGETHER. THE HOUSING IS ASSEMBLED TO A CAST-ALUMINUM DECORATIVE POLE-TOP ADAPTOR.
HIGHLY DECORATIVE LANTERN COMBINING STURDY CONSTRUCTION WITH TRADITIONAL LOOKS AND MODERN PERFORMANCE.
OPTICAL SYSTEM: SEGMENTED CUT-OFF REFLECTOR (SE) OR ROUND BOROSILICATE GLASS REFRACTORS (RR) ARE AVAILABLE IN SYMMETRICAL (V) OR ASYMMETRICAL (III OR IIID AND IIIMD WITH INTERNAL DEFLECTOR) PHOTOMETRIC DISTRIBUTIONS.
OUTSTANDING PHOTOMETRIC PERFORMANCE AND APPLICATION VERSATILITY.
BALLAST: HPF BALLAST (90% OR BETTER).
UNITIZED BALLAST TRAY WITH QUICK-DISCONNECT TERMINALS.
SUPERIOR ELECTRICAL COMPONENTS AND EASY MAINTENANCE REDUCE OPERATING COSTS.
FINISH: "HOT DIP" CHEMICAL ETCHING PREPARATION.
LUMITAL POLYESTER POWDER COAT TEXTURED FINISH.
AVAILABLE IN 14 STANDARD COLORS.
SANDBLASTING MAY BE USED FOR MILL RUST OR SURFACE IMPERFECTIONS.
DURABLE UV-RESISTANT EXTERIOR FINISH AS PER # ASTM B117-73 AND # ASTM D2247-68 TESTING PROCEDURES.

3 – LUMEC HEXAGONAL 100 WATT HPS L28–GLC–SE3HS OPTICS (OR APPROVED EQUIVALENT)

EPA: 2.90 SQ. FT. WEIGHT: 54 LBS (24.5 KG)

NOTE: LUMINAIRE WILL SLIP FIT ONTO A 4" (102 mm) LONG TENON.

LIGHT FIXTURE DETAIL
(NOT TO SCALE)
NOTE: PROVIDE ALL LAMPS WITH (SE) CUT-OFF OPTICS.

Inventory of Existing Trees To Be Removed

ID #	Tree Caliper (in)	Tree Description
1	36	Oak
2	26	Oak
3	24	Oak
4	40	Oak
5	36	Birch
6	12	Birch
7	28	Birch
8	18	Birch
9	16	Canopy
10	20	Maple
11	15	Pine
12	36	Pine
13	36	Pine
14	34	Pine
15	10	Pine
16	15	Canopy
17	15	Canopy
18	10	Pine
19	18	Pine
20	18	Canopy
21	8	Pine
22	12	Pine
23	8	Canopy
24	11	Canopy
25	16	Canopy
26	8	Pine
27	30	Pine
28	36	Pine
29	24	Maple
30	36	Maple
31	36	Canopy
32	42	Canopy
Total Trees Removed = 32		

FINAL PLANTING LOCATION OF REPLACEMENT TREES IS TO BE DETERMINED AT TIME OF PLANTING TO MINIMIZE DISTURBANCE OF ROOTS OF MATURE TREES.

LEGEND

CCI PROPOSED STREET TREES (20)
PROPOSED REPLACEMENT TREES (64)
EX. TREES TO BE REMOVED (TOTAL = 32 TREES)
EX. TREES TO BE PRESERVED (TOTAL = 18 TREES)
EXISTING WOODS TO BE DISTURBED
EXISTING WOODS TO BE PRESERVED

40 20 0 40 80 120
GRAPHIC SCALE

LANDSCAPING NOTES

1. Locations of plant materials approximate. Exact location of plant materials shall be determined by Landscape Contractor in the field, with the approval of the Township Engineer.
2. Landscape plans shall not be utilized to determine locations, dimensions or measurements of other proposed site structures. Refer to appropriate drawings by engineer for other information.
3. Plant names shall agree with the nomenclature "Standard Plant names" as adopted by the American Joint Committee on Horticulture Nomenclature.
4. All plants shall be typical of their species or variety. They shall have normal well developed branches,and vigorous fibrous root systems. They shall be free from disfiguring knots, sunscale, injuries, abrasions of bark, plant diseases, insect eggs, borers, and all forms of infestation. All collected material shall be clean, soundstock, and free from decaying stumps.
5. Size and grading standards shall conform to the "U.S.A. Standard for Nursery Stock" as sponsored by the American Association of Nurserymen.
6. Balled and burlaped and balled and platform plants shall have solid ball of earth securely held in place by burlap and stout rope. Minimum ball sizes shall be specified in the "U.S.A. for Nursery Stock". Loose, broken, or manufactured balls will be rejected.
7. All plants shall be subject to inspection before any plants are dug and replaced. All rejected material shall be immediately removed from the site and replaced with acceptable material. No substitutions for plant material are acceptable unless approved by Landscape Architect and Township Engineer.
8. The Township Engineer shall be notified, in writing, two (2) calendar weeks prior to the placement of any landscape materials in order for the Township Engineer or his designee to arrange for and inspect the landscape materials. No landscape materials shall be placed without being inspected and approved by the Township Engineer or his designee. All rejected landscape materials shall be immediately removed from the site and replaced with acceptable landscape materials. No substitutions for landscape materials are accepted unless approved by the Landscape Architect and Township Engineer, in writing.
9. Planting shall be conducted under seasons which are normal for such work. At the option and on the full responsibility of the Contractor, planting operation may be conducted under unseasonable conditions. In general, plant during the following seasons unless otherwise approved by the Architect:

a. Deciduous Trees and Shrubs: When plants are dormant. (Fall and early Spring)

b. Broadleaf Evergreen Trees and Shrubs: from the time the frost leaves the ground until new growth is well developed. (Spring)

c. Groundcover: After the danger of frost is past. (Spring until early Summer) Provide continuous double-shredded hardwood bark (3" thick) at the base of the specimen trees and shrubs and in all planting beds.

10. The Contractor shall be responsible for determining where the underground utilities exist on-site. The Contractor shall exercise extreme caution when excavating near these utilities.
11. All disturbed pervious areas except planting beds shall be seed and mulched.
12. All proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues on occupancy permit. It shall be the responsibility of the subdivider or developer to protect and maintain new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. All planting must be alive and healthy to be considered complete.
13. Maintenance shall include watering, weeding, cultivating, fertilizing, spraying, tightening, and repairing of guys, removal and replacement of dead material, resetting settled plants to proper grades or upright position, and other necessary operations as may be required to keep the plants in a live and healthy growing condition.
14. The Contractor shall visit the site prior to commencing work to review the existing conditions. Notify Landscape Architect and Township Engineer of any major discrepancies which affect the work.
15. Before mixing planting mixture, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
16. Planting mixture shall contain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained site where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.

NORTH ARROW

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
www.paonecall.org
SERIAL No. 20210121873

No.	Date	Description	By
1	01-12-21	PER REVIEW LETTER COMMENTS	BLH

Project Number H1914
CAD File Name CURRENT
File Number ---
Drafter/Engineer EOS/NTR

Township ABINGTON
County MONTGOMERY
Date 9-18-20
Scale 1"=40'
Sheet Number 5 of 7

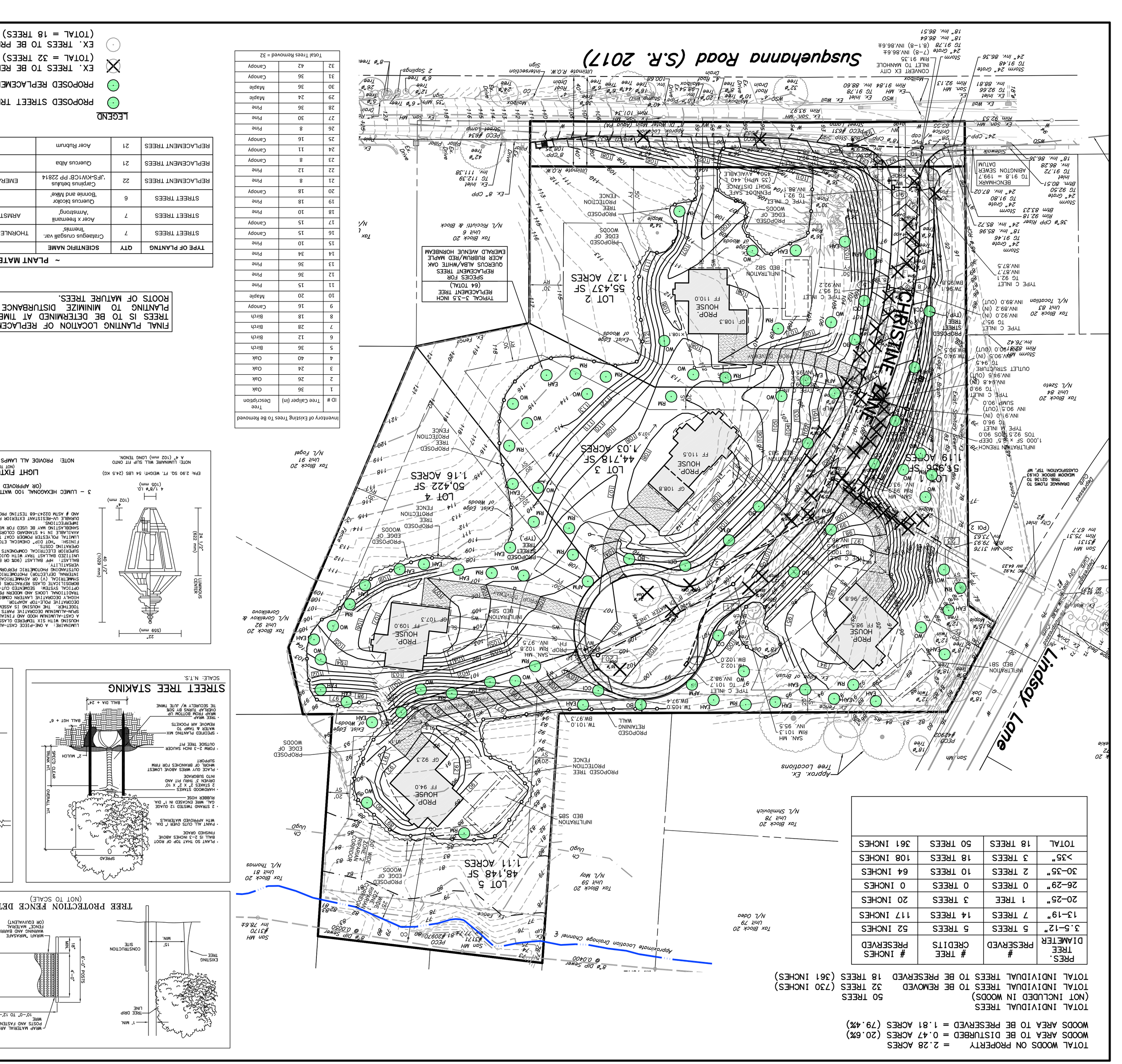
APPLICATION NUMBER SD-20-02

LANDSCAPING PLAN

PREPARED FOR

1231 SUSQUEHANNA ROAD

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238


Susquehanna Road (S.R. 2017)
Lindsay Lane
CHRISTINE LANE
LOT 1
55,950 SF
1.19 ACRES
LOT 2
55,437 SF
1.27 ACRES
LOT 3
44,718 SF
1.03 ACRES
LOT 4
50,422 SF
1.16 ACRES
LOT 5
48,148 SF
1.11 ACRES
PROP. HOUSE FF 110.5
PROP. HOUSE FF 110.0
PROP. HOUSE FF 103.7
PROP. HOUSE FF 94.0
PROP. HOUSE FF 98.0
PROPOSED EDGE OF WOODS
PROPOSED TREE PROTECTION FENCE
PROPOSED RETAINING WALL
EXIST. EDGE of WOODS
INFILTRATION BED SB1
INFILTRATION BED SB2
INFILTRATION BED SB3
INFILTRATION BED SB4
INFILTRATION BED SB5
TYPE C INLET
TYPE E INLET
TYPE M INLET
TYPE A INLET
TYPE 5 INLET
TYPICAL 3"-3.5 INCH REPLACEMENT TREE (64 TOTAL)
REPLACEMENT TREES SPECIES FOR QUERCUS ALBA/WHITE OAK ACER RUBRUM/RED MAPLE CERCIS CANADENSIS/EASTERN REDBUD
Tax Block 20 Unit 32 N/L Corlaixoya & Gorlaixoya
Tax Block 20 Unit 6 N/L Ricciuti & Block
Tax Block 20 Unit 91 N/L Fogel
Tax Block 20 Unit 81 N/L Thomas
Tax Block 20 Unit 59 N/L May
Tax Block 20 Unit 79 N/L Odea
Tax Block 20 Unit 78 N/L Shimkovich
Tax Block 20 Unit 64 N/L Steelo
Approx. Ex. Tree Locations
Approximate Location Drainage Channel
DRAINAGE FLOWS TO MEADOW BROOK CH.93 CLASSIFICATION: TSF, MF
BENCHMARK TIES TO 91.72 ABINGTON SEWER DATUM
Ex. Inlet Rim 92.66 Inv. 88.81
Ex. MH Rim 92.13
Ex. Inlet Rim 91.97 Inv. 88.60
Ex. MH Rim 91.84 Inv. 88.64
CONNECT EX CITY INLET TO MANHOLE
Ex. Inlet Rim 91.35 INV 86.64
Ex. Inlet Rim 91.97 Inv. 88.60
Ex. MH Rim 92.13
Ex. Inlet Rim 92.66 Inv. 88.81
Ex. Inlet Rim 92.66 Inv. 88.64
Ex. Inlet Rim 91.72 Inv. 88.51
Ex. Inlet Rim 91.78 Inv. 88.64
Ex. Inlet Rim 91.78 Inv. 88.51
Ex. Inlet Rim 91.72

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Amy Montgomery, P.E. – Abington Township

From: Greg Richardson, P.E.

Date: November 6, 2020

Re: 1231 Susquehanna Road – Proposed Residential Development
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00029

cc: Rich Manfredi, Manager
Melissa Prugar, P.E. – Boucher and James

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced land development application. TPD reviewed the following documents:

- Land Development Plans prepared by ProTract Engineering, Inc. – Dated September 18, 2020

The following are our comments:

1. To eliminate overlapping/interlocking left turn ingress movements with the private driveway on the southside of Susquehanna Road, the proposed driveway should be relocated 25 feet to the west.
2. Based on a field visit, it was determined that the required minimum safe stopping sight distance to the left for a driver exiting the proposed driveway cannot be achieved without removal of two (2) existing large caliper trees.
3. The Applicant should provide a speed study to verify existing travel speed(s) along Susquehanna Road. This speed study will be utilized to determine the required minimum safe stopping sight distances.
4. The plans should provide a sight triangle indicating the required and existing/proposed distances for egressing and left turn ingress movements.
5. With the provision of a 24-foot cartway width, it is recommended that on-street parking be prohibited within the development. Sign accordingly.

6. Per PennDOT definition, a proposed driveway that serves four (4) or more properties is classified as a local road. Therefore, the driveway radii at its intersection with Susquehanna Road should be 35 feet (minimum). The radii should be appropriately labeled.
7. To match existing conditions to the west of the proposed driveway, Susquehanna Road should be widened along the property frontage to provide a minimum 4-foot wide shoulder, curb and sidewalk.
8. With the proximity of the proposed residential development to the nearby SEPTA train station, consideration should be given by the Township to require sidewalk within site.
9. The Township Fire Marshal should review the site plans to ensure that emergency vehicles can be accommodated and properly maneuver, specifically within the proposed cul-de-sac.
10. Provide a "STOP" sign on the proposed site driveway.
11. Access to Susquehanna Road (S.R. 2017) will require a Highway Occupancy Permit (HOP) from PennDOT. The applicant should copy the Township on all PennDOT submissions, including all plans and studies.

TPD reserves the right to make additional comments upon receipt of additional documents or changes to the plan and studies

Boucher & James, Inc.
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
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Fax 215-345-9401

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Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306
Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 24, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

SUBJECT: 1231 SUSQUEHANNA ROAD SUBDIVISION
PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN REVIEW NO. 1
TAX PARCEL NUMBER 30-00-64448-00-7
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026020R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Preliminary Subdivision/Land Development Plan Application for the 1231 Susquehanna Road Subdivision. The submitted information consists of the following items.

- Township of Abington Application for Subdivision/Land Development Transmittal, dated October 7, 2020;
- Township of Abington Application for Subdivision/Land Development;
- Cover Letter to Abington Township, dated September 23, 2020, prepared by ProTract Engineering, Inc.;
- Township of Abington Planning Process Extension Agreement, dated October 7, 2020;
- Township of Abington Planning Escrow Agreement for Subdivision/Land Development Applications;
- PADEP Planning Exemption Approval Letter, dated January 15, 2010;
- Sanitary Sewer Sufficient Capacity Letter from the Township of Abington, dated October 22, 2009;
- Water will serve letter prepared by Aqua, dated October 2, 2020;
- Preliminary Subdivision and Land Development Plan (Sheets 1 through 7 of 7) prepared by ProTract Engineering, Inc., dated September 18, 2020.

BACKGROUND INFORMATION

The Applicant/Owner, Thomas F. and Christine Diegidio, are proposing a five (5) lot subdivision and land development of their property located at 1231 Susquehanna Road.

The existing site is located within the R-1, Low Density Residential Zoning District. The Existing Features and Demolition Plan (Sheet 2 of 7) shows the site consisting of two existing houses, two existing sheds, existing tennis courts, existing patio, an existing driveway (with a wall and paved circle) taking access from Susquehanna Road and existing wooded areas. The total existing tract area is 284,938 square feet (6.54 acres).

The Applicant/Owner proposes the following for the site:

- the subdivision of the site into five (5) building lots;
- the demolition of the existing buildings, tennis courts, sheds, patio, walls and paved areas;
- the construction of a single family home, driveway and stormwater infiltration bed on each lot;
- the construction of a cul-de-sac road to serve the five (5) lots taking access from Susquehanna Road;
- the installation of a storm sewer system, sanitary sewer system and water main to serve the site;
- the construction of retaining walls;
- the installation of proposed street trees and landscaping.

Public water and sewer service are proposed for the site.

The following Waivers from the Subdivision and Land Development Ordinance (SALDO) are requested as noted on the Subdivision Plan (Sheet 1 of 7):

1. SALDO Section 146-11.A.4 & 146-11.B.(3), (7) and (10) – Partial Waivers to not be required to include all properties and existing features within 400 feet of the site.

2. SALDO Section 146-11.L. – To not be required to provide tentative Architectural Plans.

3. SALDO Section 146-24.4.D.(1). – To not be required to provide a 30 foot wide cartway, but to be permitted to provide a 24 foot wide cartway.

4. SALDO Section 146-27 – To not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road.

5. SALDO Section 146-30.A – To permit the irregularly shaped lots as shown on the Plans.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS:

1. In accordance with Section 302, Figure 3.1, the minimum Front Yard setback is 50 feet. *The Front Yard Setback of Lot 1 from Susquehanna Road must be labeled and dimensioned on the Subdivision Plan (Sheet 1 of 7).*

2. In accordance with Section 1605.A.(9), the plans must include "calculations of the area of proposed disturbance of each slope class on each proposed lot, as well as within each proposed road right-of-way." *The Plans must be revised to provide this information.*

3. In accordance with Section 2401.A.(2)(d)(1), tree replacement must be performed as outlined in this Section. Tree replacement calculations and a tree replacement table must be provided on the Landscape Plan (Sheet 5 of 7) which shows the size, number and type of trees proposed to be removed and the number, size and type of replacement trees to be

provided to demonstrate compliance with this Section.

In addition, the replacement trees must be shown in the plan view of the Landscape Plan (Sheet 5 of 7).

4. In accordance with Section 2401.A.(2)(d)(2)), Requirements for Tree Protection Zones must be noted on the plans as outlined in this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance with Section 146-10.B.(2)(g), the plans must include "a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features." *The Subdivision Plan (Sheet 1 of 7, Construction Plan (Sheet 3 of 7) and Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to include a legend in accordance with this Section.*

6. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. *The Subdivision Plan (Sheet 1 of 7) notes that Partial Waivers are requested from Sections 146-11.A. and 146-11.B to not be required to include all properties and existing features within 400 feet of the site. The Waiver request list on the Plan must be revised to note the specific Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10).*

In addition, with the request of a Partial Waiver from these Sections, we recommend that an aerial photograph plan which shows the site and all properties within 400 feet of the site be provided in the Plan set.

7. In accordance with Section 146-11.A.(5), the total site acreage shall be shown on the Plans. *Note No. 5 on the Subdivision Plan (Sheet 1 of 7) must be revised to also give the site area in acres.*

8. In accordance with Section 146-11.A.(7), "An indication that the elevations are based upon sanitary sewer datum of the Township of Abington" must be provided on the Plans. *The Plans must be revised accordingly.*

9. In accordance with Section 146-11.A.(8), "Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way" must be shown on the Plans. *The Plans must be revised to show this information for Susquehanna Road.*

10. In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces." *The Subdivision Plan (Sheet 1 of 7) must be*

revised to include calculations for the allowable density and the buffer requirements.

11. In accordance with Section 146-11.A.(11)(b), "The existing and proposed zoning standards for each item cited above in the zoning district requirements shall be depicted in a table for the site in its entirety and, in the case of subdivision, for each proposed lot." *The Subdivision Plan (Sheet 1 of 7) must be revised to show a table of allowable/ proposed zoning standards for each proposed lot.*

12. In accordance with Section 146-11.B.(2), *the cartway width of Susquehanna Road must be dimensioned on the plan.*

13. In accordance with Section 146-11.B.(7), "The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights" must be provided. *The location, size and ownership of the existing water main in Susquehanna Road along the property frontage must be shown on the Plans.*

14. In accordance with Section 146-11.B.(8)(a), "Topography lines measured at vertical intervals of two feet. Such elevations shall be determined by on-site or photogrammetric survey, not interpretation of United States Geological Survey maps" must be provided. *Note No. 4 on the Subdivision Plan (Sheet 1 of 7) states that the datum is USGS. The Plans must be revised in accordance with this Section.*

15. In accordance with Section 146-11.B.(9)(a), "Soil types within the site, based on maps contained in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soil's development limitation, i.e., bearing value, depth to bedrock, seasonal water table, etc." *The Plans must be revised to include the soil limitations in accordance with this Section.*

16. In accordance with Sections 146-11.C.(1), the name of the proposed road must be shown on the Plans. *The Plans must be revised accordingly.*

17. In accordance with Sections 146-11.C.(9) and 146-31.A.(6), stormwater management easements for the inspection, maintenance and repair/replacement of the proposed on-lot Underground Infiltration Beds and associated storm sewer are required. *The easements shall be shown on the plan and a note provided describing the proposed easement. The note shall include language that requires any work within the easement performed by the Township to be at the expense of the property owner. The easements and the maintenance note shall be shown on the Subdivision Plan (Sheet 1 of 7) and the Construction Plan (Sheet 3 of 7).*

18. In accordance with Sections 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1)(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.

19. In accordance with Sections 146-11.D.(2) and (4), "elevations shall be determined by on-site survey or by photogrammetric survey, not interpretation of United States Geological Survey maps. Datum to which contour lines refer shall be based on Abington Township sanitary sewer datum." The Construction Plan (Sheet 3 of 7) must be revised for compliance with this Section.

20. In accordance with Section 146-11.D.(9), "Areas for the temporary storage of site soil and materials shall be identified." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the temporary stockpile areas.*

21. In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite.*

    In addition, the Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).

22. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.

23. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required." *All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*

    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*

    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    d. *The temporary topsoil stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*

    e. *The concrete washout detail must be added to the Detail Sheet (Sheet 7 of 7).*

    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of*

7) must be revised to note the stockpiling of topsoil.

g. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the areas of infiltration.*

h. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

i. *The Erosion & Sediment Control Plan (Sheet 4 of 7) shows "temporary silt fence or filter sock." The Plan must be revised to note the size and type of silt fence and/or filter sock. If filter sock is used, a chart must be added to the Detail Plan (Sheet 7 of 7) which notes filter sock size, as well as the length and slope of the contributing area.*

j. *The Detail Plan (Sheet 7 of 7) shows a detail for 18 inch silt fence. Since a sediment basin is not proposed for the project, we recommend that super silt fence is used instead of the 18 inch silt fence to prevent sediment from leaving the site. The Detail Sheet should be revised to include a detail for super silt fence.*

k. *The demolition of the existing on-site features must be provided in the Stages of Earth Disturbance Activity on the Detail Plan (Sheet 7 of 7).*

24. In accordance with Section 146-11.F.(1), Stormwater Management Plan(s) must contain the outlined information. *A Stormwater Management Plan and report must be submitted with the required information noted in this Section.*

25. In accordance with Section 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. *The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).*

26. In accordance with Section 146-11.F.(2)(a)(4), "Tie-ins by courses and distances to the intersection of all public streets, with their names and widths" must be provided on the horizontal plan (streets). *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised accordingly.*

27. In accordance with Section 146-11.F.(2)(a)(6), "Location and size of all drainage facilities, sidewalks, utilities, fire hydrants, lighting standards and street name signs" must be provided. *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show the lighting standards and street name signs.*

28. In accordance with Section 146-11.F.(2)(b)(5), "The profile plan (streets) shall contain the station and top of curb elevation at all points of curve and tangent of horizontal curves."

The Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show this information.

29. In accordance with Section 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." *We recommend that the Typical Cross Section -Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify Superpave for the wearing course (9.5mm) and bituminous base course (25mm).*

30. In accordance with Section 146-11.F.(3)(a)(5), "the horizontal plan (sewers) shall contain the location and size of line, with stations corresponding to the profile." *The Plans must be revised to note the size of the sanitary sewer laterals.*

31. In accordance with Section 146-11.F.(3)(b), a profile plan of the proposed off road sanitary sewer must be provided and include the information required by this Section.

32. In accordance with Section 146-11.F.(3)(b) (5), the sanitary sewer profile plan must contain "the type and size of pipe, cradle and manholes." *The Profile Plan (Sheet 6 of 7) must be revised to note the size of the manhole and a detail of the proposed sanitary sewer manhole must be added to the Detail Plan (Sheet 7 of 7).*

33. In accordance with Section 146-11.F.(4)(a)[5], "hydraulic and structural design data and calculations for storm sewers, inlets, bridges and culverts" must be provided. *Storm sewer calculations must be provided, as noted.*

34. In accordance with Section 146-11.G.(1)(c), "The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features and structures":

    a. Section 146-11.G.(1)(c) – "Waterlines, control valves and other related appurtenances" *The Construction Plan (Sheet 3 of 7) must be revised to show the location, type and size of the existing water main in Susquehanna Road and the proposed connection into it for the proposed water main which will serve the site.*

    b. Section 146-11.G.(1)(i) – "Streetlighting standards and street name signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the location of the proposed streetlights and street name sign.*

    c. Section 146-11.G.(1)(j) – "Traffic control devices and signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the proposed traffic control signs.*

35. In accordance with Section 146-11.G.(2), the ownership of all existing and proposed utilities must be indicated on the plan.

36. In accordance with Section 146-11.G.(3), "the plan shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities." *The Subdivision Plan (Sheet 1 of 7) and Construction Plan (Sheet 3 of 7) must be revised to include the provisions of Act 287.*

37. In accordance with Section 146-11.H.(1), "the landscaping plan shall be prepared by a registered landscape architect." *The Landscape Plan (Sheet 5 of 7) must be prepared, signed and sealed by a registered landscape architect.*

38. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1) and (2), Planning modules. Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended,[6] shall be provided on forms published by the Pennsylvania Department of Environmental Protection (DEP) and a letter certifying the availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module, where applicable, must be provided to the Township. *The Applicant provided a Letter of Exemption from Planning from PADEP dated January 15. 2010. However, this letter is now outdated. The Applicant must resubmit to the Township and PADEP for ACT 537 Approval.*

39. In accordance with Section 146-11.M., "documentations, agreements, certifications, covenants, easements, restrictions and permits shall include the following" *and must be submitted as listed below*:

    a. "A description and contract for the ownership, management and maintenance of open space and/or private streets, sewer systems, water supply and other improvements."

    b. "Restrictive covenants governing the reservation and maintenance of undedicated open space."

    c. "Private deed restrictions, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed upon the property and which may affect the title to the land being subdivided or developed,"

    d. "All offers of dedicated improvements."

    e. "Improvement agreements when required by the Board of Commissioners."

    f. "Permits and documentation required by all applicable regulatory agencies described in § 146-20B of this chapter"

40. In accordance with Section 146-20.B.(2)(c), A Pennsylvania Department of Transportation Highway Occupancy Permit is "required when construction abuts a state street and access to the street is required and/or when stormwater discharge may affect the abutting state highway." *Susquehanna Road (S.R. 2017) is a State Highway, therefore a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed road.*

41. In accordance with Section 146-23.J, "Improvement construction requirements shall be completed under the engineering and construction standards of the Township of Abington, the specifications of the Pennsylvania Department of Transportation, Department of Environmental Resources, Montgomery County Soil Conservation District or other appropriate agencies or the specifications included herein, whichever specifications shall

result in the more favorable interpretation of this chapter." *A note must be added to the Subdivision Plan (Sheet 1 of 1) which states the above requirements.*

42. In accordance with Section 146-24.E.(1)(b), "Vertical curves. Vertical curves shall be used at changes in grade of more than 1%. The length of the curve shall be approximate 50 feet on secondary streets and 25 feet on residential streets for each 1% of change in grade. Over summits or in sumps, curves shall not produce excessive flatness in grade. The high- or low-point on a vertical curve must be definitely and clearly shown."

    a. *The vertical curve beginning at Station 0+70 has a length of 50 feet. The vertical grade change of 4.57% (7.50% - 2.93%) requires a curve length of 125 feet. The vertical curve must be revised to provide the required length.*

    b. *The vertical curve beginning at Station 1+50 has a length of 50 feet. The vertical grade change of 6.09% (7.50% - 1.41%) requires a curve length of 150 feet. The vertical curve must be revised to provide the required length.*

43. In accordance with Section 146-24.G., "Obstructions of rights-of-way. No fences, hedges, trees, shrubbery, plants, walls, signs or other obstructions shall be located or be permitted within the right-of-way." *The plans show an existing row of hemlocks within the proposed road right-of-way between Station 2+50 and 3+00. The plans must be revised to show this row of hemlocks to be removed in accordance with this Section. The Preserved Tree Schedule on the Landscape Plan (Sheet 5 of 7) must be revised to account for the removal of these existing trees.*

44. In accordance with Section 146-27, "Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience." *The Applicant is requesting a Waiver from this Section to not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road. There is existing sidewalk immediately west of the site along Susquehanna Road which provides pedestrian access to the Rydal Train Station. We recommend that the Applicant be required to provide sidewalk and curb on both sides of the proposed road and along the site frontage for pedestrian connection to the Rydal Train Station and to the adjacent neighborhoods.*

45. The Waiver being requested from SALDO Section 146-30.A is referenced incorrectly on the Subdivision Plan. The Plan must be corrected to reference the Section correctly.

46. In accordance with Section 146-31.A, "Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township." *The following must be addressed:*

    a. Section 146-31.A,(1) "Building setback lines. Building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building." *The Subdivision Plan must be revised to show the sanitary sewer easement for the proposed*

off road sanitary sewer and show the setback line as required.

b. Section 146-31.A,(2) "Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn." *The plans show a 24 inch Maple tree and a 36 inch Maple tree in the immediate vicinity of the proposed sanitary sewer. The trees are not shown to be removed. They will be within the sanitary sewer easement. In addition, it is likely that they may be damaged during construction. The Project Engineer must address this issue.*

47. In accordance with Section 146-32.B, "Bench marks. The township elevations are based on the township sanitary sewer system datum. Location and elevation is available to all engineers and surveyors upon request to the office of the Township Engineer. All contours and elevations shown on plans must be based on this system." *The Plans must be revised accordingly.*

48. In accordance with Section 146-33.B., " The computations and design for the drainage system, including runoff calculations, locations and size of inlets, determination of type and size of storm sewer pipe, design of swales and ditches shall be in accordance with the standards of the Township of Abington and/or with Chapter 12 of Design Manual No. 2, Pennsylvania Department of Transportation. All of the computations and designs with plans indicating drainage runoff areas and coefficients shall be submitted with the subdivision/land development application for township review and shall be approved by the Township Engineer." *Calculations and drainage area map plans must be submitted for the drainage design in accordance with this Section.*

49. In accordance with Section 146-33.D., "Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township." *The Plans note CPP (Corrugated Plastic Pipe) for the storm sewer pipe. The plans must be revised for compliance with this Section or a Waiver will be required.*

50. In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." *The plans must be revised to provide the proposed location, supplier and installer of the streetlights.*

51. In accordance with Section 146-39.B.(1), "Single-family residential use. In addition to the requirement of shade trees as per Subsection A above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover." *The Landscape Plan must be revised to demonstrate compliance with this Section.*

52. Section 149-39.B.(4)(a) Tree Table on the Landscape Plan (Sheet 5 of 7) notes that "Preserved Trees exceed Removed Trees in both number and inches." However, the Table

states that 30 trees (482 inches) will be preserved and 35 trees (599 inches) will be removed, which is contradictory to the first statement.

In addition, the Preserved Tree Table notes that 30 existing trees will be preserved, however, the plan view only shows 27 trees to be saved.

The Landscape Plan must be revised for correctness and consistency.

53. In accordance with Section 146-39.C, all proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues an occupancy permit. It shall be the responsibility of the subdivider or developer to protect and maintain new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. *Note 12 on the Landscape Plan (Sheet 5 of 7) must be revised to state these requirements.*

54. In accordance with Section 146-41, *the plan must be reviewed by the Fire Marshal for compliance with the requirements of this Section.*

55. In accordance with Section 146-43.C.(1)(a), "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Board." *The grading on the Construction Plan Sheet 3 of 7) have the following issues which must be addressed:*

    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

    b. *A spot elevation must be provided between the two swales in the rear yard of Lot 2 and Lot 3 to demonstrate positive surface drainage away from the houses.*

    c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*

    d. *The grading from the northern side of the house on Lot 4 as shown on the Construction Plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

    e. *The grading from the road along the Lot 1 driveway, as shown on the Construction Plan (Sheet 3 of 7,) drains directly to the house and garage on Lot 1. The proposed slope is steep (10 percent) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.*

    f. *The grading from the cul-de-sac along the Lot 5 driveway, as shown on the*

Construction Plan (Sheet 3 of 7), drains directly to the house and garage on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.

g. *The swales on Lots 3, 4 and 5 collect/ concentrate runoff and discharge the runoff directly to the street. We recommend that inlets be located at these three discharge points to collect the water to eliminate potential overflow of surface drainage onto the road.*

56. In accordance with Section 146-43.C.(3)(a), "Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board." *A significant amount of grading is proposed at slopes of three (3) to one (1). The plans must be revised for compliance with this Section or a Waiver will be required.*

In addition, an erosion control blanket must be shown as being placed on the steep slopes and an associated detail must be provided on the plan.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development has a disturbed area greater than one (1) acre. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

57. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. *The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. Refer to Comment 24 for comments based upon our review of the Soil Erosion & Sediment Pollution Control Plan (Sheet 4 of 7).*

58. In accordance with Sections 302.A.12 and 302.B.22, a permanent access and maintenance easement having a minimum width of 15-feet must be provided for the proposed on-lot infiltration beds to implement the Operation and Maintenance Plan. The easement shall permit access by the Township to inspect and maintain the proposed stormwater management facilities as needed and at no cost to the Township. *The easements must be shown in plan view and/or a note to this effect must be placed on the plan.*

59. The signature block in Section 302.B.1.(m) must be provided on the Subdivision Plan (Sheet 1 of 7).

60. The Applicant statement in Section 302.B.25 must be provided on the plan.

61. The Design Engineer certification in Section 302.B.26 must be provided on the plan.

62. In accordance with Section 405.A., "For any of the activities regulated by this chapter,

unless preparation of a stormwater management (SWM) site plan is specifically exempted, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, the commencement of any earth disturbance activity may not proceed until the property owner or applicant or his/her agent has received written approval from the Municipality of a SWM site plan that demonstrates compliance with the requirements of this chapter, and a written approval of an adequate erosion and sediment (E&S) control plan from the Municipality or County Conservation District when required." *The Stormwater Management Plan, including the Stormwater Management Report, must be submitted with calculations and information required in this Section.*

63. In accordance with Section 405.A.2, where practical and appropriate, the recharge volume shall be infiltrated on site. Soil testing in accordance with Section 405.B shall be conducted to confirm the depth to limiting zone and infiltration rate as required in Sections 405.A.1.(a) and 405.A.1.(b). Recharge volume calculations must also be submitted.

64. Water quality volume must be provided in accordance with Section 407.A. Supporting calculations must be submitted for review.

65. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.

66. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

MISCELLANEOUS COMMENTS

67. Note 11 on the Subdivision Plan (Sheet 1 of 7) refers to Waivers granted and requested. The Waivers which were previously granted were for a different project layout in the past and are no longer valid for the current project. The note must be revised to only list requested Waivers.

68. Note 12 on the Subdivision Plan (Sheet 1 of 7) refers to Special Exception granted to allow disturbance of steep slopes. The Special Exception which was previously granted was for a different project layout in the past and is no longer valid for the current project. The note must be removed from the Plan.

69. There appears to be an errant proposed looped contour line at the right-of-way on the Lot 4 driveway, as shown on the Construction Plan (Sheet 3 of 7), The Plan must be revised to eliminate the errant contour line and provide a spot elevation.

70. The woods line and tree protection fence on Lot 2 must be revised for the installation of the water service and the sanitary sewer lateral.

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7) must be revised to note nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone.

72. All comments received from the Traffic Engineer, Shade Tree Commission, and Fire Marshal must be addressed to their satisfaction.

73. The Abington Township Application number (SD-20-02) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please contact me.

Sincerely,

Jon S. Tresslar, P.E., PLS
Municipal Engineer

JST/MES/bpa

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Shaun Littlefield, Interim Officer, Zoning – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Thomas F. and Christine Diegidio – Applicant/Equitable Property Owner
Nicholas T. Rose, P.E., ProTract Engineering, Inc. – Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

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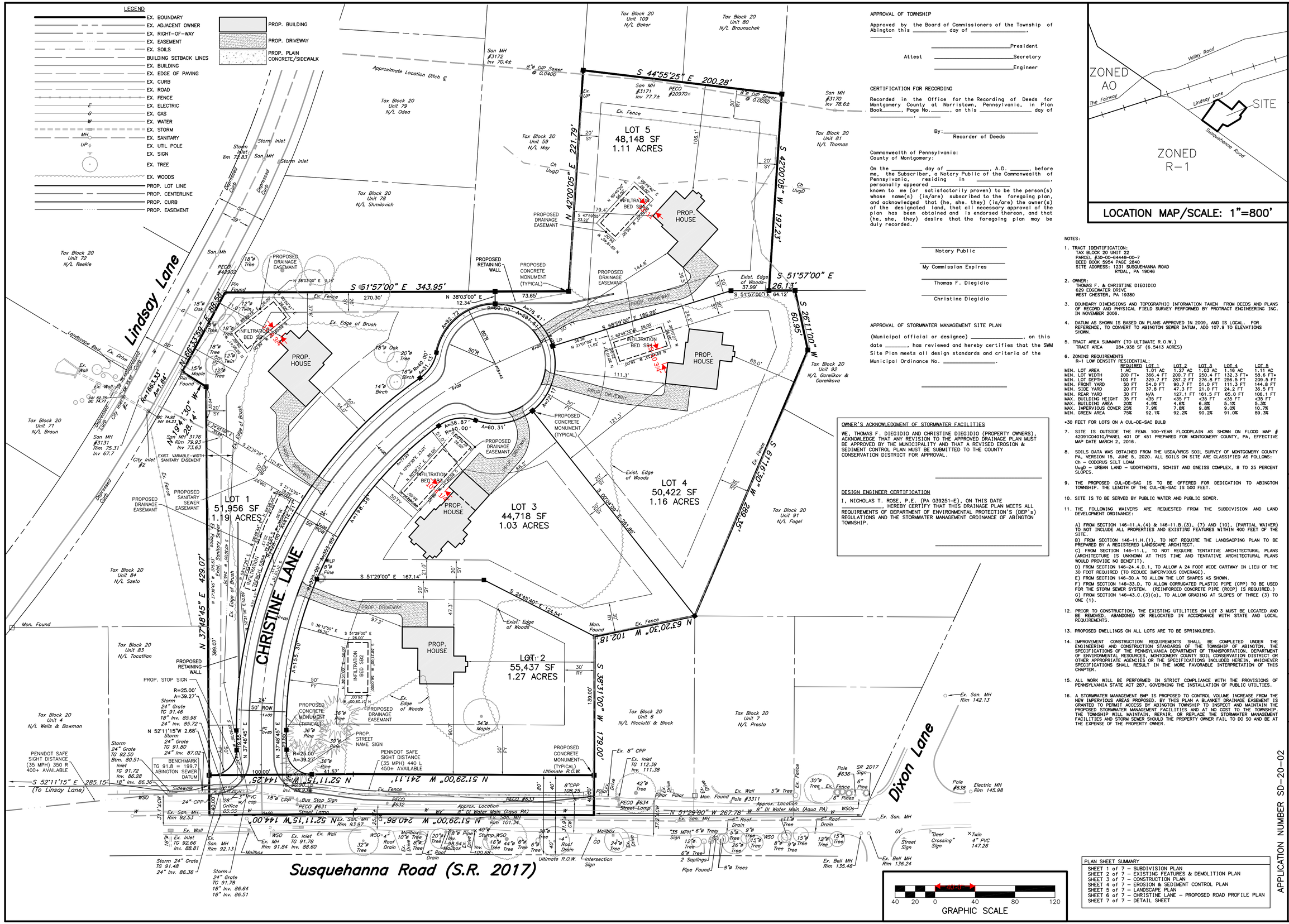
LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. SOILS
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. ROAD
- EX. FENCE
- E — EX. ELECTRIC
- G — EX. GAS
- W — EX. WATER
- EX. STORM
- MH — EX. SANITARY
- UP — EX. UTIL POLE
- EX. SIGN
- EX. TREE
- EX. WOODS
- PROP. LOT LINE
- PROP. CENTERLINE
- PROP. CURB
- PROP. EASEMENT
- PROP. BUILDING
- PROP. DRIVEWAY
- PROP. PLAIN CONCRETE/SIDEWALK



APPROVAL OF TOWNSHIP

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, _____

_____ President

Attest _____ Secretary

_____ Engineer

CERTIFICATION FOR RECORDING

Recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book_____, Page No._____, on this _____ day of _____, _____

By:_____
Recorder of Deeds

Commonwealth of Pennsylvania:
County of Montgomery:

On the _____ day of _____, A.D. _____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan, and acknowledged that (he, she. they) (is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

_____
Notary Public

_____
My Commission Expires

_____
Thomas F. Diegidio

_____
Christine Diegidio

APPROVAL OF STORMWATER MANAGEMENT SITE PLAN

(Municipal official or designee) _____, on this date _____, has reviewed and hereby certifies that the SWM Site Plan meets all design standards and criteria of the Municipal Ordinance No. _____.

_____

OWNER'S ACKNOWLEDGMENT OF STORMWATER FACILITIES

WE, THOMAS F. DIEGIDIO AND CHRISTINE DIEGIDIO (PROPERTY OWNERS), ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED EROSION & SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE COUNTY CONSERVATION DISTRICT FOR APPROVAL.

_____

DESIGN ENGINEER CERTIFICATION

I, NICHOLAS T. ROSE, P.E. (PA 039251-E), ON THIS DATE _____, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP's) REGULATIONS AND THE STORMWATER MANAGEMENT ORDINANCE OF ABINGTON TOWNSHIP.

_____

LOCATION MAP/SCALE: 1"=800'

NORTH ARROW

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

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SERIAL No. 20210121873

NOTES:

1. TRACT IDENTIFICATION:
   TAX BLOCK 20 UNIT 22
   PARCEL #30-00-64448-00-7
   DEED BOOK 5954 PAGE 2840
   SITE ADDRESS: 1231 SUSQUEHANNA ROAD
   RYDAL, PA 19046

2. OWNER:
   THOMAS F. & CHRISTINE DIEGIDIO
   629 EDGEWATER DRIVE
   WEST CHESTER, PA 19380

3. BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND PHYSICAL FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING INC. IN NOVEMBER 2006.

4. DATUM AS SHOWN IS BASED ON PLANS APPROVED IN 2009, AND IS LOCAL. FOR REFERENCE, TO CONVERT TO ABINGTON SEWER DATUM, ADD 107.9 TO ELEVATIONS SHOWN.

5. TRACT AREA SUMMARY (TO ULTIMATE R.O.W.)
   TRACT AREA 284,938 SF (6.5413 ACRES)

6. ZONING REQUIREMENTS
   R-1 LOW DENSITY RESIDENTIAL:

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA	1 AC.	1.01 AC	1.27 AC	1.03 AC	1.16 AC	1.11 AC
MIN. LOT WIDTH	200 FT•	366.4 FT	200.7 FT	250.4 FT	132.3 FT•	58.6 FT•
MIN. LOT DEPTH	100 FT	329.7 FT	287.2 FT	276.8 FT	256.5 FT	209.5 FT
MIN. FRONT YARD	50 FT	54.0 FT	90.7 FT	51.0 FT	111.3 FT	144.8 FT
MIN. SIDE YARD	20 FT	37.8 FT	47.3 FT	21.0 FT	24.2 FT	36.5 FT
MIN. REAR YARD	30 FT	N/A	127.1 FT	161.5 FT	65.0 FT	106.1 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX. BUILDING AREA	20%	4.9%	4.6%	6.8%	5.1%	5.3%
MAX. IMPERVIOUS COVER	25%	7.9%	7.8%	9.8%	9.0%	10.7%
MIN. GREEN AREA	75%	92.1%	92.2%	90.2%	91.0%	89.3%

   •30 FEET FOR LOTS ON A CUL-DE-SAC BULB

7. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP # 42091C0401G/PANEL 401 OF 451 PREPARED FOR MONTGOMERY COUNTY, PA, EFFECTIVE MAP DATE MARCH 2, 2016.

8. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 15, JUNE 5, 2020. ALL SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
   Ch — CODORUS SILT LOAM
   UugD — URBAN LAND — UDORTHENTS, SCHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES.

9. THE PROPOSED CUL-DE-SAC IS TO BE OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP. THE LENGTH OF THE CUL-DE-SAC IS 500 FEET.

10. SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

11. THE FOLLOWING WAIVERS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
   A) FROM SECTION 146-11.A.(4) & 146-11.B.(3), (7) AND (10), (PARTIAL WAIVER) TO NOT INCLUDE ALL PROPERTIES AND EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
   B) FROM SECTION 146-11.H.(1), TO NOT REQUIRE THE LANDSACPING PLAN TO BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT.
   C) FROM SECTION 146-11.L, TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS (ARCHITECTURE IS UNKNOWN AT THIS TIME AND TENTATIVE ARCHITECTURAL PLANS WOULD PROVIDE NO BENEFIT).
   D) FROM SECTION 146-24.4.D.1, TO ALLOW A 24 FOOT WIDE CARTWAY IN LIEU OF THE 30 FOOT REQUIRED (TO REDUCE IMPERVIOUS COVERAGE).
   E) FROM SECTION 146-30.A TO ALLOW THE LOT SHAPES AS SHOWN.
   F) FROM SECTION 146-33.D, TO ALLOW CORRUGATED PLASTIC PIPE (CPP) TO BE USED FOR THE STORM SEWER SYSTEM. (REINFORCED CONCRETE PIPE (RCCP) IS REQUIRED.)
   G) FROM SECTION 146-43.C.(3)(a), TO ALLOW GRADING AT SLOPES OF THREE (3) TO ONE (1).

12. PRIOR TO CONSTRUCTION, THE EXISTING UTILITIES ON LOT 3 MUST BE LOCATED AND BE REMOVED, ABANDONED OR RELOCATED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

13. PROPOSED DWELLINGS ON ALL LOTS ARE TO BE SPRINKLERED.

14. IMPROVEMENT CONSTRUCTION REQUIREMENTS SHALL BE COMPLETED UNDER THE ENGINEERING AND CONSTRUCTION STANDARDS OF THE TOWNSHIP OF ABINGTON, THE SPECIFICATIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEPARTMENT OF ENVIRONMENTAL RESOURCES, MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT OR OTHER APPROPRIATE AGENCIES OR THE SPECIFICATIONS INCLUDED HEREIN, WHICHEVER SPECIFICATIONS SHALL RESULT IN THE MORE FAVORABLE INTERPRETATION OF THIS CHAPTER.

15. ALL WORK WILL BE PERFORMED IN STRICT COMPLIANCE WITH THE PROVISIONS OF PENNSYLVANIA STATE ACT 287, GOVERNING THE INSTALLATION OF PUBLIC UTILITIES.

16. A STORMWATER MANAGEMENT BMP IS PROPOSED TO CONTROL VOLUME INCREASE FROM THE NEW IMPERVIOUS AREAS PROPOSED. BY THIS PLAN A BLANKET DRAINAGE EASEMENT IS GRANTED TO PERMIT ACCESS BY ABINGTON TOWNSHIP TO INSPECT AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITIES AND AT NO COST TO THE TOWNSHIP. THE TOWNSHIP WILL MAINTAIN, REPAIR, OR REPLACE THE STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SHOULD THE PROPERTY OWNER FAIL TO DO SO AND BE AT THE EXPENSE OF THE PROPERTY OWNER.

PLAN SHEET SUMMARY

SHEET 1 of 7 — SUBDIVISION PLAN
SHEET 2 of 7 — EXISTING FEATURES & DEMOLITION PLAN
SHEET 3 of 7 — CONSTRUCTION PLAN
SHEET 4 of 7 — EROSION & SEDIMENT CONTROL PLAN
SHEET 5 of 7 — LANDSCAPE PLAN
SHEET 6 of 7 — CHRISTINE LANE — PROPOSED ROAD PROFILE PLAN
SHEET 7 of 7 — DETAIL SHEET

GRAPHIC SCALE
1" = 40'-0"
40 20 0 40 80 120

MCPC No. 20-0204-001

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date

For the Director
Montgomery County Planning Commission

No.	Date	Description	File Number	Drafter/Engineer	By
1	01-12-21	PER REVIEW LETTER COMMENTS		EMS/NTR	BLH
Project Number		CAD File Name			
H1914		BASE.DWG			

Township ABINGTON
County MONTGOMERY
Date 9-18-20
Scale 1"=40'
Sheet Number 1 of 7

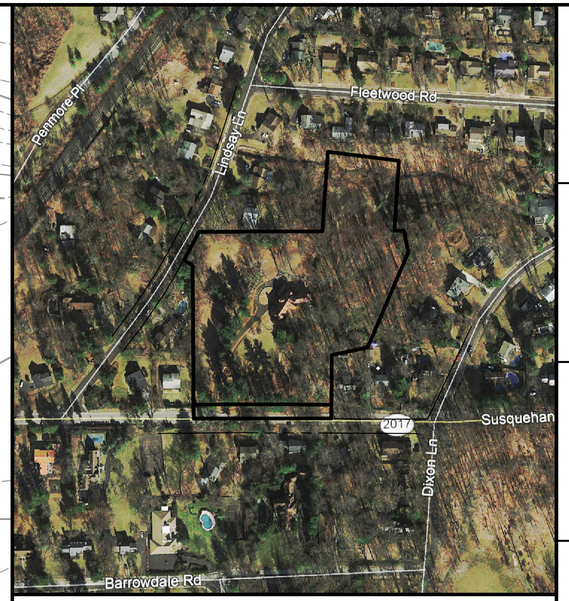
APPLICATION NUMBER SD-20-02

SUBDIVISION PLAN
PREPARED FOR
1231 SUSQUEHANNA ROAD

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

All soils within the site are classified as follows by the Soils Survey of Montgomery County June 2020:

Symbol	Description	Group	Limitations	Resolutions
Ch	Codorus silt loam	C	Cutbacks cave, corrosive to concrete/ steel, flooding, depth to saturated zone/ seasonal high water table, hydric inclusions, low strength/ landslice prone, slow percolation, piping, frost action, wetness.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.
UugD	Urban land - Udorthents, Schist Gneiss complex, 8 to 25 % slopes	C	Cutbacks cave, corrosive to concrete/steel, droughty, easily crodible, low strength/landslide prone, slow percolation, poor as topsoil, frost action.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.



AERIAL PHOTOGRAPHY/SCALE 1"=200'

NORTH ARROW

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
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No.	Date	Description	By
1	01-12-21	PER REVIEW LETTER COMMENTS	BLH

Project Number	CAD File Name	File Number	Drafter/Engineer
H1914	CURRENT	---	EOS/NTR

Location	County	Date	Scale
ABINGTON	MONTGOMERY	9-18-20	1"=40'

Sheet Number: 2 of 7

APPLICATION NUMBER SD-20-02

EXISTING FEATURES & DEMOLITION PLAN

PREPARED FOR

1231 SUSQUEHANNA ROAD

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. CONTOUR – 1' INTERVAL
- EX. CONTOUR – 5' INTERVAL
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. SANITARY

Contours off-site are taken from 1977 aerial topography

- EX BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EX PAVING TO BE REMOVED
- EXISTING SLOPES 15%–25% (PRECAUTIONARY SLOPES)
- EXISTING SLOPES 25% OR GREATER (PROHIBITIVE SLOPES)

⊗ = TREES TO BE REMOVED (TOTAL = 49 TREES)

GRAPHIC SCALE
40 20 0 40'-0" 40 80 120

Lindsay Lane
Dixon Lane
Susquehanna Road (S.R. 2017)
S 44°55'25" E 200.28'
N 42°00'08" E 221.79'
S 42°00'08" W 197.23'
S 51°57'00" E 343.95'
S 51°57'00" E 26.13'
S 26°11'00" W 269.95'
N 63°43'52" E 183.58'
S 52°11'15" E 285.15' (To Linsay Lane)
N 37°48'45" E 429.07'
N 51°29'00" W 241.11'
N 51°29'00" W 144.00'
N 52°11'15" W 240.86'
N 63°20'30" W 102.18'
S 38°31'00" W 179.00'
N 51°29'00" W 267.78'
S 06°19'19" W 289.35'
N 19°41'30" W 228.14'
R=1683.33' L=1.64'
R=1683.33' L=46.14'
R=1683.33' L=46.14'
R=1683.33' L=46.14

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20210121873
SUBSCRIBER LIST:

COMPANY: COMCAST
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PHILADELPHIA, PA. 19140
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EMAIL: bob_harvey@cable.comcast.com

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BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI
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COMPANY: PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: CENTURY LINK
ADDRESS: 1025 ELDORADO BLVD
BROOMFIELD, CO. 80021
CONTACT: CENTURY LINK OPERATOR PERSONNEL
EMAIL: nationalrelo@centurylink.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST 12TH FLOOR
PHILADELPHIA, PA. 19107
CONTACT: TYLER LADD
EMAIL: tladd@septa.org

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DARLINE LEPPERD JOHNSON

COMPANY: ABINGTON TOWNSHIP OF
ADDRESS: 1176 OLD YORK ROAD
ABINGTON, PA. 19001
CONTACT: TIM CLARK
EMAIL: TCLARK@ABINGTON.ORG

STEEP SLOPES ANALYSIS

ZONING ORDINANCE SECTION 1605 REQUIRES PROTECTION OF STEEP SLOPES AS DEFINED IN ZONING ORDINANCE SECTION 1601. SECTION 1601 REGULATES SLOPES FOR 5 CONTINOUS 10-FOOT CONTOUR INTERVALS. BY THIS DEFINITION, THIS PROPOSAL DOES NOT CONTAIN ANY REGULATED STEEP SLOPES.

TOPOGRAPHIC VERIFICATION NOTES:

THECONTRACTOR SHALL FIELD VERIFY THE TOPOGRAPHY OF THE AREAS PROPOSED FOR CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. ELEVATIONS FOR AREAS WHERE PROPOSED PAVING MEETS EXISTING PAVING SHALL BE CHECKED IN THE FIELD. ANY DISCREPANCIES THAT HAVE AN IMPACT ON THE DESIGN AS SHOWN ON THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CORRECTIVE ACTION BEING TAKEN.

PRIOR TO THE INSTALLATION OF THE SANITARY SEWER AND/OR STORM SEWER SYSTEMS, THE EXISTING SEWER INVERT ELEVATION AT ANY PROPOSED CONNECTION POINT(S) SHALL BE VERIFIED. ANY DISCREPANCIES IN THE ACTUAL INVERT ELEVATION AND THE INVERT ELEVATION SHOWN ON THIS PLAN SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE COMMENCEMENT OF THE SEWER INSTALLATION.

LOT 5
48,148 SF
1.11 ACRES

LOT 1
51,956 SF
1.19 ACRES

LOT 2
55,437 SF
1.27 ACRES

LOT 3
44,718 SF
1.03 ACRES

LOT 4
50,422 SF
1.16 ACRES

PROP. HOUSE FF 94.0 GF 92.3
PROP. HOUSE FF 98.5 GF 96.8
PROP. HOUSE FF 109.0 GF 107.3
PROP. HOUSE FF 110.5 GF 108.8
PROP. HOUSE FF 110.0 GF 108.3

Lindsay Lane
CHRISTINE LANE
Dixon Lane
Susquehanna Road (S.R. 2017)

LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. CONTOUR – 1' INTERVAL
- EX. CONTOUR – 5' INTERVAL
- EX. SOILS
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. ROAD
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. STORM
- EX. SANITARY
- EX. UTIL POLE
- EX. SIGN
- EX. TREE
- EX. WOODS
- PROP. LOT LINE
- PROP. CENTERLINE
- PROP. BUILDING
- PROP. DRIVEWAY
- PROP. PLAIN CONCRETE
- PROP. CURB
- PROP. EASEMENT
- PROP. WATER LINE
- PROP. WATER SERVICE
- PROP. SANITARY LATERAL
- PROP. SANITARY
- PROP. STORM
- PROP. CONTOURS
- LIMIT OF DISTURBANCE
- TEMP. TREE PROTECTION FENCE

NORTH ARROW

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DETENTION SYSTEM MAINTENANCE NOTES:

THE DETENTION SYSTEM IS A PERMANENT FACILITY AND SHALL NOT BE MODIFIED,OR REMOVED UNLESS PRIOR APPROVAL IS GRANTED BY ABINGTON TOWNSHIP. THE INDIVIDUAL LOT OWNER OR OWNERS,HIS/HER/THEIR SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRADES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO ALTER OR DAMAGE SAME OR OTHER DETENTION STRUCTURES AND DEVICES.

THESE RESPONSIBILITIES SHALL INCLUDE ROUTINE LAWN CARE, REMOVAL OF ORDINARY INNOCUOUS DEBRIS THAT MAY OBSTRUCT THE PROPER OPERATION OF THE DETENTIONS, AND MAINTENANCE OF THE STRUCTURAL INTEGRITY AND REPAIR OF ALL OUTLET PIPES, WALL STRUCTURES AND OTHER PERMANENT STRUCTURAL DEVICES. ABINGTON TOWNSHIP SHALL HAVE PERPETUAL EASEMENT ON AND OVER THE AREAS OF THE DETENTION SYSTEM FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF SAID PERMANENT FACILITIES.

THE AFORESAID RESPONSIBILITIES OF THE INDIVIDUAL LOT OWNERS SHALL BE SUBJECT TO ENFORCEMENT BY ABINGTON TOWNSHIP. IN THE EVENT THAT THE OWNER FAILS TO HONOR THE RESPONSIBILITY SET FORTH HEREIN, IN ANY MANOR, ABINGTON TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY UPON AND WITHIN THE DETENTION SYSTEM, TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS. THE COST OF SUCH ,AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE RESPONSIBLE LOT.

FAILURE TO REMEDY ALL ASSOCIATED COSTS DESCRIBED, MAY BE SUBJECT TO THE IMPOSITION OF A LIEN BY THE TOWNSHIP AGAINST THE LOT OR LOTS IN QUESTION, IN THE SAME MANNER AS THE TOWNSHIP MIGHT OTHERWISE BE EMPOWERED BY LAW TO ASSESS OR OPPOSE A LIEN AGAINST A PROPERTY FOR MUNICIPAL IMPROVEMENTS.

CONSTRUCTION NOTES:

1. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
2. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF ABINGTON TOWNSHIP.
3. WHEREVER POSSIBLE, SANITARY SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. IF THIS SEPARATION IS NOT POSSIBLE(INCLUDING AT CROSSINGS) THE ELEVATION OF THE TOP OF THE SEWER SHOULD BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINES, THE SEWER LINE SHOULD BE CONCRETE ENCASED FOR 10 FEET ON EACH SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
4. ANY BLASTING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH TOWNSHIP REGULATIONS.
5. ALL WORK WILL BE PERFORMED IN STRICT COMPLIANCE WITH THE PROVISIONS OF PENNSYLVANIA STATE ACT 287, GOVERNING THE INSTALLATION OF PUBLIC UTILITIES.
6. A STORMWATER MANAGEMENT BMP IS PROPOSED TO CONTROL VOLUME INCREASE FROM THE NEW IMPERVIOUS AREAS PROPOSED. BY THIS PLAN A BLANKET DRAINAGE EASEMENT IS GRANTED TO PERMIT ACCESS BY ABINGTON TOWNSHIP TO INSPECT AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITIES AND AT NO COST TO THE TOWNSHIP. THE TOWNSHIP WILL MAINTAIN, REPAIR, OR REPLACE THE STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SHOULD THE PROPERTY OWNER FAIL TO DO SO AND BE AT THE EXPENSE OF THE PROPERTY OWNER.

GRAPHIC SCALE
40 20 0 40'-0" 40 80 120

No.	Date	Description	File Number	Drafter/Engineer	By
1	01-12-21	PER REVIEW LETTER COMMENTS	---	EOS/NTR	BLH
		CAD File Name: CURRENT			
	Project Number: H1914				

Township: ABINGTON
County: MONTGOMERY
Date: 9-18-20
Scale: 1"=40'
Sheet Number: 3 of 7

CONSTRUCTION PLAN
PREPARED FOR
1231 SUSQUEHANNA ROAD
APPLICATION NUMBER SD-20-02

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

All soils within the site are classified as follows by the Soils Survey of Montgomery County June 2020:				
Symbol	Description	Group	Limitations	Resolutions
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UugD	Urban land - Udorthents, Schist Gneiss complex, 8 to 25 % slopes	C	Cutbacks cave, corrosive to concrete/steel, droughty, easily erodible, low strength/landslide prone, slow percolation, poor as topsoil, frost action.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.


Lindsay Lane
CHRISTINE LANE
Dixon Lane
Susquehanna Road (S.R. 2017)
LOT 1
51,956 SF
1.19 ACRES
LOT 2
55,437 SF
1.27 ACRES
LOT 3
44,718 SF
1.03 ACRES
LOT 4
50,422 SF
1.16 ACRES
LOT 5
48,148 SF
1.11 ACRES
PROP. HOUSE FF 98.5 GF 96.8
PROP. HOUSE FF 110.5 GF 108.8
PROP. HOUSE FF 110.0 GF 108.3
PROP. HOUSE FF 94.0 GF 92.3
PROP. HOUSE FF 109.0 GF 107.3
INFILTRATION BED SB1
INFILTRATION BED SB2
INFILTRATION BED SB3
INFILTRATION BED SB4
INFILTRATION TRENCH 1,000 SF x 2.5' DEEP TOS 92.5 BOS 90.0
TEMPORARY SILT FENCE OR FILTER SOCK
TEMPORARY TOPSOIL STOCKPILE
TEMPORARY INLET PROTECTION (TYP.)
TEMPORARY STONE CONSTRUCTION ENTRANCE
PROPOSED TREE PROTECTION FENCE
PROPOSED EDGE OF WOODS
PROPOSED RETAINING WALL
LIMIT OF DISTURBANCE
PROP. DRIVEWAY
PROP. 8" DIP WATER LINE
TYPE C INLET TG 101.7 INV. 98.2
TYPE C INLET TG 100.5 INV. 98.5 INV. 98.5
TYPE C INLET TG 99.0 INV. 94.8 (IN) INV. 94.6 (OUT)
OUTLET STRUCTURE TG 94.5 INV. 90.5 (IN) INV 90.0 (OUT)
TYPE C INLET TG 95.7 INV. 92.0 (IN) INV. 89.2 (IN) INV. 89.0 (OUT)
TYPE C INLET TG 92.1 INV. 87.7 INV. 87.5
TYPE C INLET TG 92.1 INV. 88.1
BENCHMARK TG 91.8 = 199.7 ABINGTON SEWER DATUM
PENNDOT SAFE SIGHT DISTANCE (35 MPH) 350 R 400+ AVAILABLE
PENNDOT SAFE SIGHT DISTANCE (35 MPH) 440 L 450+ AVAILABLE
CONVERT EX CITY INLET TO MANHOLE RIM 91.35 (7–8) INV.86.6± (8.1–8) INV.86.6±
Storm 24" Grate TG 91.46 18" Inv. 85.96 24" Inv. 85.72
Storm 24" Grate TG 91.80 24" Inv. 87.02
Storm 24" Grate TG 92.50 Btm. 80.51 Inlet TG 91.72 Inv. 86.28 18" Inv. 86.36
Storm 24" Grate TG 91.48 24" Inv. 86.36
Storm 24" Grate TG 91.78 18" Inv. 86.64 18" Inv. 86.51
San MH #3134
San MH #3172 Inv 70.4±
San MH #3171 Inv 77.7±
San MH #3170 Inv 78.6±
San MH #3131 Rim 75.31 Inv 67.7
San MH #3176 Rim 79.83 Inv 73.63
San MH
Storm Inlet Rim 72.83
Storm Inlet
Storm Inlet
City Inlet #2
PECO #20970
PECO #42903
PECO #631
8"ø DIP Sewer @ 0.0400
8"ø DIP Sewer @ 0.0050
Approximate Location Ditch ℄
Tax Block 20 Unit 109 N/L Baker
Tax Block 20 Unit 80 N/L Braunschek
Tax Block 20 Unit 79 N/L Odea
Tax Block 20 Unit 59 N/L May
Tax Block 20 Unit 81 N/L Thomas
Tax Block 20 Unit 78 N/L Shmilovich
Tax Block 20 Unit 72 N/L Reekie
Tax Block 20 Unit 71 N/L Braun
Tax Block 20 Unit 84 N/L Szeto
Tax Block 20 Unit 83 N/L Tocatlian
Tax Block 20 Unit 4 N/L Wells & Bowman
Tax Block 20 Unit 92 N/L Gorelikov & Gorelikova
Tax Block 20 Unit 91 N/L Fogel
Tax Block 20 Unit 6 N/L Ricciutti & Block
Tax Block 20 Unit 7 N/L Presta
Ex. San. MH Rim 142.13
Ex. Bell MH Rim 135.46
Ex. Bell MH Rim 136.24
Electric MH Rim 145.98
Ex. MH Rim 91.84 Inv. 88.60
Ex. Inlet TG 91.78 Inv. 88.81
Ex. San. MH Rim 92.13
Ex. San. MH Rim 93.97
Ex. San. MH Rim 101.34
Ex. San. MH Rim 92.53
Ex. Inlet TG 92.66 Inv. 88.81
Ex. 8" CPP
Ex. Inlet TG 112.39 Inv. 111.38
8" CPP
18" CPP
24" CPP
Ex. Wall
Ex. Fence
Ex. Edge of Brush
Ex. Drive
Ex. Pillar
Ex. Wall Pole #3311
Pole #636
Pole #638
SR 2017 Sign
"Deer Crossing" Sign
Street Sign
Intersection Sign
Bus Stop Sign
Mailbox
Ex. Utility Pole
Ex. Edge of Woods
Exist. Edge of Woods
Ex. Fence
Ex. Wall
Ex. Inlet
Ex. Drive
Ex. Pillar
Ex. Wall
Ex. Fence
Ex. Fence
Ex. Fence

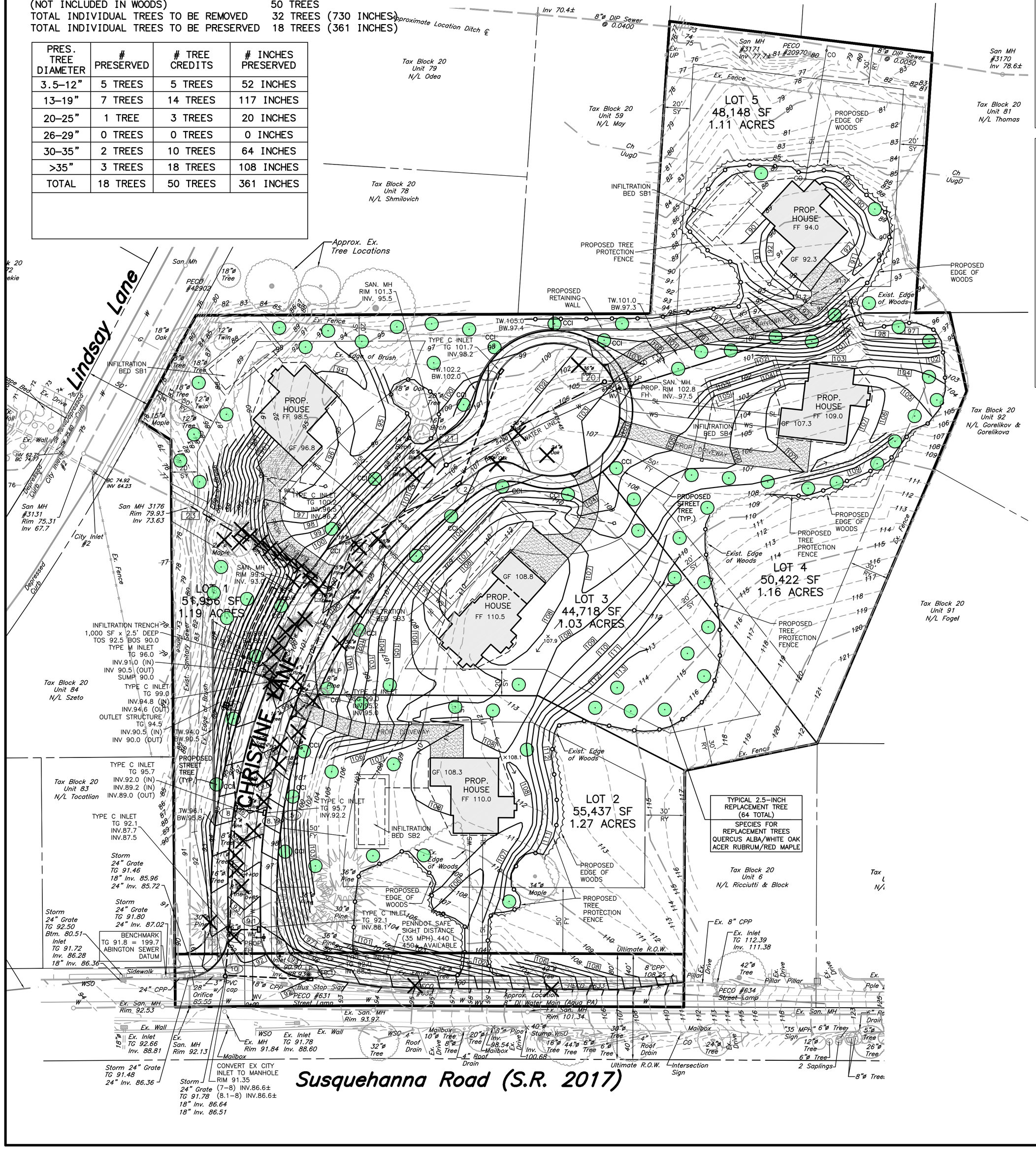
TOTAL WOODS ON PROPERTY = 2.28 ACRES
WOODS AREA TO BE DISTURBED = 0.47 ACRES (20.6%)
WOODS AREA TO BE PRESERVED = 1.81 ACRES (79.4%)

TOTAL INDIVIDUAL TREES
(NOT INCLUDED IN WOODS) 50 TREES
TOTAL INDIVIDUAL TREES TO BE REMOVED 32 TREES (730 INCHES)
TOTAL INDIVIDUAL TREES TO BE PRESERVED 18 TREES (361 INCHES)

PRES. TREE DIAMETER	# PRESERVED	# TREE CREDITS	# INCHES PRESERVED
3.5–12"	5 TREES	5 TREES	52 INCHES
13–19"	7 TREES	14 TREES	117 INCHES
20–25"	1 TREE	3 TREES	20 INCHES
26–29"	0 TREES	0 TREES	0 INCHES
30–35"	2 TREES	10 TREES	64 INCHES
>35"	3 TREES	18 TREES	108 INCHES
TOTAL	18 TREES	50 TREES	361 INCHES

~ PLANT MATERIAL LIST ~

TYPE OF PLANTNG	QTY	SCIENTIFIC NAME	COMMON NAME	KEY	SIZE	ROOT
STREET TREES	20	Crataegus crusgalli var. 'Inermis'	THORNLESS COCKSPUR HAWTHORNE	CCI	2"-2.5" CAL	b&b


Lindsay Lane
CHRISTINE LANE
Susquehanna Road (S.R. 2017)
Approx. Ex. Tree Locations
Approximate Location Ditch
LOT 1 51,956 SF 1.19 ACRES
LOT 2 55,437 SF 1.27 ACRES
LOT 3 44,718 SF 1.03 ACRES
LOT 4 50,422 SF 1.16 ACRES
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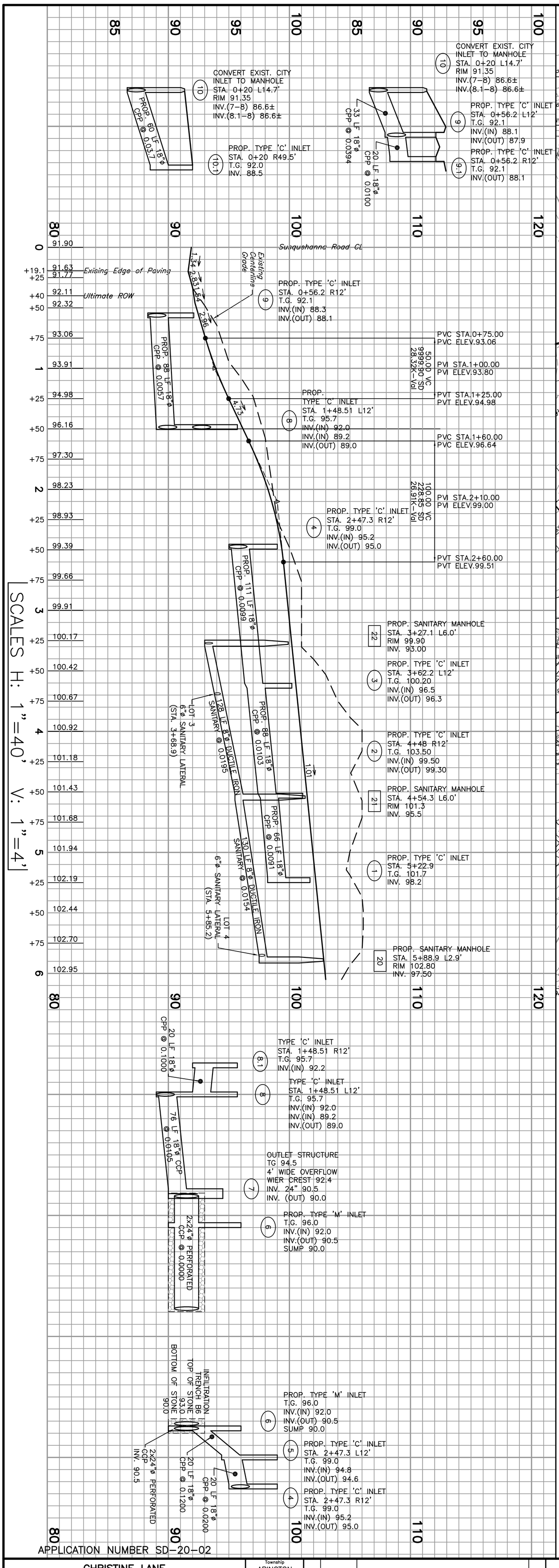
PROP. DRIVEWAY
PROPOSED EDGE OF WOODS
PROPOSED TREE PROTECTION FENCE
PROPOSED RETAINING WALL
PROPOSED STREET TREE (TYP.)
INFILTRATION BED SB1
INFILTRATION BED SB2
INFILTRATION BED SB3
INFILTRATION TRENCH 1,000 SF x 2.5' DEEP TOS 92.5 BOS 90.0
Ex. Edge of Brush
Exist. Edge of Woods
Ex. Fence
Ex. Wall
Ex. Drive
Ex. Shed
Ex. Gazebo
Ex. Deck
Ex. Pool
Ex. Pool Equipment
Ex. Utility Pole
Ex. Guy Wire
Ex. Gas Valve
Ex. Gas Meter
Ex. Water Valve
Ex. Water Meter
Ex. Sign
Ex. Mailbox
Ex. Inlet
Ex. San. MH
Ex. Water Line
Ex. Gas Line
Ex. Overhead Utility
Ex. Underground Utility
Ex. Contour
Ex. Spot Grade
Proposed Contour
Proposed Spot Grade
Proposed Water Line
Proposed Gas Line
Proposed Overhead Utility
Proposed Underground Utility
Proposed Sanitary Sewer
Proposed Storm Sewer
Proposed Inlet
Proposed Manhole
Proposed Curb
Proposed Sidewalk
Proposed Driveway
Proposed Swale
Proposed Rip-Rap
Proposed Silt Fence
Proposed Inlet Protection
Proposed Rock Construction Entrance
Proposed Limit of Disturbance
Proposed Limit of Grading
Proposed Limit of Clearing
Proposed Limit of Woods
Proposed Limit of Woods Preservation
Proposed Limit of Woods Disturbance
Proposed Limit of Woods Removal
Proposed Limit of Woods Replacement



APPLICATION NUMBER SD–20–02

CHRISTINE LANE
PROPOSED ROAD PROFILE PLAN
PREPARED FOR
1231 SUSQUEHANNA ROAD

ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442–9230
Fax (215)442–9238

Township	ABINGTON
County	MONTGOMERY
Date	9–18–20
Scale	H=1"=40' V=1"=4'
Sheet Number	6 of 7

No.	Date	Description	By
1	01–12–21	PER REVIEW LETTER COMMENTS	BLH

Project Number	CAD File Name	File Number	Drafter/Engineer
H1914	CURRENT	---	EOS/NTR

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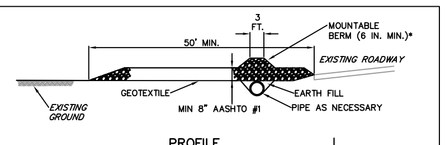
NORTH ARROW



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

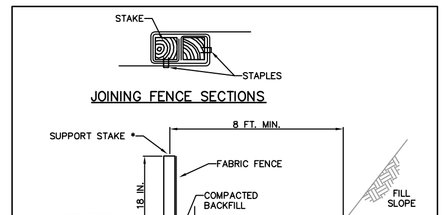
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED MINIMUM DIMENSION. ROCK CONSTRUCTION ENTRANCE SHALL BE MAINTAINED ON SITE TO PREVENT TRACKING, FLOWING SEDIMENT, OR FLOWING DEBRIS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

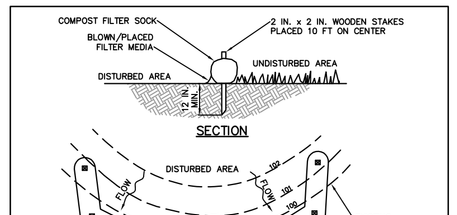
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

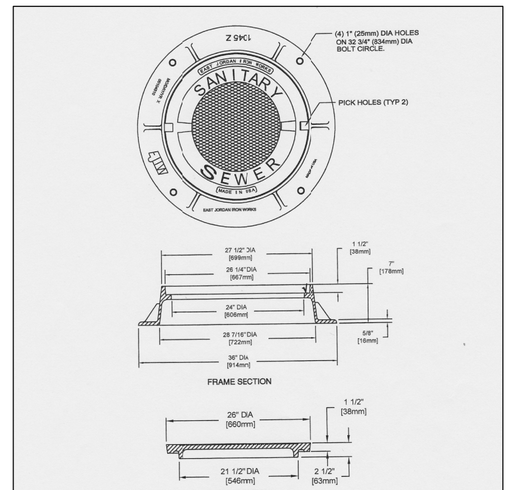
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE



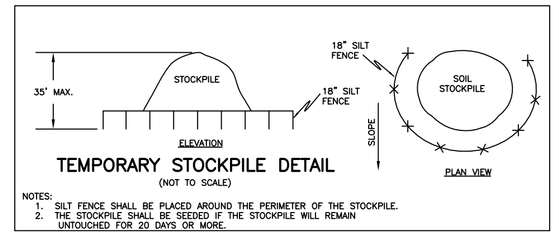
Castings to be treated by the manufacturer with water-based, black asphaltic, environmentally safe coating, free of surface rust, before leaving the foundry.

√ MACHINED SURFACE

Township of Abington STANDARD DETAIL - SEWER SYSTEM	REVISED: JANUARY 2021
STANDARD MANHOLE FRAME & COVER DETAIL	DATE: NOVEMBER 2015 DETAIL: 11

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. TOTAL DISTURBED AREA = 4.4 ACRES
2. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS. CONTROLS MUST BE CONSISTENT WITH STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION MANUAL, LATEST EDITION.
3. AS MUCH AS POSSIBLE, CONSTRUCTION SHALL BE FROM THE TOP OF THE SLOPE DOWN TO UTILIZE EXISTING VEGETATION AS EROSION AND SEDIMENT CONTROLS.



TEMPORARY STOCKPILE DETAIL

(NOT TO SCALE)

NOTES:
1. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE STOCKPILE.
2. THE STOCKPILE SHALL BE SEEDED IF THE STOCKPILE WILL REMAIN UNTOUCHED FOR 20 DAYS OR MORE.

4. ALL VEGETATED AREAS IN UNDISTURBED SECTIONS WILL REMAIN FOR EROSION PROTECTION. CONTRACTORS AND EQUIPMENT WILL BE RESTRAINED FROM VENTURING INTO ALL AREAS NOT BEING GRADED. DISTURBED AREAS WILL REMAIN EXPOSED FOR THE SHORTEST TIME POSSIBLE. NO WETLAND AREA MAY BE FILLED EXCEPT AS SHOWN ON PLANS AND APPROVED BY APPROPRIATE STATE AND FEDERAL AUTHORITIES.
5. DUST WILL BE KEPT WITHIN TOLERABLE LIMITS BY EITHER THE USE OF CHEMICAL AGENTS, SUCH AS CALCIUM CHLORIDE, OR BY SPRINKLING THE AREAS CONTRIBUTING TO AIR-DUST POLLUTION WITH WATER.
6. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
7. UPON FINAL GRADING, TOPSOIL WILL BE REDISTRIBUTED AND PERMANENT GRASS SEED PLANTED.
8. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER, AND HAVE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPOIL, BORROW, OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.
9. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS.

STAGES OF EARTH DISTURBANCE ACTIVITY

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING.
2. AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
3. ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE ON-SITE PRIOR TO EARTH DISTURBANCE.
4. IF AT ANY TIME PRIOR TO STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL MEASURES, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEM.
5. EACH STAGE MUST BE COMPLETED AND STABILIZED PRIOR TO COMMENCING TO THE NEXT STAGE.

EARTHMOVING SCHEDULE

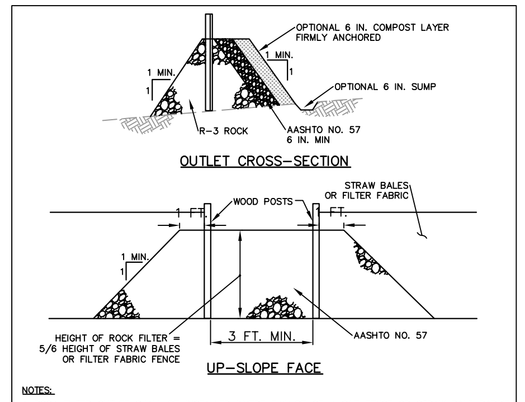
6. INSTALL STONE CONSTRUCTION ENTRANCES FOR TIRE CLEANING AT THE ACCESS-EXIT POINTS FROM THE EARTH DISTURBANCE AREAS AS SHOWN ON THE EROSION CONTROL PLAN.
7. INSTALL FABRIC SILT FENCE OR FILTER SOCK WITH STONE OUTLET STRUCTURES AS SHOWN ON PLAN.
8. INSTALL NECESSARY UNDERGROUND UTILITIES AS FOLLOWS:

   A. ADVANCE CLEARING AND GRUBBING OPERATIONS MUST BE LIMITED TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
   B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
   C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
   D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.

9. INSTALL INLET PROTECTION.
10. CLEAR AND GRUB ONLY THOSE AREAS NECESSARY FOR ROADWAY, DRIVEWAY, BUILDING AND RELATED CONSTRUCTION AND FOR PROPER GRADING.
11. STRIP TOPSOIL AND ROUGH GRADE ROADWAY, DRIVEWAY AND BUILDING AREAS TO THE PROPOSED SUBGRADE ELEVATION.
12. CONSTRUCT ROADWAY, DRIVEWAYS AND BUILDINGS.
13. GRADING AWAY FROM THE WALL SECTIONS OF THE BUILDINGS WILL BE AT A MINIMUM SLOPE OF TWO PERCENT (2%) TOWARD A PROPER POINT OF COLLECTION.
14. FINISH GRADE AND ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE.
15. EROSION CONTROL MEASURES, IN ADDITION TO THOSE SHOWN ON THE PLANS, SHALL BE PROVIDED BY THE CONTRACTOR IF THERE IS EVIDENCE OF SILT, SEDIMENT AND/OR MUD LEAVING THE SITE.
16. ALL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS METHODS OF THE PA. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
17. MAINTENANCE OF EROSION AND SEDIMENT CONTROLS:

    DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS. AFTER EVERY STORM EVENT AND EVERY WEEK, EXAMINE ALL FILTER STRUCTURES AND CONTROL FACILITIES. DAMAGE TO FACILITIES SHALL BE REPAIRED AND ACCUMULATED SEDIMENT REMOVED TO MAINTAIN EFFECTIVENESS OF THE STRUCTURE. ANY SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. STONE FILTERS MUST BE REPLACED WHEN CLOGGED WITH SILT. REGRADE, RESEED AND MULCH WASHED-OUT AREAS AS THEY OCCUR. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. MATERIALS CLEANED FROM EROSION AND SEDIMENT CONTROL DEVICES SHALL BE DISPOSED OF ON-SITE, OR OFF-SITE TO AN APPROVED RECEIVING FACILITY.

18. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
19. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
20. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE,OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.



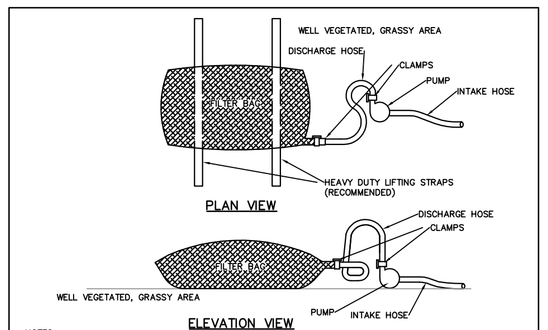
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HO AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET

NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

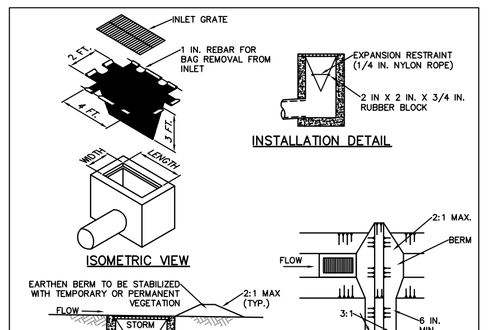
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP, BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

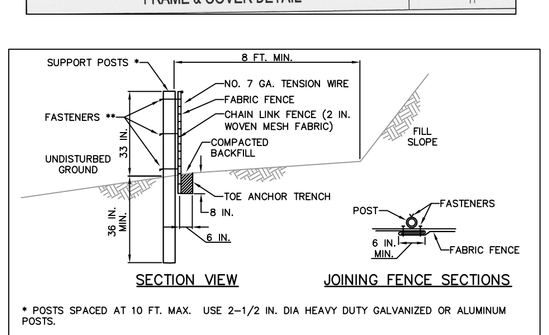
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED BAGS SHALL BE REPAIRED OR REPLACED. SUFFICIENT SPARE BAGS SHALL BE KEPT ON SITE FOR REPLACEMENT OF BAGS. ALL RAISED PLANKS SHALL BE INSTALLED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



* POSTS SPACED AT 10 FT. MAX. USE 2-1/2 IN. DIA HEAVY DUTY GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED AT 14 IN. MAX. USE NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL WIRE. FABRIC TO SHAIN FASTENERS SPACED AT 24 IN. MAX. ON CENTER.

NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM.

POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.

CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2-1/4 IN. OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE. TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOG RINGS AT 5 FT MAX. CENTERS.

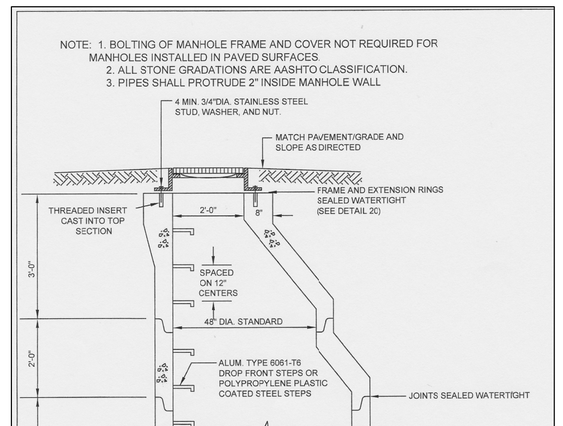
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

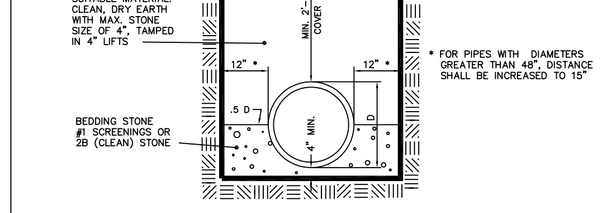
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-10
SUPER SILT FENCE

NOT TO SCALE

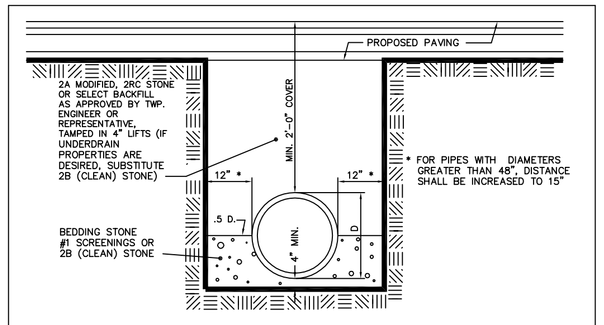


Township of Abington STANDARD DETAIL - SANITARY SEWER	
PRECAST CONCRETE MANHOLE W./ PRECAST CONCRETE BASE	DATE: NOVEMBER 2015 DETAIL: 10



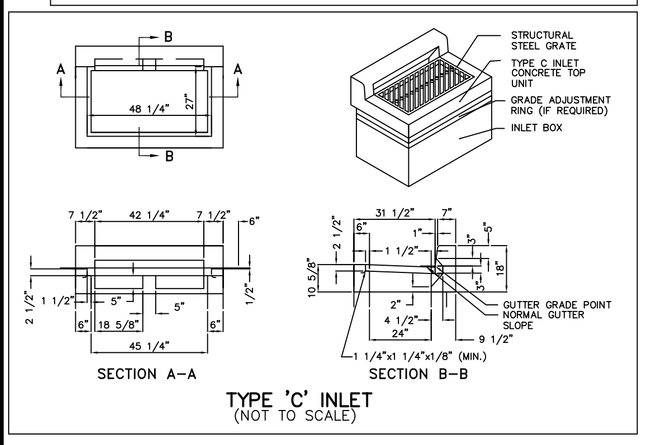
TYPICAL TRENCH DETAIL
CIRCULAR STORM SEWER
UNPAVED AREA

(NOT TO SCALE)



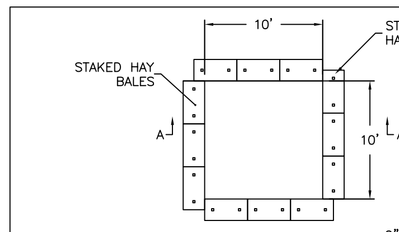
TYPICAL TRENCH DETAIL
CIRCULAR STORM SEWER
PAVED AREA

(NOT TO SCALE)



TYPE 'C' INLET

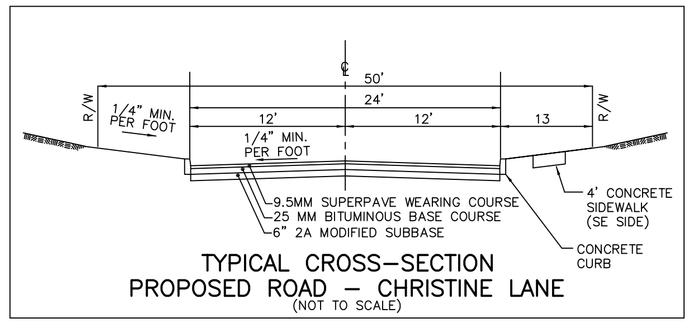
(NOT TO SCALE)



NOTES:
1. GRADE THE WASHOUT SITE TO PROVIDE A LEVEL BASE.
2. WASHOUT LINER TO BE A SUITABLE IMPERVIOUS GEOMEMBRANE OR DOUBLED 10 MIL PLASTIC SHEETING.
3. MAINTENANCE:
   a. ALL WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
   b. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
   c. PLASTIC LINERS SHOLD BE REPLACED WITH EACH CLEANING

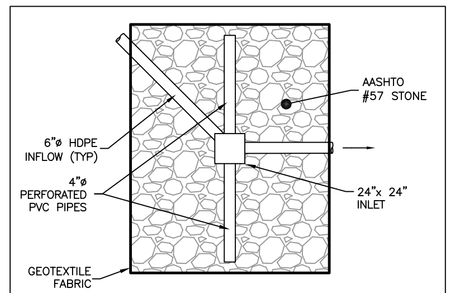
CONCRETE WASHOUT DETAIL

NTS



TYPICAL CROSS-SECTION
PROPOSED ROAD – CHRISTINE LANE

(NOT TO SCALE)



NOTES:
1. CONNECT ALL ROOF DRAINS TO SEEPAGE BED.
2. WRAP ENTIRE BED WITH GEO-TEXTILE FABRIC

TYPICAL INFILTR

ProTract
Engineering, Inc.

Professional Land Development Engineers
Municipal Engineers

February 18, 2021

Mr. Rich Manfredi, Manager (by Certified Mail)
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Subject: 1231 Susquehanna Road Subdivision, Project #2026020R, TMP 30-00-64448-00-7.

Dear Sir or Madam:

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.dep.pa.gov; Keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a "Municipal Notification of Planned Development for Chapter 102 Permits" that is to be submitted with our permit application to DEP for an NPDES Permit for Stormwater Discharges Associated with Construction Activities. Please complete the attached form and return within 30 days to:

Brian Horner, ProTract Engineering, Inc., PO Box 58, Hatboro, PA 19040 or bhorner@protract.net.

Please do not send this form to DEP, as we must include the County Land Use Letter with our permit application. If we do not receive a response from you within 30 days, we shall proceed to submit our permit application to DEP without the County Land Use Letter. If the County Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

If you have questions, please do not hesitate to contact me at (215) 378-9748, bhorner@protract.net.

Thank you.

Sincerely,

ProTract Engineering, Inc.

Brian L. Horner

H1914-A67-68-127-M-ltr.doc

P.O. Box 58, Hatboro, PA 19040 Phone (215) 442-9230 Fax (215) 442-9238

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

MUNICIPAL NOTIFICATION OF PLANNED LAND DEVELOPMENT FOR CHAPTER 102 PERMITS

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: **Thomas Diegidio**

Applicant Address: **629 Edgewater Drive**

Applicant City, State, ZIP: **West Chester, PA 19380**

Contact Name: **Thomas Digidio**

Contact Phone: **610-247-1598**

County: **Montgomery**

Municipality: **Abington Township**

Description of Proposed Land Development and Stormwater Controls:

Demolish 2 existing single family dwellings and other existing site improvements. Construct a 5-lot residential suddivision incluing a new cul-de-sac street and stormwater management facilities.

Project Area: **6.5** acres ☐ Phased

Disturbance: **4.6** acres

Surface Waters Receiving Stormwater Discharges:

Trib 02436 to Meadow Brook

Tax Parcel ID(s) Affected by Proposed Land Development:

30-00-64448-00-7

Discharge to: ☒ MS4 ☐ Other SS ☐ CSS

The following information was submitted to the municipality for this project:

☒ Land Development / Subdivision Plan ☐ E&S Plan ☐ PCSM Plan ☐ Other:

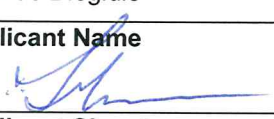
MUNICIPAL PLAN / ORDINANCE INFORMATION (COMPLETED BY MUNICIPALITY)

1.	Is there an adopted municipal or multi-municipal comprehensive plan?	☒ Yes	☐ No
2.	Is there an enacted municipal or multi-municipal zoning ordinance?	☒ Yes	☐ No
3.	If Yes to #2, is the proposed project consistent with the ordinance?	☒ Yes	☐ No
4.	Is there a municipal stormwater management ordinance?	☒ Yes	☐ No
5.	If Yes to #4, is the proposed project consistent with the ordinance, without waiver?	☒ Yes	☐ No
6.	If Yes to #4, indicate type of ordinance: ☒ Act 167 Model Ordinance ☐ DEP Model Ordinance (MS4s) ☐ Other		

CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Thomas Diegidio
Applicant Name


Applicant Signature

OWNER
Applicant Title

~~Owner~~ 2/25/21
Date of Signature

RICHARD J. MANFREDI
Municipal Representative Name


Municipal Representative Signature

TOWNSHIP MANAGER
Municipal Representative Title

3.23.2021
Date of Signature

June 3, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council and Shade Tree Commission
RE: Review of Subdivision Plan for - 1231 Susquehanna Road
Plan Set Date: January 12, 2021
Review Date: June 2, 2021

Dear Chairperson Strackhouse,

This note provides an update to the Environmental Advisory Council (EAC) review letter of November 18, 2020, and reflects our review of updated information submitted in response to township review and comment on the original subdivision plan submission. In addition to being able to review the updated plans, members of the EAC participated in a site walk through with the site owner and members of the Abington Shade Tree Commission and Rydal-Meadowbrook Civic Association on May 27, 2021. We appreciate the owner's willingness to host this walk through which was extremely valuable in understanding potential impacts to the woodlands on this site. During the walkthrough it was noted that there are a substantial number of invasive species. We are excited to see natives being planted in their place.

Based on this new information and insight gained from the walk through, the Abington Township Environmental Advisory Council (EAC) and Shade Tree Commission (STC) offer the following comments and recommendations:

Protecting the Pine Tree Grove Area by modifying the location of the proposed Christine Lane (per township approval) which the owner is willing to do.

Increase Diameter at Breast Height (DBH) of replacement trees to at least 3.5 inches or more and/or increase the number of trees from two to three trees for each tree to replace. We are grateful that the owner seemed agreeable to this suggestion.

Eliminating the proposed sidewalk along Susquehanna Rd. This walk would be a stand-alone sidewalk as there is no sidewalk further up past the property. It will also have an impact on stormwater as well due to the removal of two large mature trees.

Please see the attached map as a reference.

Respectfully submitted,

Collin Watson

Collin Watson, Chair
Abington Shade Tree Commission

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Richard Manfredi
Khal Hassan
Allison Lee
EAC Members
Planning Commission Members
Shade Tree Commission Members
Rydal- Meadowbrook Civic Association

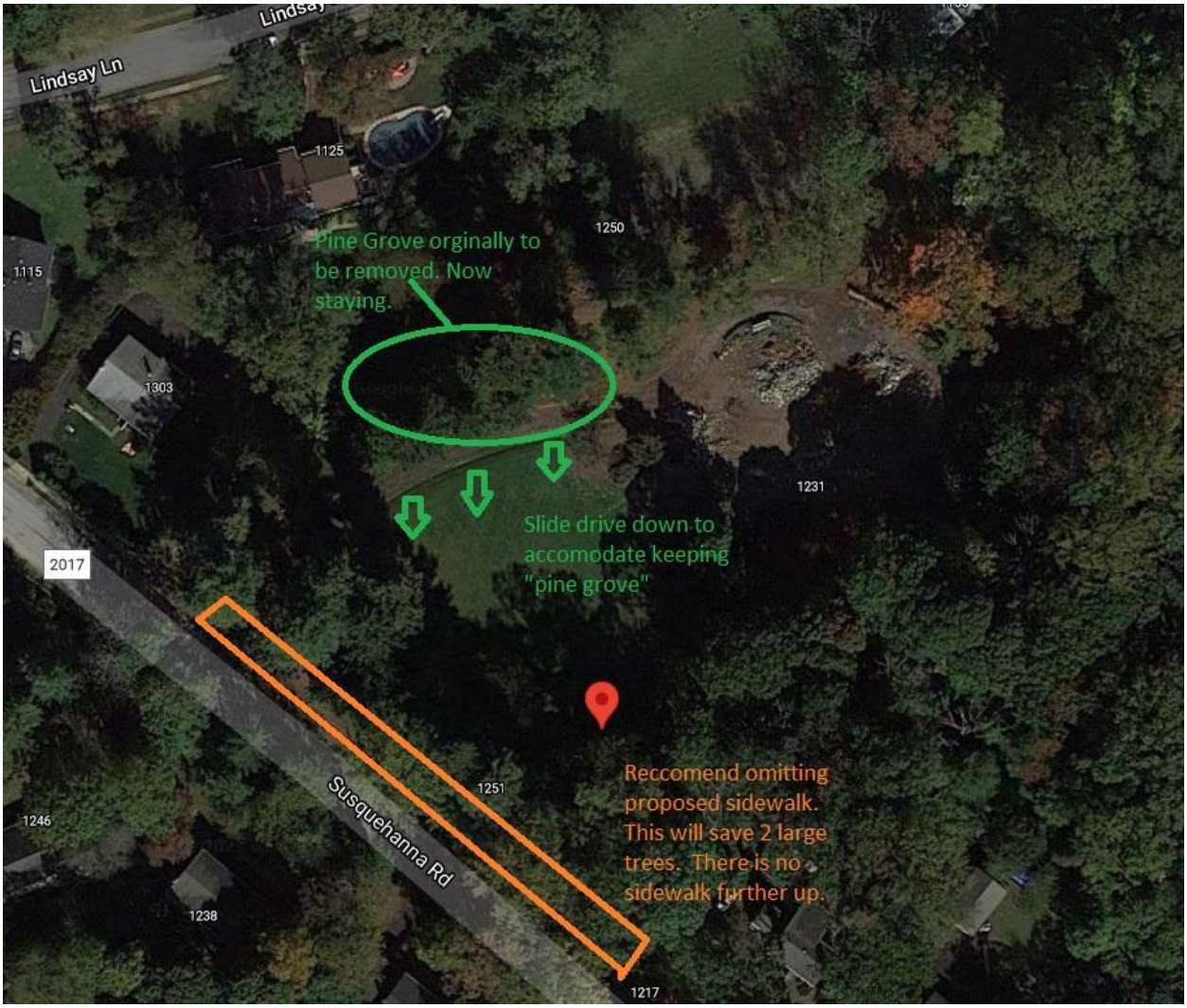


Figure 1 - Overview of 1231 Susquehanna Rd. Property

MONTGOMERY COUNTY
CONSERVATION DISTRICT
143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795
www.montgomeryconservation.org

June 11, 2021

Thomas Diegidio
629 Edgewater Drive
West Chester, PA 19380

Re: **Incompleteness Review Letter**
1231 Susquehanna Road
NPDES Permit Application No. PAC460604
Abington Township, Montgomery County
Project Acres: 6.54
Cumulative Disturbed Acres: 4.6

Dear Mr. Diegidio:

The Montgomery County Conservation District has reviewed the above NOI for PAG-02 NPDES General Permit Coverage and has determined that it is incomplete. The list below specifies the items that must be included in the resubmittal of your NOI and/or the submission of additional information. The *Pennsylvania Erosion and Sediment Pollution Control Program Manual* (E&S Manual) and the *Pennsylvania Stormwater Best Management Practices Manual* (BMP Manual) include information that may aid you in responding to some of the items listed below. The items are based on applicable laws and regulations, and the guidance sets forth the DEP's preferred means of satisfying the applicable regulatory requirements.

Please note that pursuant to 25 Pa. Code §102.6(c), this information must be received within 60 calendar days by **August 10, 2021**, or Montgomery County Conservation District may consider the NOI withdrawn.

Please also note that when the NPDES application is administratively incomplete, the resubmission of requested information will be handled at no additional fee.

Items for Resubmittal or Submission of Additional Information

A. NOI Information

The Completeness Review Item comments below taken from the NPDES PAG-02 General Permit Fact Sheet from Attachment B of the Standard Operating Procedure (SOP); Review of PAG-02 General NPDES Permit NOIs. The SOP can be found at the following link:
http://files.dep.state.pa.us/Water/Wastewater%20Management/EDMRPortalFiles/SOPs/BPNPSM_NPDES_SOP_PAG-02.pdf

1. **§102.6(a)(1) – NOI form** (3800-PM-BCW0405b)
   - Applicant Information #5: Please include the ZIP+4 Information.
   - Project Site Information #2: The total project site areas should be consistent with the MCCD Application.

- Earth Disturbance Information #1: The total earth disturbance should be consistent with the MCCD Application.
- Earth Disturbance Information #15: A copy of the Act 537 approval letter needs to be provided.
- Stormwater Discharge Information #1 & 2: Please check the Longitude provided.

4. **§102.6(a)(1) – E&S Module 1** (3800-PM-BCW0406a)
   - E&S Plan Information #2:
     - Discuss any soil limitations and address those limitations in Module 1.
     - Hydric characteristics of the site soils are not consistent between Module 1 and sheet 4 of 7.
     - Please indicate whether any soils on the project site are hydric or have hydric inclusions in Module 1. If so, a wetland determination is required.
     - Please indicated whether any potentially contaminated soils are present on the site.
   - E&S Plan Information #5: Include locations for O&M for all proposed E&S BMPs in Module 1.
     - The rock construction entrance as detailed, the pumped water filter bag as detailed, the rock filter as detailed, and Silt fence are not ABACT BMPs.
     - The list of BMPS described in Module 1 is not consistent with the BMPs proposed on sheet 7 of 7.
     - Table 1 is for use with applications for a PAG-01 permit ONLY and should remain blank for those seeking coverage under the PAG-02 permit.
   - E&S Plan Information #10: The submission of supporting E&S calculations is required for applicants seeking PAG-02 coverage. Standard E&S Worksheets that document design calculations for a BMP may be used to satisfy this requirement; where a Standard E&S Worksheet is not available or otherwise does not fully document design calculations, the applicant must attach separate calculations.
   - E&S Plan information # 14 & 15: Seeding information was not located on sheet 7.
   - E&S Plan information #17: The response recorded does not address geologic conditions with the potential for pollution. Additionally, please note that the PAG-02 permit does not provide authorization for the discharge of groundwater.
   - E&S Plan Information #18: The response should address during construction methods of dealing with thermal impacts to surface waters.

   a. 102.4(b)(5)(ix) – Details were provided for all E&S BMPs (Question 5 of E&S Plan Information).
      - Details should be consistently provided for all BMPs proposed in section 5 of Module 1.
   b. 102.4(b)(5)(viii) – Standard E&S Worksheets from the E&S Manual (or their equivalent) were attached.
      - Provide calculations and locations for any proposed rip rap.
   d. 102.4(c) – An Off-site Discharge Analysis was provided, if applicable.
      - Any overland flow leaving the site should have the flow path shown and documentation to show that the flow will not erode the path.

5. **§102.4(b)(5)(ix) – E&S Plan Drawing(s)**
   b. 102.4(b)(5)(iii) – The Drawing(s) include the project site boundary.
      - The project site boundary (formerly referred to as the NPDES Permit Boundary) should be clearly and completely delineated on the E&S plan drawings.

   c. 102.4(b)(5)(iii) – The Drawing(s) include the limit of earth disturbance within the project site.
      - All proposed earth moving activities (proposed contours, utility line connections, E&S control placement, etc.) must be inside the proposed Limit of Disturbance line.

   d. 102.4(b)(5)(v) – The Drawing(s) show receiving surface water(s) and watershed boundaries, if applicable, within the project site and floodway or floodplain.
      - The location of where the discharge from the project site meets the receiving surface water as well as the flow path to the discharge point should be delineated on the plan sheets. Where the discharge point is outside of the mapping, the flow path and the discharge point may be shown on the location map or a USGS quad map.

   e. 102.4(b)(5)(ix) – The Drawing(s) identify all discharge points.
      - All discharge points should be clearly delineated on the E&S plan sheets.

   f. 102.4(b)(5)(iii) – The Drawing(s) show existing and proposed utilities and site improvements.
      - All proposed utilities and the tie-in locations should be shown on the E&S plan sheets and be contained within the limit of disturbance.

   k. 102.4(b)(5)(vii) – The Drawing(s) provide for protection of infiltration PCSM BMPs until drainage areas are completely stabilized, if applicable.
      - It is unclear how proposed infiltration BMPs will be protected from sedimentation during construction.

   l. 102.4(b)(5)(vii) & 102.4(b)(5)(xii) – The Drawing(s) show the sequence of construction, an operation and maintenance (O&M) program, and procedures for recycling or disposing of materials.
      - Operation and Maintenance instructions for all proposed E&S BMPs should be provided on the E&S plan sheets.
      - All of the standard notes from Appendix C of the E&S Manual should be included on the plan sheets.

6. **§102.6(a)(1) – PCSM Module 2** (3800-PM-BCW0406b)
   - PCSM Plan Information #1: BMP ID – Provide a BMP ID number for each listed BMP, starting at 1. If there are two BMPs in series, each BMP should be listed on a separate row with a separate number. These BMP IDs numbers should also be identified on PCSM Plan Drawings.
   - PCSM Plan Information #3: Plan Drawings Developed. Check the box if plan drawings of PCSM BMPs have been developed and will be available on-site. (For applicants seeking PAG-02 coverage, this box should remain unchecked).
   - PCSM Plan Information #4: Plan Drawings Attached – Check the box if plan drawings have been attached to the NOI. **Submission of plan drawings is required for applicants seeking PAG-02 coverage**.
   - PCSM Plan Information #5: Recycling and proper disposal of materials associated with PCSM BMPs as part of long-term operation and maintenance of the PCSM BMPs needs to be included on a PCSM Plan.

- PCSM Plan Information #8: Please provide a PCSM Plan to confirm that the PCSM Plan has been planned, has been designed and will be implemented to be consistent with the E&S Plan.
- Stormwater Management Runoff Volume General: A Stormwater Analysis must be performed that addresses each discharge point. DEP allows applicants to complete the analysis on a surface water basis (i.e., all discharge points to a single surface water may be considered collectively). Attach additional sheets as necessary. 102.8(f)(8), 102.8(g)(2) & 102.8(g)(4).
- Stormwater Analysis Runoff Volume #1: DEP will only accept design standards based on Act 167 Plans when those plans have been approved by DEP **within the past five years** (this does not include municipal ordinances enacted under Act 167 Plans).
- Stormwater Analysis Runoff Volume #2 and #3: The volume analysis should utilize the 2-year/24-hour storm event. While use of alternative design standards is authorized by 25 Pa. Code § 102.8(g)(2)(iv), please be advised that NOIs using an alternative design standard may require additional review by DEP.
- Stormwater Analysis Runoff Volume #4: DEP's PCSM Spreadsheet – Volume Worksheet should be utilized; otherwise, the design would be considered using an alternative design standard may require additional review by DEP.
- Infiltration Information: This section must be completed for each BMP that proposes infiltration.
- Stormwater Management Peak Rate General: A Stormwater Analysis must be performed that addresses each discharge point. DEP allows applicants to complete the analysis on a surface water basis (i.e., all discharge points to a single surface water may be considered collectively). Attach additional sheets as necessary. 102.8(f)(8), 102.8(g)(3) & 102.8(g)(4).
- Stormwater Management Peak Rate #1: DEP will only accept design standards based on Act 167 Plans when those plans have been approved by DEP **within the past five years** (this does not include municipal ordinances enacted under Act 167 Plans).
- Stormwater Analysis Peak Rate #2 and #3: DEP's PCSM Spreadsheet – Rate Worksheet should be utilized; otherwise, the design would be considered using an alternative design standard.
- Stormwater Analysis Peak Rate #5: Please clarify if supporting calculations in an alternative format are attached to the NOI.
- Stormwater Analysis Water Quality: All PAG-02 applicants must check this box and attach to the NOI a printout of the Quality Worksheet in the PCSM Spreadsheet demonstrating that pollutant loads for Total Suspended Solids (TSS), Total Phosphorus (TP) and Total Nitrogen (TN) following construction will not exceed pre-construction pollutant loads for storms up to and including the 2-year/24-hour storm. This water quality demonstration in the form of no net change (i.e., increase) in pollutant loads must be made in order for DEP or CCD to approve coverage under PAG-02. See the instructions to the PCSM Spreadsheet for additional information on the Quality Worksheet.

7. §102.8(f)(9) – PCSM Plan Drawing(s)

- Post-Construction Stormwater Management (PCSM) Plan drawings must be provided and must contain a written description of the location and type of PCSM BMPs including construction details for permanent stormwater BMPs including permanent stabilization specifications and locations; please see below for additional information that also needs to be included on the PCSM Plan:
    a. 102.8(f)(1) – Include existing and proposed topography with appropriate contour labels.
    b. 102.8(f)(3) – Include the project site boundary.
    c. 102.8(f)(3) – Include the limit of earth disturbance within the project site.
    d. 102.8(f)(5) – Show receiving surface water(s) and watershed boundaries, if applicable, within the project site and floodway or floodplain.
    e. 102.8(f)(9) – Identify all discharge points.
    f. 102.8(f)(6) – Show the location of all BMPs with identifiers cross- referenced to PCSM Module 2.
    g. 102.8(f)(9) – Details were provided for all PCSM BMPs (Question 1 of PCSM Plan Information).
    h. 102.8(f)(3) – Show existing and proposed utilities and site improvements.
    i. 102.8(f)(14) – Show existing and proposed riparian buffer(s), if applicable.
    j. 102.8(f)(3) – Show proposed off-site support activities, if applicable.
    k. 102.4(c) – Show the Avoidance Measures specified on the signed PNDI receipt, if applicable.
    l. 102.8(f)(7) & 102.8(f)(10) – Show the sequence of PCSM BMP implementation, a long-term operation and maintenance (O&M) schedule, procedures for recycling or disposing of materials, and critical stages of BMP implementation (not necessary if a separate narrative is attached).
    m. 102.8(f)(2) – Show sensitive features including sinkholes, surface depressions, soil contamination hot spots, and wetlands, if applicable.
    n. 102.8(g)(1) – Show the location of test pits used for infiltration testing as cross-referenced to PCSM Module 2, Infiltration Information.

B. Miscellaneous

1. Please note that when the NPDES application is administratively incomplete, the resubmission of requested information will be handled at no additional fee. If additional resubmissions are deemed appropriate, each resubmission will be subject to a $500.00 fee.
2. Please take note that MCCD will not accept “piecemeal” plan revisions and all revisions must be submitted as part of a complete application package. In the event that it is agreed upon and allowed by the reviewer for individual sheets or pages to be “swapped out”, a meeting must be arranged with District staff to make the original submission available.

As stipulated in 25 Pa. Code § 102.6(c)(2) of DEP's Chapter 102 rules and regulations (regarding complete applications), information requested by this office must be received within sixty (60) calendar days from the date of this letter, or the Montgomery County Conservation District may consider the NOI to be withdrawn by the applicant and no further action will be taken. Fees are not refunded when an NOI is withdrawn.

If you have questions about the information contained in this letter, please contact Jeffrey McKenna by e-mail at jmckenna@montgomeryconservation.org or by telephone at (610) 489-4506, extension 16, and refer to PAC460604 - 1231 Susquehanna Road.

Sincerely,

Montgomery County Conservation District

Jessica Buck
District Manager

cc: Nicholas T. Rose, PE; ProTract Engineering, Inc.
Abington Township
DEP Permits Section Chief
File

RUDOLPH CLARKE, LLC
ATTORNEYS AT LAW

Edward Rudolph
Michael P. Clarke
Peter C. Amuso
Michael L. Barbiero*
Lauren A. Gallagher*

Barbara R. Merlie
Sara J. Johnson
Alexander M. Glassman*
Leslie Pregel DiNapoli*
Kenneth Ferris
Gregory R. Heleniak*
Nicole L. Feight
Nathaniel J. Costa
Samantha L. Newell
Andrew D. Loewy
Shoba Babu

*Member of PA & NJ Bars

OF COUNSEL:
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Benjamin V. Sanchez
Maria Collett
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Joseph W. Pizzo

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TREVOSE, PA 19053
Phone 215-633-1890
Fax 215-633-1830

www.rudolphclarke.com
e-mail: lgallagher@rudolphclarke.com

Please respond to: Trevose

Montgomery County Office
350 Sentry Parkway East
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Blue Bell, PA 19422
Phone 484-368-3808
Fax 215-633-1830

Delaware County Office
Radnor Financial Center
150 N Radnor Chester Rd, Ste F-200
Radnor, PA 19087
By appointment only
Phone 215-633-1890
Fax 215-633-1830

Chester County Office
101 Lindenwood Drive, Ste 225
Malvern, PA 19355
By appointment only
Phone 215-633-1890
Fax 215-633-1830

Burlington County Office
10000 Lincoln Drive East
1 Greentree Center, Ste 201
Marlton, NJ 08053
By appointment only
Phone 215-633-1890
Fax 215-633-1830

July 22, 2021

Thomas & Christine Diegidio
629 Edgewood Avenue
West Chester, PA 19380

Re: Abington Township – Subdivision and Land Development Application
1231 Susquehanna Road

Dear Mr. & Mrs. Diegidio:

As you know, the Board of Commissioners of Abington Township, on a motion considered at its regularly scheduled meeting convened July 8, 2021, granted conditional preliminary approval ("Approval") of the above-referenced Preliminary Subdivision Application ("Application") submitted by Thomas & Christine Diegidio ("Applicant"). Please consider this correspondence the Township's written decision outlining the conditions of approval pursuant to §508(1) of the Municipalities Planning Code, 53 P.S. § 10508(1).

The Application proposes to subdivide a 6.54 acre tract ("Property") five lots and construct five single family dwelling units as more particularly described and shown on plans prepared by ProTract Engineering, dated September 18, 2020 ("Plans"). The property is zoned within the R1 Residential District of Ward No. 1. Applicant is the owner of the Property.

The Approval of the Plans is subject to all of the terms and conditions contained in this letter. Applicant is required to comply in all respects with each and every requirement of the Abington Township Subdivision and Land Development Ordinance, except as provided herein, the Abington Township Zoning Ordinance, all other municipal ordinances and regulations, and with the laws and regulations of every level of government having jurisdiction over any aspect of the Property.

Without limiting the generality of the foregoing, the Board of Commissioners has approved the Plans subject to specific compliance with the following additional terms and acknowledgements:

1. The Applicant shall obtain the approval of the Pennsylvania Department of Environmental Protection for the proposed sanitary sewer facilities, prior to the submission of the Plans for recording.

2. The Applicant shall submit a minimum of four (4) paper copies and two (2) mylar copies of the approved Record Plan(s), and a PDF-formatted disk with the full Approved Plan set, for recording by the Applicant.

3. The Applicant shall execute and deliver the required financial security and development agreements as well as all other appropriate agreements as shall be required by the Township Solicitor or Township Engineer, at the time the plan is submitted to Abington Township for recording.

4. The Applicant shall comply with the comments set forth in the letter of Boucher & James dated November 24, 2020, and Pennoni dated March 5, 2021, copies of which are enclosed herewith, to the satisfaction of the Township Engineer.

5. The Applicant shall comply with the comments set forth in the review of the Township Environmental Advisory Council dated November 18, 2020 and the review of the Township Environmental Advisory Council and Shade Tree Commission dated June 3, 2021, copies of which are enclosed herewith, to the satisfaction of the Township, except where modified regarding sidewalks as indicated at the July 8, 2021 Board of Commissioners meeting.

6. The Applicant shall comply with the comments set forth in the review letter submitted by the Montgomery County Planning Commission, dated November 13, 2020, a copy of which is enclosed herewith, to the satisfaction of the Township.

7. The Applicant shall comply with the comments set forth in the review letter submitted by Traffic, Planning and Design dated November 6, 2020, a copy of which is enclosed herewith, to the satisfaction of the Township Engineer.

8. The Applicant shall, within ninety (90) days from the date of this Approval, obtain the appropriate signatures from Abington Township and record the final plan with the Montgomery County Recorder of Deeds Office. Following release and recording of the record plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing

of the plan book, page number and date of recording by the Montgomery County Recorder of Deeds.

9. Prior to construction, the Applicant shall submit to the Township evidence of all required permits and approvals necessary to complete construction, including but not limited to the following:

a. All applicable permits issued by PaDEP, as noted above;

b. Soil Erosion and Sediment Pollution Control Plan approval by the Montgomery County Conservation District, if applicable;

c. Approval of the Abington Township Fire Marshal;

d. Approval of the Abington Township Traffic Engineer, if applicable;

e. Approval of the Abington Township Environmental Advisory Council, if required;

f. PennDOT Highway Occupancy Permit, if required;

g. Building permits, construction permits, road opening permits, electrical permits, earth disturbance permits from Abington Township, as applicable;

h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.

10. Material specifications and standards of construction shall be in accordance with Abington Township requirements, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.

11. This Approval is subject to Applicant's compliance with all regulations, rules, resolutions and ordinances of Abington Township, except as otherwise provided for herein or by the terms of any variances, waivers or resolutions related to this project.

12. The Applicant shall sign a Developer's Agreement with the Township.

13. The Applicant shall sign an Operations and Maintenance Agreement with the Township covering all proposed stormwater management BMPs. The Maintenance Agreement shall be transferred with transfer of ownership of the property. The Operations and Maintenance Plan, and Operations and Maintenance Agreements shall be recorded by the applicant in the Office of the Recorder of Deeds for Montgomery County along with the Record Plan.

14. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.

15. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

In addition, the Board of Commissioners approved the following waivers from the Abington Township Subdivision and Land Ordinance:

a. **Section 146-11.A(4) and 146.11.B(3), (7) and (10)** – Property Identification Plan and Existing Features Plans – requiring the plan to supply the tax parcel information, owner's name, lot area, location of property lines and names of landowners for all properties within 400 feet of the site involved in the application. The Board of Commissioners has GRANTED this waiver from the Ordinance due to the size and scope of the project.

b. **Section 146-30.A** – Lot Shapes – prohibiting excessively irregularly shaped lots. The Board of Commissioners has GRANTED this waiver from the Ordinance due to the preexisting conditions in the area.

c. **Section 146-33.D** – Drainage – Size, Shape and Type – requiring storm drains be adequate for the anticipated runoff when the area is fully developed as permitted by zoning and have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Based on the Township Engineer's recommendation, the Board of Commissioners has GRANTED this waiver from the Ordinance.

d. **Section 146-43.C(3)(a)** – Cut and Fill Slopes – requiring that cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board and requiring the use of retaining walls, cribbing or other measures necessary to stabilize slopes which are either cut into or filled where recommended by the Township Engineer. Based on the Township Engineer's recommendation, the Board of Commissioners has GRANTED this waiver from the Ordinance.

The Board of Commissioners denied the following waiver requests:

a. **Section 146-11.H(1)** – Landscaping Plan – requiring the submission of a landscaping plan. Due to the intensity of the landscaping being proposed and Applicant's failure to prove hardship, the Board of Commissioners DENIED this waiver from the Ordinance.

b. **Section 146-11.L** – Architectural Plan – requiring the submission of an architectural plan. Due to the scope of the project, the failure to supply a rendering of the proposed dwelling units and failure to prove hardship, the Board of Commissioners DENIED this waiver from the Ordinance.

c. **Section 146-24.D.1** – Streets, Minimum Width – requiring a minimum street width of 30 feet. Applicant proposed a cartway width of 24 feet. Because the Applicant intends to offer this road for dedication to the Township and Applicant's failure to prove hardship, the Board of Commissioners DENIED this waiver from the Ordinance. This waiver request was withdrawn by the Applicant after the PC meeting.

d. **Section 146-27** – Sidewalks – requiring the installation of sidewalks. The Board of Commissioners DENIED this waiver from the Ordinance due to Applicant's failure to prove hardship.

Within seven (7) days of the date of this Approval, kindly return the additional copy of this Approval, signed on behalf of the Applicant, to this office.

Very truly yours,

Lauren A. Gallagher

LAG:lg

cc: Richard J. Manfredi, Township Manager
Terry Castorina, Executive Assistant to Township Manager
Maria Wyrsta, Administrative Manager
Khal R. Hassan, PE, Township Engineer

On behalf of Applicant:

_____
Date

_____
Name: _____
Title: _____

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November 24, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

SUBJECT: 1231 SUSQUEHANNA ROAD SUBDIVISION
PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN REVIEW NO. 1
TAX PARCEL NUMBER 30-00-64448-00-7
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026020R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Preliminary Subdivision/Land Development Plan Application for the 1231 Susquehanna Road Subdivision. The submitted information consists of the following items.

- Township of Abington Application for Subdivision/Land Development Transmittal, dated October 7, 2020;
- Township of Abington Application for Subdivision/Land Development;
- Cover Letter to Abington Township, dated September 23, 2020, prepared by ProTract Engineering, Inc.;
- Township of Abington Planning Process Extension Agreement, dated October 7, 2020;
- Township of Abington Planning Escrow Agreement for Subdivision/Land Development Applications;
- PADEP Planning Exemption Approval Letter, dated January 15, 2010;
- Sanitary Sewer Sufficient Capacity Letter from the Township of Abington, dated October 22, 2009;
- Water will serve letter prepared by Aqua, dated October 2, 2020;
- Preliminary Subdivision and Land Development Plan (Sheets 1 through 7 of 7) prepared by ProTract Engineering, Inc., dated September 18, 2020.

BACKGROUND INFORMATION

The Applicant/Owner, Thomas F. and Christine Diegidio, are proposing a five (5) lot subdivision and land development of their property located at 1231 Susquehanna Road.

The existing site is located within the R-1, Low Density Residential Zoning District. The Existing Features and Demolition Plan (Sheet 2 of 7) shows the site consisting of two existing houses, two existing sheds, existing tennis courts, existing patio, an existing driveway (with a wall and paved circle) taking access from Susquehanna Road and existing wooded areas. The total existing tract area is 284,938 square feet (6.54 acres).

The Applicant/Owner proposes the following for the site:

- the subdivision of the site into five (5) building lots;
- the demolition of the existing buildings, tennis courts, sheds, patio, walls and paved areas;
- the construction of a single family home, driveway and stormwater infiltration bed on each lot;
- the construction of a cul-de-sac road to serve the five (5) lots taking access from Susquehanna Road;
- the installation of a storm sewer system, sanitary sewer system and water main to serve the site;
- the construction of retaining walls;
- the installation of proposed street trees and landscaping.

Public water and sewer service are proposed for the site.

The following Waivers from the Subdivision and Land Development Ordinance (SALDO) are requested as noted on the Subdivision Plan (Sheet 1 of 7):

1. SALDO Section 146-11.A.4 & 146-11.B.(3), (7) and (10) – Partial Waivers to not be required to include all properties and existing features within 400 feet of the site.

2. SALDO Section 146-11.L. – To not be required to provide tentative Architectural Plans.

3. SALDO Section 146-24.4.D.(1). – To not be required to provide a 30 foot wide cartway, but to be permitted to provide a 24 foot wide cartway.

4. SALDO Section 146-27 – To not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road.

5. SALDO Section 146-30.A – To permit the irregularly shaped lots as shown on the Plans.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS:

1. In accordance with Section 302, Figure 3.1, the minimum Front Yard setback is 50 feet. *The Front Yard Setback of Lot 1 from Susquehanna Road must be labeled and dimensioned on the Subdivision Plan (Sheet 1 of 7).*

2. In accordance with Section 1605.A.(9), the plans must include "calculations of the area of proposed disturbance of each slope class on each proposed lot, as well as within each proposed road right-of-way." *The Plans must be revised to provide this information.*

3. In accordance with Section 2401.A.(2)(d)(1), tree replacement must be performed as outlined in this Section. Tree replacement calculations and a tree replacement table must be provided on the Landscape Plan (Sheet 5 of 7) which shows the size, number and type of trees proposed to be removed and the number, size and type of replacement trees to be

provided to demonstrate compliance with this Section.

In addition, the replacement trees must be shown in the plan view of the Landscape Plan (Sheet 5 of 7).

4. In accordance with Section 2401.A.(2)(d)(2)), Requirements for Tree Protection Zones must be noted on the plans as outlined in this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance with Section 146-10.B.(2)(g), the plans must include "a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features." *The Subdivision Plan (Sheet 1 of 7, Construction Plan (Sheet 3 of 7) and Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to include a legend in accordance with this Section.*

6. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. *The Subdivision Plan (Sheet 1 of 7) notes that Partial Waivers are requested from Sections 146-11.A. and 146-11.B to not be required to include all properties and existing features within 400 feet of the site. The Waiver request list on the Plan must be revised to note the specific Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10).*

In addition, with the request of a Partial Waiver from these Sections, we recommend that an aerial photograph plan which shows the site and all properties within 400 feet of the site be provided in the Plan set.

7. In accordance with Section 146-11.A.(5), the total site acreage shall be shown on the Plans. *Note No. 5 on the Subdivision Plan (Sheet 1 of 7) must be revised to also give the site area in acres.*

8. In accordance with Section 146-11.A.(7), "An indication that the elevations are based upon sanitary sewer datum of the Township of Abington" must be provided on the Plans. *The Plans must be revised accordingly.*

9. In accordance with Section 146-11.A.(8), "Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way" must be shown on the Plans. *The Plans must be revised to show this information for Susquehanna Road.*

10. In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces." *The Subdivision Plan (Sheet 1 of 7) must be*

revised to include calculations for the allowable density and the buffer requirements.

11. In accordance with Section 146-11.A.(11)(b), "The existing and proposed zoning standards for each item cited above in the zoning district requirements shall be depicted in a table for the site in its entirety and, in the case of subdivision, for each proposed lot." *The Subdivision Plan (Sheet 1 of 7) must be revised to show a table of allowable/ proposed zoning standards for each proposed lot.*

12. In accordance with Section 146-11.B.(2), *the cartway width of Susquehanna Road must be dimensioned on the plan.*

13. In accordance with Section 146-11.B.(7), "The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights" must be provided. *The location, size and ownership of the existing water main in Susquehanna Road along the property frontage must be shown on the Plans.*

14. In accordance with Section 146-11.B.(8)(a), "Topography lines measured at vertical intervals of two feet. Such elevations shall be determined by on-site or photogrammetric survey, not interpretation of United States Geological Survey maps" must be provided. *Note No. 4 on the Subdivision Plan (Sheet 1 of 7) states that the datum is USGS. The Plans must be revised in accordance with this Section.*

15. In accordance with Section 146-11.B.(9)(a), "Soil types within the site, based on maps contained in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soil's development limitation, i.e., bearing value, depth to bedrock, seasonal water table, etc." *The Plans must be revised to include the soil limitations in accordance with this Section.*

16. In accordance with Sections 146-11.C.(1), the name of the proposed road must be shown on the Plans. *The Plans must be revised accordingly.*

17. In accordance with Sections 146-11.C.(9) and 146-31.A.(6), stormwater management easements for the inspection, maintenance and repair/replacement of the proposed on-lot Underground Infiltration Beds and associated storm sewer are required. *The easements shall be shown on the plan and a note provided describing the proposed easement. The note shall include language that requires any work within the easement performed by the Township to be at the expense of the property owner. The easements and the maintenance note shall be shown on the Subdivision Plan (Sheet 1 of 7) and the Construction Plan (Sheet 3 of 7).*

18. In accordance with Sections 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1)(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.

19. In accordance with Sections 146-11.D.(2) and (4), "elevations shall be determined by on-site survey or by photogrammetric survey, not interpretation of United States Geological Survey maps. Datum to which contour lines refer shall be based on Abington Township sanitary sewer datum." The Construction Plan (Sheet 3 of 7) must be revised for compliance with this Section.

20. In accordance with Section 146-11.D.(9), "Areas for the temporary storage of site soil and materials shall be identified." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the temporary stockpile areas.*

21. In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite.*

    In addition, the Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).

22. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.

23. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required." *All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*

    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*

    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    d. *The temporary topsoil stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*

    e. *The concrete washout detail must be added to the Detail Sheet (Sheet 7 of 7).*

    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of*

7) must be revised to note the stockpiling of topsoil.

g. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the areas of infiltration.*

h. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

i. *The Erosion & Sediment Control Plan (Sheet 4 of 7) shows "temporary silt fence or filter sock." The Plan must be revised to note the size and type of silt fence and/or filter sock. If filter sock is used, a chart must be added to the Detail Plan (Sheet 7 of 7) which notes filter sock size, as well as the length and slope of the contributing area.*

j. *The Detail Plan (Sheet 7 of 7) shows a detail for 18 inch silt fence. Since a sediment basin is not proposed for the project, we recommend that super silt fence is used instead of the 18 inch silt fence to prevent sediment from leaving the site. The Detail Sheet should be revised to include a detail for super silt fence.*

k. *The demolition of the existing on-site features must be provided in the Stages of Earth Disturbance Activity on the Detail Plan (Sheet 7 of 7).*

24. In accordance with Section 146-11.F.(1), Stormwater Management Plan(s) must contain the outlined information. *A Stormwater Management Plan and report must be submitted with the required information noted in this Section.*

25. In accordance with Section 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. *The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).*

26. In accordance with Section 146-11.F.(2)(a)(4), "Tie-ins by courses and distances to the intersection of all public streets, with their names and widths" must be provided on the horizontal plan (streets). *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised accordingly.*

27. In accordance with Section 146-11.F.(2)(a)(6), "Location and size of all drainage facilities, sidewalks, utilities, fire hydrants, lighting standards and street name signs" must be provided. *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show the lighting standards and street name signs.*

28. In accordance with Section 146-11.F.(2)(b)(5), "The profile plan (streets) shall contain the station and top of curb elevation at all points of curve and tangent of horizontal curves."

The Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show this information.

29. In accordance with Section 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." *We recommend that the Typical Cross Section -Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify Superpave for the wearing course (9.5mm) and bituminous base course (25mm).*

30. In accordance with Section 146-11.F.(3)(a)(5), "the horizontal plan (sewers) shall contain the location and size of line, with stations corresponding to the profile." *The Plans must be revised to note the size of the sanitary sewer laterals.*

31. In accordance with Section 146-11.F.(3)(b), a profile plan of the proposed off road sanitary sewer must be provided and include the information required by this Section.

32. In accordance with Section 146-11.F.(3)(b) (5), the sanitary sewer profile plan must contain "the type and size of pipe, cradle and manholes." *The Profile Plan (Sheet 6 of 7) must be revised to note the size of the manhole and a detail of the proposed sanitary sewer manhole must be added to the Detail Plan (Sheet 7 of 7).*

33. In accordance with Section 146-11.F.(4)(a)[5], "hydraulic and structural design data and calculations for storm sewers, inlets, bridges and culverts" must be provided. *Storm sewer calculations must be provided, as noted.*

34. In accordance with Section 146-11.G.(1)(c), "The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features and structures":

    a. Section 146-11.G.(1)(c) – "Waterlines, control valves and other related appurtenances" *The Construction Plan (Sheet 3 of 7) must be revised to show the location, type and size of the existing water main in Susquehanna Road and the proposed connection into it for the proposed water main which will serve the site.*

    b. Section 146-11.G.(1)(i) – "Streetlighting standards and street name signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the location of the proposed streetlights and street name sign.*

    c. Section 146-11.G.(1)(j) – "Traffic control devices and signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the proposed traffic control signs.*

35. In accordance with Section 146-11.G.(2), the ownership of all existing and proposed utilities must be indicated on the plan.

36. In accordance with Section 146-11.G.(3), "the plan shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities." *The Subdivision Plan (Sheet 1 of 7) and Construction Plan (Sheet 3 of 7) must be revised to include the provisions of Act 287.*

37. In accordance with Section 146-11.H.(1), "the landscaping plan shall be prepared by a registered landscape architect." *The Landscape Plan (Sheet 5 of 7) must be prepared, signed and sealed by a registered landscape architect.*

38. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1) and (2), Planning modules. Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended,[6] shall be provided on forms published by the Pennsylvania Department of Environmental Protection (DEP) and a letter certifying the availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module, where applicable, must be provided to the Township. *The Applicant provided a Letter of Exemption from Planning from PADEP dated January 15. 2010. However, this letter is now outdated. The Applicant must resubmit to the Township and PADEP for ACT 537 Approval.*

39. In accordance with Section 146-11.M., "documentations, agreements, certifications, covenants, easements, restrictions and permits shall include the following" *and must be submitted as listed below*:

    a. "A description and contract for the ownership, management and maintenance of open space and/or private streets, sewer systems, water supply and other improvements."

    b. "Restrictive covenants governing the reservation and maintenance of undedicated open space."

    c. "Private deed restrictions, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed upon the property and which may affect the title to the land being subdivided or developed,"

    d. "All offers of dedicated improvements."

    e. "Improvement agreements when required by the Board of Commissioners."

    f. "Permits and documentation required by all applicable regulatory agencies described in § 146-20B of this chapter"

40. In accordance with Section 146-20.B.(2)(c), A Pennsylvania Department of Transportation Highway Occupancy Permit is "required when construction abuts a state street and access to the street is required and/or when stormwater discharge may affect the abutting state highway." *Susquehanna Road (S.R. 2017) is a State Highway, therefore a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed road.*

41. In accordance with Section 146-23.J, "Improvement construction requirements shall be completed under the engineering and construction standards of the Township of Abington, the specifications of the Pennsylvania Department of Transportation, Department of Environmental Resources, Montgomery County Soil Conservation District or other appropriate agencies or the specifications included herein, whichever specifications shall

result in the more favorable interpretation of this chapter." *A note must be added to the Subdivision Plan (Sheet 1 of 1) which states the above requirements.*

42. In accordance with Section 146-24.E.(1)(b), "Vertical curves. Vertical curves shall be used at changes in grade of more than 1%. The length of the curve shall be approximate 50 feet on secondary streets and 25 feet on residential streets for each 1% of change in grade. Over summits or in sumps, curves shall not produce excessive flatness in grade. The high- or low-point on a vertical curve must be definitely and clearly shown."

    a. *The vertical curve beginning at Station 0+70 has a length of 50 feet. The vertical grade change of 4.57% (7.50% - 2.93%) requires a curve length of 125 feet. The vertical curve must be revised to provide the required length.*

    b. *The vertical curve beginning at Station 1+50 has a length of 50 feet. The vertical grade change of 6.09% (7.50% - 1.41%) requires a curve length of 150 feet. The vertical curve must be revised to provide the required length.*

43. In accordance with Section 146-24.G., "Obstructions of rights-of-way. No fences, hedges, trees, shrubbery, plants, walls, signs or other obstructions shall be located or be permitted within the right-of-way." *The plans show an existing row of hemlocks within the proposed road right-of-way between Station 2+50 and 3+00. The plans must be revised to show this row of hemlocks to be removed in accordance with this Section. The Preserved Tree Schedule on the Landscape Plan (Sheet 5 of 7) must be revised to account for the removal of these existing trees.*

44. In accordance with Section 146-27, "Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience." *The Applicant is requesting a Waiver from this Section to not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road. There is existing sidewalk immediately west of the site along Susquehanna Road which provides pedestrian access to the Rydal Train Station. We recommend that the Applicant be required to provide sidewalk and curb on both sides of the proposed road and along the site frontage for pedestrian connection to the Rydal Train Station and to the adjacent neighborhoods.*

45. The Waiver being requested from SALDO Section 146-30.A is referenced incorrectly on the Subdivision Plan. The Plan must be corrected to reference the Section correctly.

46. In accordance with Section 146-31.A, "Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township." *The following must be addressed:*

    a. Section 146-31.A,(1) "Building setback lines. Building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building." *The Subdivision Plan must be revised to show the sanitary sewer easement for the proposed*

off road sanitary sewer and show the setback line as required.

b. Section 146-31.A,(2) "Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn." *The plans show a 24 inch Maple tree and a 36 inch Maple tree in the immediate vicinity of the proposed sanitary sewer. The trees are not shown to be removed. They will be within the sanitary sewer easement. In addition, it is likely that they may be damaged during construction. The Project Engineer must address this issue.*

47. In accordance with Section 146-32.B, "Bench marks. The township elevations are based on the township sanitary sewer system datum. Location and elevation is available to all engineers and surveyors upon request to the office of the Township Engineer. All contours and elevations shown on plans must be based on this system." *The Plans must be revised accordingly.*

48. In accordance with Section 146-33.B., " The computations and design for the drainage system, including runoff calculations, locations and size of inlets, determination of type and size of storm sewer pipe, design of swales and ditches shall be in accordance with the standards of the Township of Abington and/or with Chapter 12 of Design Manual No. 2, Pennsylvania Department of Transportation. All of the computations and designs with plans indicating drainage runoff areas and coefficients shall be submitted with the subdivision/land development application for township review and shall be approved by the Township Engineer." *Calculations and drainage area map plans must be submitted for the drainage design in accordance with this Section.*

49. In accordance with Section 146-33.D., "Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township." *The Plans note CPP (Corrugated Plastic Pipe) for the storm sewer pipe. The plans must be revised for compliance with this Section or a Waiver will be required.*

50. In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." *The plans must be revised to provide the proposed location, supplier and installer of the streetlights.*

51. In accordance with Section 146-39.B.(1), "Single-family residential use. In addition to the requirement of shade trees as per Subsection A above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover." *The Landscape Plan must be revised to demonstrate compliance with this Section.*

52. Section 149-39.B.(4)(a) Tree Table on the Landscape Plan (Sheet 5 of 7) notes that "Preserved Trees exceed Removed Trees in both number and inches." However, the Table

states that 30 trees (482 inches) will be preserved and 35 trees (599 inches) will be removed, which is contradictory to the first statement.

In addition, the Preserved Tree Table notes that 30 existing trees will be preserved, however, the plan view only shows 27 trees to be saved.

The Landscape Plan must be revised for correctness and consistency.

53. In accordance with Section 146-39.C, all proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues an occupancy permit. It shall be the responsibility of the subdivider or developer to protect and maintain new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. *Note 12 on the Landscape Plan (Sheet 5 of 7) must be revised to state these requirements.*

54. In accordance with Section 146-41, *the plan must be reviewed by the Fire Marshal for compliance with the requirements of this Section.*

55. In accordance with Section 146-43.C.(1)(a), "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Board." *The grading on the Construction Plan Sheet 3 of 7) have the following issues which must be addressed:*

    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

    b. *A spot elevation must be provided between the two swales in the rear yard of Lot 2 and Lot 3 to demonstrate positive surface drainage away from the houses.*

    c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*

    d. *The grading from the northern side of the house on Lot 4 as shown on the Construction Plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

    e. *The grading from the road along the Lot 1 driveway, as shown on the Construction Plan (Sheet 3 of 7,) drains directly to the house and garage on Lot 1. The proposed slope is steep (10 percent) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.*

    f. *The grading from the cul-de-sac along the Lot 5 driveway, as shown on the*

Construction Plan (Sheet 3 of 7), drains directly to the house and garage on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.

g. *The swales on Lots 3, 4 and 5 collect/ concentrate runoff and discharge the runoff directly to the street. We recommend that inlets be located at these three discharge points to collect the water to eliminate potential overflow of surface drainage onto the road.*

56. In accordance with Section 146-43.C.(3)(a), "Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board." *A significant amount of grading is proposed at slopes of three (3) to one (1). The plans must be revised for compliance with this Section or a Waiver will be required.*

In addition, an erosion control blanket must be shown as being placed on the steep slopes and an associated detail must be provided on the plan.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development has a disturbed area greater than one (1) acre. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

57. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. *The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. Refer to Comment 24 for comments based upon our review of the Soil Erosion & Sediment Pollution Control Plan (Sheet 4 of 7).*

58. In accordance with Sections 302.A.12 and 302.B.22, a permanent access and maintenance easement having a minimum width of 15-feet must be provided for the proposed on-lot infiltration beds to implement the Operation and Maintenance Plan. The easement shall permit access by the Township to inspect and maintain the proposed stormwater management facilities as needed and at no cost to the Township. *The easements must be shown in plan view and/or a note to this effect must be placed on the plan.*

59. The signature block in Section 302.B.1.(m) must be provided on the Subdivision Plan (Sheet 1 of 7).

60. The Applicant statement in Section 302.B.25 must be provided on the plan.

61. The Design Engineer certification in Section 302.B.26 must be provided on the plan.

62. In accordance with Section 405.A., "For any of the activities regulated by this chapter,

unless preparation of a stormwater management (SWM) site plan is specifically exempted, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, the commencement of any earth disturbance activity may not proceed until the property owner or applicant or his/her agent has received written approval from the Municipality of a SWM site plan that demonstrates compliance with the requirements of this chapter, and a written approval of an adequate erosion and sediment (E&S) control plan from the Municipality or County Conservation District when required." *The Stormwater Management Plan, including the Stormwater Management Report, must be submitted with calculations and information required in this Section.*

63. In accordance with Section 405.A.2, where practical and appropriate, the recharge volume shall be infiltrated on site. Soil testing in accordance with Section 405.B shall be conducted to confirm the depth to limiting zone and infiltration rate as required in Sections 405.A.1.(a) and 405.A.1.(b). Recharge volume calculations must also be submitted.

64. Water quality volume must be provided in accordance with Section 407.A. Supporting calculations must be submitted for review.

65. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.

66. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

MISCELLANEOUS COMMENTS

67. Note 11 on the Subdivision Plan (Sheet 1 of 7) refers to Waivers granted and requested. The Waivers which were previously granted were for a different project layout in the past and are no longer valid for the current project. The note must be revised to only list requested Waivers.

68. Note 12 on the Subdivision Plan (Sheet 1 of 7) refers to Special Exception granted to allow disturbance of steep slopes. The Special Exception which was previously granted was for a different project layout in the past and is no longer valid for the current project. The note must be removed from the Plan.

69. There appears to be an errant proposed looped contour linc at the right-of-way on the Lot 4 driveway, as shown on the Construction Plan (Sheet 3 of 7), The Plan must be revised to eliminate the errant contour line and provide a spot elevation.

70. The woods line and tree protection fence on Lot 2 must be revised for the installation of the water service and the sanitary sewer lateral.

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7) must be revised to note nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone.

72. All comments received from the Traffic Engineer, Shade Tree Commission, and Fire Marshal must be addressed to their satisfaction.

73. The Abington Township Application number (SD-20-02) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please contact me.

Sincerely,

Jon S. Tresslar, P.E., PLS
Municipal Engineer

JST/MES/bpa

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Shaun Littlefield, Interim Officer, Zoning – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Thomas F. and Christine Diegidio – Applicant/Equitable Property Owner
Nicholas T. Rose, P.E., ProTract Engineering, Inc. – Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

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Pennoni

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March 5, 2021

ABINT130006

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: SD-20-02 – 1231 Susquehanna Road
PARID: 30-00-64448-00-7 / TMID: 30020 022
Preliminary Major Subdivision Plan Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision Plans consisting of seven (7) sheets dated September 18, 2020, and last revised January 12, 2021, and a PCSM & E&S Narrative dated January 12, 2021; as prepared by Protract Engineering, Inc., located at 64 East Moreland Avenue, PO Box 58, Hatboro, PA for the above referenced project.

Under this Application, the Applicant is proposing to demolish the existing central and rear dwellings, driveway, carport, tennis courts, patio, sheds, and associated walls, lighting, and landscaping; and subdivide the existing parcel (total 284,938 SF or 6.5413-acres to ultimate right-of-way as surveyed) into five (5) individual lots to construct on each lot a single family residential dwelling and associated driveways, curb, walkways, street lights, storm water facilities, and storm and sanitary sewers. A retaining wall is proposed behind the sidewalk to the west and north side of the infiltration bed SB6 on Lot 1; and behind the sidewalk and parallel to the proposed driveway on Lot 5. Each lot will be serviced by public sewer and water services. Access to each lot is via a new cul-de-sac street labeled as Christine Lane.

The site is located in the R1-Low Density Residential District. The site is bounded by Susquehanna Road (S.R. 2017) (80' Ultimate R/W) to the west; residential properties and Lindsay Lane to the north; and residential properties to the east and south. A portion of an unnamed tributary to Meadow Brook traverses northward through the rear of the extended portion of the tract property line. This rear portion of the property is identified by the FEMA FIRM map no. 42091C0401G, Panel no. 401, effective 03/02/2016, to be located within the FEMA zone x, areas identified as having a 0.2% annual chance flood. This portion of the tract is a parcel intersecting the riparian corridor and is subject to the Riparian Conservation Overlay District zoning requirements.

Since this project has undergone one (1) prior review by Boucher & James Inc. (B&J), this review of the resubmission package is to assist the Township with the response comments provided by the applicant's engineer; and an overall site review. Under this review we will ensure B&J comments from prior reviews have been addressed and we will share any comments that the applicant will need to comply with for compliance with the Township Codes and general engineering practice.

Waivers Requested

The requested SALDO waivers have been updated by the Applicant with this subdivision and land development application submission as follows:

1. **§146-11.A.(4) & §146-11.B.(3), (7) & (10)** – Property Identification & Existing Features - *Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.* **The Applicant is requesting a partial waiver from the requirement to not include all properties and existing features within 400 feet of the site; and thus, approval of this waiver is required.**

2. **§146-11.H.(1)** – Landscaping Plan - *The landscaping plan shall be prepared by a registered landscape architect.* **The Applicant has provided a landscape plan (Sheet 5 of 7). However, the plan does not include certification or information of a landscape architect; and approval of this waiver to not require the landscape plan be prepared by a registered landscape architect is required. We recommend that the landscape plan be prepared by a landscape architect to specify the appropriate tree species for the site and also in accordance with Zoning Code Section 2401.A.2.d.(1)(e), to certify that vegetation removal is minimized; that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree mass, and woodland areas.**

3. **§146-11.L.** – Architectural Plans – *Tentative architectural plans, appropriately scaled to show the following details, shall be included:*
   (a) Front, side and rear elevations of proposed buildings.
   (b) The number of floors proposed, including basement and mezzanine areas.
   (c) Building use group as defined in the Township Building Code.[7] If mixed uses are proposed, an indication of the use groups involved shall also be included.
   (d) Area and height limitations of proposed buildings.
   (e) Construction type as defined in the Township Building Code.
   (f) Sprinkler requirements as defined in the Township Sprinkler Ordinance.[8]
   (g) The location of fire exits and exit discharge.
   (h) For apartment buildings, the total dwelling unit count and the number of rooms proposed for each dwelling unit.

   The applicant states that an architect is unknown at this time and architectural plans would not be beneficial at this time. A waiver from the requirement to provide tentative architectural plans is required. We defer to the Township codes department; however, we would recommend at a minimum that the Applicant provide renderings of the dwelling units to be proposed for review and approval by the Board of Commissioners. The Applicant can provide the renderings prior to final land development approval.

4. **§146-24.D.(1)** – Streets - *The minimum widths of the right-of-way and the paving shall not be less than those on an existing street of which the new street is to be a continuation nor less than the following: Residential – Cartway Width Between Curbs – 30 feet.* **A waiver from the requirement to allow for a 24-foot wide cartway, in lieu of the required 30-foot wide cartway in residential areas, to reduce the impervious coverage area as explained by the Applicant is required. We do not recommend this waiver, especially since the minimum required roadway cartway is 30-feet and the applicant is interested to dedicate this street to the Township.**

5. **§146-30.A** – Lot Depth - *Lots excessively deep in relation to width or excessively irregular in shape are to be avoided. A ratio of 2 1/2 in depth to one in width is generally accepted as a proper proportion.*

Approval of this waiver to permit the irregular shape lots as shown on the plans is required. We would recommend this waiver due to the irregular shape of the existing tract.

6. **§146-33.D** – Drainage – Size, Shape and Type - *Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township.* **The Applicant is proposing Corrugated Plastic Pipe in lieu of the required RCCP; thus, a waiver from the requirement of this section is required. We would defer the acceptance of the pipe material to PennDOT. We recommend that the pipe be reinforced cement concrete pipe (RCCP).**

7. **§146-43.C.(3).(a)** – Cut & Fill Slopes - *Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board. The Township Engineer may require the use of retaining walls, cribbing or other measures necessary to stabilize slopes which are either cut into or filled.* **The Applicant is proposing grades with 3:1 slopes (33%). The Applicant is required to obtain Township zoning hearing board approval under this request in addition to approval of this requested waiver.**

The Applicant shall be required to submit the requested SALDO waivers in writing to the Township Manager.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Subdivision Plan	1 of 7	09/18/2020	01/12/2021
Existing Features & Demolition Plan	2 of 7	09/18/2020	01/12/2021
Construction Plan	3 of 7	09/18/2020	01/12/2021
Erosion & Sediment Control Plan	4 of 7	09/18/2020	01/12/2021
Landscaping Plan	5 of 7	09/18/2020	01/12/2021
Christine Lane Proposed Road Profile Plan	6 of 7	09/18/2020	01/12/2021
Detail Sheet	7 of 7	09/18/2020	01/12/2021

We have performed a review of the above referenced plans for compliance with the 2017 Abington Township Zoning Ordinance; Subdivision and Land Development Ordinance (Chapter 146); and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

01/18/2021 B&J Review Comments

In general, the applicant's engineer had addressed or will comply with B&J's November 24, 2020 review comments, except as follows (listed below using the same response comment numbering scheme):

Subdivision and Land Development Comments

10. *In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.*[1] *These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces. The Subdivision Plan (Sheet 1 of 7) must be revised to include calculations for the allowable density and the buffer requirements.* **The Applicant provided the zoning requirements in Note 6 of the Subdivision Plan. However, the buffer requirements are not shown. The rear extended portion of the tract is located within the Riparian Conservation District as an intersecting parcel to the**

riparian corridor. Therefore, the Applicant shall identify and show the 75 ft riparian buffer for this site.

18. *In accordance with Section 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1).(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.* **The Applicant provided the size and slope of the proposed sanitary sewer laterals and mains. However, the information for the water service is missing from the profiles.**

21. *In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite. In addition, The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).* **The Applicant provided the inlet protection on all the proposed inlets except for Inlets 5, 6 and 8. We also recommend that the Applicant provide sediment runoff protection for the existing inlet at the site entrance on Susquehanna Road and the immediate first downstream inlet to west of the site entrance. A concrete washout detail was provided on Detail Sheet (Sheet 7 of 7), however, the concrete washout areas must also be shown on the E&S Plan (Sheet 4 of 7).**

22. *In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PA DEP NPDES Permit are required." All submissions to and correspondence form the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*
    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*
    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*
    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*
    d. *The temporary stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*
    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to note the stockpiling of topsoil.*
    g. *The Stages of Earth Disturbance Activity on the Details Sheet (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the area of infiltration.*
    h. *The Stages of Earth Disturbance Activity on the Details Sheet (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

    The Applicant shall provide the additional remaining information requested as noted above.

25. *In accordance with Sections 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).* **The Applicant provided an infiltration bed configuration table beneath**

the typical infiltration bed detail on Detail Sheet (Sheet 7 of 7). However, the table must indicate the inflow pipe inverts for each inlet pipe entering each infiltration bed on each lot. The Applicant must also provide the location of the grates and the overflow discharge pipe and outlet locations from each infiltration bed on the plans.

28. *In accordance with Sections 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." We recommend that the Typical Cross Section – Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify the Superpave for the wearing course (9.5mm) and bituminous base course (25mm).* **The Applicant has provided the information requested; however, the Applicant must also indicate the thicknesses for each layer of the roadway cross section.**

44. *In accordance with Sections 146-27, "Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience."...* **The Applicant has provided sidewalk along the Susquehanna Road and along Christine Lane. The Applicant must also label the width of the sidewalk, and provide sidewalk and curb ramp details to ensure compliance with ADA requirements.**

50. *In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." The plans must be revised to provide the proposed location, supplier and installer of the streetlights.* **The Applicant has provided a light fixture and light pole detail. However, we recommend that the light fixtures be an LED equivalent to the proposed HPS version for energy conservation, as well as a button type photocell be provided for each light fixture for auto on/off control (dusk to dawn). The Applicant shall also provide lighting calculations showing foot-to-foot candles to ensure adequate lighting distribution in conformance with Section 2601.H – Lighting Standards; and indicate that all lighting shall comply with the latest IESNA standards and be designed with full cutoff criteria. Please also include a base detail for review and approval.**

51. *In accordance with Section 146-39.B.(1), "Single-family residential use. In addition to the requirement of shade trees as per Subsection **A** above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with **trees and shrubs**, lawn and/or ground cover." The Landscape Plan must be revised to demonstrate compliance with this Section.* **The Applicant provided six (6) different tree species, but will also need to provide shrubs in the Landscaping Plan (Sheet 5 of 7) as required under the section. The Applicant is deferring the shrub plantings to the lot owners. We defer to the STC for additional comment. The Applicant will need to obtain a waiver from this section if shrubs will not be planted under this application.**

55. *In accordance with Section 146-43.c.(1)(a),* "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without *ponding, except where approved by the Board." The grading on the Construction Plan (Sheet 3 of 7) have the following issues which must be addressed:*
    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*
d. *The grading from the northern side of the house on Lot 4 as shown on the Construction plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

The Applicant shall comply and provide the additional remaining information requested as noted above. In addition, the swale on Lot 2 and located to the west of the house should be regraded away from the house and towards the infiltration trench located to the front of the property rather than towards Susquehanna Road (S.R. 2017).

Pennoni Stormwater Management Comments

1. Provide soil infiltration testing report to ensure that the soils are suitable for the infiltration and exfiltration rates provided in the Stormwater Calculations.

Miscellaneous Comments

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7 must be revised to note the nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone. **The Applicant shall revise and provide the requested edits to the Typical Infiltration Bed Detail on the Detail Plan (Sheet 7 of 7).**

TPD Traffic Review Comments

6. *Per PennDOT definition, a proposed driveway that serves four (4) or more properties are classified as a local road. Therefore, the driveway radii at its intersection with Susquehanna Road should be 35 feet (minimum). The radii should be appropriately labeled.* **The Applicant shall label the radii on both sides of the access driveway of Christine Lane.**

Pennoni General Comments

1. Sheet 1 of 7 - The Waiver being requested from SALDO Section 146-24.4.D.1 is referenced incorrectly on Note 11.D) of the Subdivision Plan. It should reference SALDO Section 146-24.D.1. Please revised accordingly.
2. Sheet 1 of 7 - The infiltration bed SB1 label for the infiltration bed on Lot 5 should be corrected and be labeled as infiltration bed SB5.
3. Sheet 1 of 7 - The existing fence surrounding the parcel boundary is shown to remain. However, there are portions of the existing fence that is encroaching onto the adjacent properties at the southeast corner of Lot 5; the northwest corner of Lot 1 adjacent Lindsay Lane; as well as along the frontage of Susquehanna Road (S.R. 2017). These sections of the existing fence must be relocated to stay within the parcel boundaries.
4. Sheet 2 of 7 – The existing curb and sidewalk along a portion of the proposed Christine Lane entrance should be identified as to be removed.
5. Sheet 3 of 7 – The Applicant should add to the Detention System Maintenance Notes, the frequency of inspections required for the underground infiltration beds.
6. Sheet 5 of 7 – Applicant should specify a grass mix for all lawn areas.
7. Sheet 7 of 7 - Please provide a typical driveway apron detail.
8. Sheet 7 of 7 - Please provide a typical curb detail.

9. Sheet 7 of 7 – Please provide a detail of the no parking sign for restricting on-street parking.
10. Sheet 7 of 7 - Please provide a detail(s) of the proposed retaining walls on the plans. Please note that the Applicant will need to provide retaining wall plans, details and structural calculations of the proposed retaining walls exceeding four (4) feet for review and approval prior to construction.

We received the following documents/reviews/permits:

- SD Application No. SD-20-02 (10/01/2020)
- PADEP Sewer Planning Exemption (01/15/2010) – **Please provide an updated letter.**
- Sewer Engineer Letter (10/22/2009) – **Please provide an updated letter.**
- Aqua-PA Will Serve Letter (10/02/2020)
- PCSM Report (01/12/2021)
- MCPC Review (11/13/2020)
- Traffic Engineer Review Letter (11/06/2020)

We have not received the following documents/reviews:

- Waivers Requests letter
- Fire Marshal Approval
- Traffic Engineer Approval
- EAC Approval
- STC Approval
- MCCD Review
- NPDES Permit
- PennDOT HOP Permit
- Financial Security escrow
- Legal Descriptions and Exhibits
- Developer Agreement
- Stormwater BMP O&M Agreement
- Financial Escrow Agreement

SUMMARY

We recommend Preliminary Land Development plan approval contingent that the Applicant obtains the required waivers and addresses the above referenced comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clark, Esq., Rudolph Clarke, LLC, Township Solicitor

Thomas F. and Christine Diegidio, Applicant
Nicholas T. Rose, PE, ProTract Engineering, Inc., Applicant's Engineer
Michael Narcowich, AICP, MCPC

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November 18, 2020

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Subdivision Plan for - 1231 Susquehanna Road
Plan Set Date: September 18, 2020
EAC Review Date: November 18, 2020

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced site plan and cannot offer comment at this time as we are awaiting additional information on existing site conditions and details on proposed stormwater control measures.

Site Summary
Owner: Thomas and Christine Diegidio
Zone – R-1 – Low Density Residential
Tract Acreage: 6.5 Acres (284,938 sf)
Existing Use – Vacant (former single home removed) Access Drive and Cul-de-Sac remain, woodlands
Proposed Use – 5 lot subdivision
Watershed – Pennypack Creek

Due to existing woodland features of this property, the EAC will continue to coordinate its review with the Shade Tree Commission.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Amy Montgomery
Richard Manfredi
Planning Commission Members
EAC Members
Rita Stevens, Chair – Abington Shade Tree Commission

June 3, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council and Shade Tree Commission
RE: Review of Subdivision Plan for - 1231 Susquehanna Road
Plan Set Date: January 12, 2021
Review Date: June 2, 2021

Dear Chairperson Strackhouse,

This note provides an update to the Environmental Advisory Council (EAC) review letter of November 18, 2020, and reflects our review of updated information submitted in response to township review and comment on the original subdivision plan submission. In addition to being able to review the updated plans, members of the EAC participated in a site walk through with the site owner and members of the Abington Shade Tree Commission and Rydal-Meadowbrook Civic Association on May 27, 2021. We appreciate the owner's willingness to host this walk through which was extremely valuable in understanding potential impacts to the woodlands on this site. During the walkthrough it was noted that there are a substantial number of invasive species. We are excited to see natives being planted in their place.

Based on this new information and insight gained from the walk through, the Abington Township Environmental Advisory Council (EAC) and Shade Tree Commission (STC) offer the following comments and recommendations:

Protecting the Pine Tree Grove Area by modifying the location of the proposed Christine Lane (per township approval) which the owner is willing to do.

Increase Diameter at Breast Height (DBH) of replacement trees to at least 3.5 inches or more and/or increase the number of trees from two to three trees for each tree to replace. We are grateful that the owner seemed agreeable to this suggestion.

Eliminating the proposed sidewalk along Susquehanna Rd. This walk would be a stand-alone sidewalk as there is no sidewalk further up past the property. It will also have an impact on stormwater as well due to the removal of two large mature trees.

Please see the attached map as a reference.

Respectfully submitted,

Collin Watson

Collin Watson, Chair
Abington Shade Tree Commission

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Richard Manfredi
Khal Hassan
Allison Lee
EAC Members
Planning Commission Members
Shade Tree Commission Members
Rydal- Meadowbrook Civic Association

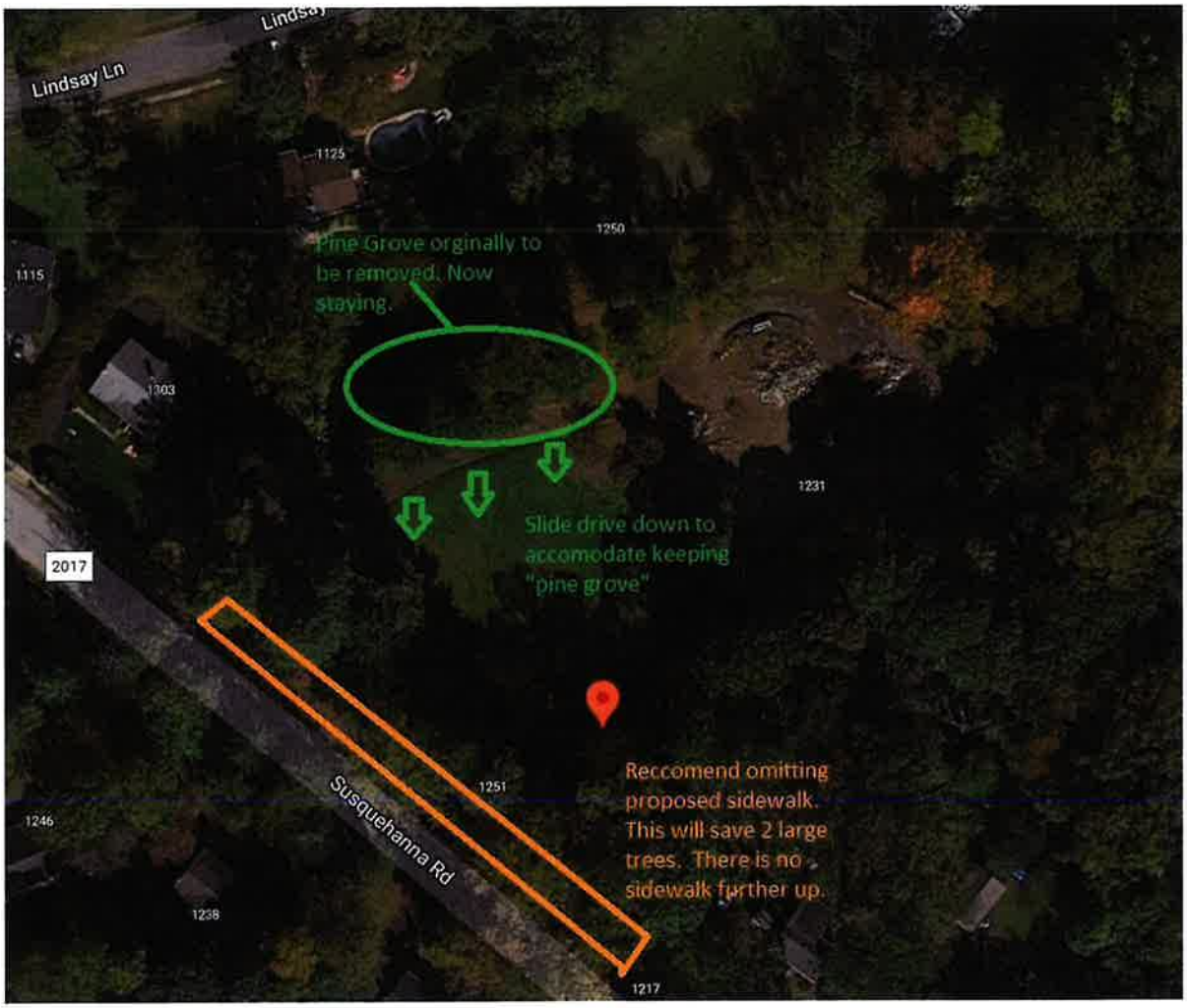


Figure 1 - Overview of 1231 Susquehanna Rd. Property

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 13, 2020

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #20-0204-001
Plan Name: 1231 Susquehanna Road
(5 lots comprising 6.54 acres)
Situate: Susquehanna Road and Lindsey Lane
Abington Township

Dear Mr. Manfredi:

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 October 13, 2020. We forward this letter as a report of our review.

BACKGROUND

Thomas and Christine Diegidio, the applicants, propose to subdivide a 6.54 acre tract into five lots and construct five single-family detached dwelling units. The site is the location of two existing homes, two sheds, and a tennis court, all of which would be removed. The properties are located in the R1 Low Density Residential District. The development would be served by public sewer and water. The applicant has submitted a preliminary plan dated September 18, 2020. We previously reviewed plans for this site when it was known as the "Rhona Goldstein" plan, in letters dated February 20, 2009; and July 30, 2008.

COMPREHENSIVE PLAN COMPLIANCE

The plan is generally consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*, which designates the project area as "Suburban Residential." However, the plan could be more consistent.For example, the applicant should note that that the Suburban Residential future land use category's description says that steep slopes should be preserved, yet there is extensive disturbance of steep slopes proposed. *MONTCO 2040* also includes the area within the "Rail Station Walkshed," where development should be designed to "make walking as easy as possible;" however, the applicant's plan does not include sidewalks. *MONTCO 2040* recommends sidewalks be built alongside roads in suburban areas to promote mobility and pedestrian safety.

The proposal is consistent with the Abington Comprehensive Plan (2007).

The proposal is not consistent with Bike MONTCO, which recommends improvements along minor arterial roads such as Susquehanna Road to accommodate bicyclists (see review comments, below).

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 issue that the applicant and township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

YARD AREA

A. Irregularly Shaped Lots. The location of required yards on irregularly shaped lots will be determined by the Zoning Official [§2601.O]. Was the zoning officer consulted?

TRANSPORTATION

A. Sidewalks. The applicant's plan states that a waiver was received for sidewalks along Susquehanna Road and the proposed new road. However, Township staff informs us that those waivers are no longer valid (they were for a different development proposed 13 years ago). There's no existing sidewalk along the Susquehanna Road frontage of this property, but one does exist immediately to the west (towards the Rydal station), as well as a wider shoulder.

   The applicant is required to construct sidewalk along Susquehanna Road and both sides of the proposed street and cul-de-sac bulb [§146-27]. This is important for many reasons, including for residents of the proposed development and those to the east of it being able to safely walk to the Rydal Regional Rail Station, and safely walk to the nearby school bus stop (for which there is a warning sign along the applicant's Susquehanna Road frontage). To the east of the proposed intersection of the proposed new road and Susquehanna Road, a more natural, context-sensitive walkway could be built, given the topography and existing trees.

B. Dedication of Road Frontage. The applicant should work with the township to dedicate as much road frontage as possible to PennDOT. There will need to be significant utility pole relocations for any development, so the township should make sure that the area along Susquehanna is dedicated to make room for a wider road shoulder that would, in part, better accommodate bicyclists (note the shoulder along Susquehanna Road just to the west), provide space for a sidewalk or walkway, and allow utility poles to be spaced further from the roadway.

C. Bike MONTCO. Widening the road to accommodate a wider shoulder would facilitate improvements recommended by Bike MONTCO for minor arterial roads with a 35 mph speed limit (*Bike MONTCO*, p.73).

https://www.montcopa.org/DocumentCenter/View/21389/Bike-Montco-Book-2018_ADOPTED?bidId=

ENVIRONMENTAL CONSERVATION

A. Steep Slopes [Zoning Article XVI].
   (1) The applicant states that they received a special exception for disturbance on steep slopes. The Steep Slope Conservation ordinance does not allow for such disturbance by special exception.
   (2) Proposed grading would result in numerous steep slope areas, at the same time that tree removal will affect much of the area. We recommend the slopes be stabilized as thoroughly and quickly as possible after development.
   (3) What proportion of the prohibitive slope (25%+) area is being disturbed? No more than 90% may be disturbed, with the exception of areas for roads and utilities, and then if no alternatives are possible; and for driveways (the minimum portion necessary to access the proposed buildings; and yard areas) [§1603] (the same question applies to precautionary slopes (15%-25%, where no more than 75% may be disturbed).
   (4) Trees greater than 6 inches in the steep slope areas shall be preserved [§1603]. It appears the applicant is proposing to remove approximately 10-12 such trees, including those with calipers up to 36".
B. Infiltration Beds. The proposed grading plan shows that the soil on top of the proposed infiltration beds would be graded. We recommend consulting with Montgomery County Conservation District to ensure that this will not compact the soil.
C. Conservation Easements. Such easements are required to preserve steep slopes in perpetuity, and shall be illustrated on the plans [§1606, §146-11].

LANDSCAPING

A. We suggest utilizing more than one species of tree for street trees, making them less vulnerable to pests and/or disease.
B. Numerous tree species are not identified [§146-11].

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 residential development in a rail station walkshed.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

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 (20-0204-001) on any plans submitted for final recording.

Sincerely,

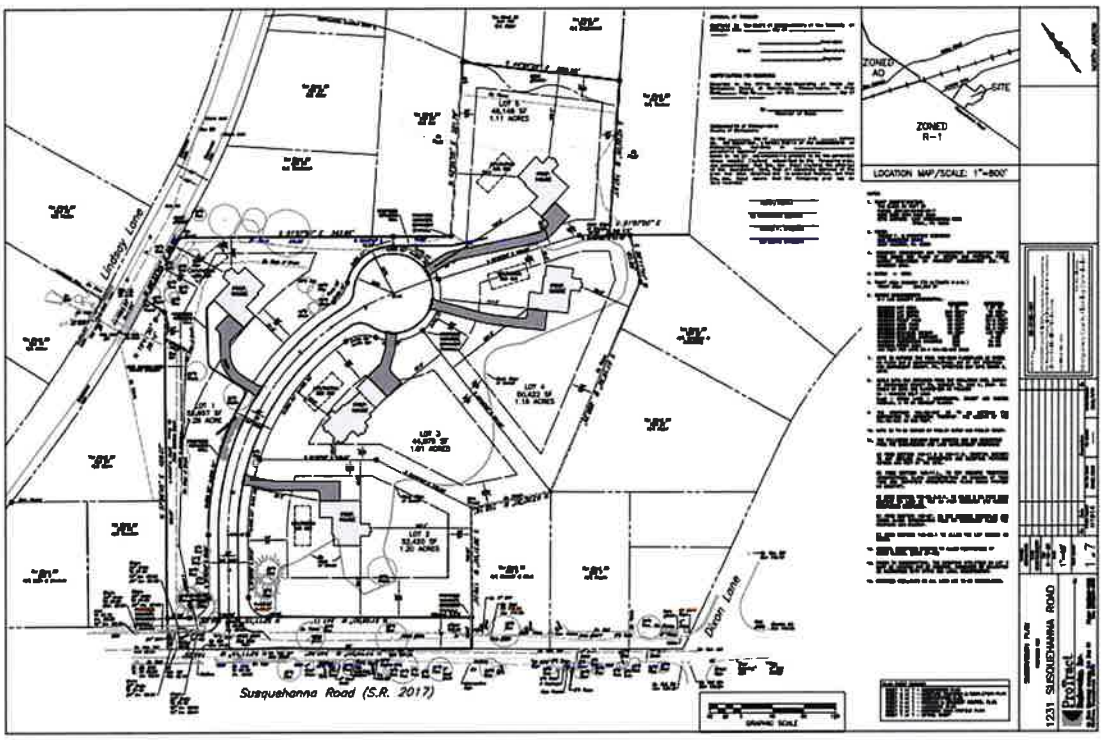
Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Thomas and Christine Diegidio, Applicants
Nick T. Rose, P.E., Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Amy Montgomery, P.E., Director of Engineering and Code, Abington Township
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A: Plan
B: Aerial Photo

ATTACHMENT(S) A, B, C, ETC.

Plan –1231 Susquehanna Road



Aerial Image: 1231 Susquehanna Road



1231 Susquehanna Road
MCPC #200204001

Montgomery County Planning Commission

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Amy Montgomery, P.E. – Abington Township

From: Greg Richardson, P.E.

Date: November 6, 2020

Re: 1231 Susquehanna Road – Proposed Residential Development
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00029

cc: Rich Manfredi, Manager
Melissa Prugar, P.E. – Boucher and James

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced land development application. TPD reviewed the following documents:

- Land Development Plans prepared by ProTract Engineering, Inc. – Dated September 18, 2020

The following are our comments:

1. To eliminate overlapping/interlocking left turn ingress movements with the private driveway on the southside of Susquehanna Road, the proposed driveway should be relocated 25 feet to the west.
2. Based on a field visit, it was determined that the required minimum safe stopping sight distance to the left for a driver exiting the proposed driveway cannot be achieved without removal of two (2) existing large caliper trees.
3. The Applicant should provide a speed study to verify existing travel speed(s) along Susquehanna Road. This speed study will be utilized to determine the required minimum safe stopping sight distances.
4. The plans should provide a sight triangle indicating the required and existing/proposed distances for egressing and left turn ingress movements.
5. With the provision of a 24-foot cartway width, it is recommended that on-street parking be prohibited within the development. Sign accordingly.

2500 East High Street, Suite 650
Pottstown, PA 19464
610.326.3100
TrafficPD@TrafficPD.com

6. Per PennDOT definition, a proposed driveway that serves four (4) or more properties is classified as a local road. Therefore, the driveway radii at its intersection with Susquehanna Road should be 35 feet (minimum). The radii should be appropriately labeled.
7. To match existing conditions to the west of the proposed driveway, Susquehanna Road should be widened along the property frontage to provide a minimum 4-foot wide shoulder, curb and sidewalk.
8. With the proximity of the proposed residential development to the nearby SEPTA train station, consideration should be given by the Township to require sidewalk within site.
9. The Township Fire Marshal should review the site plans to ensure that emergency vehicles can be accommodated and properly maneuver, specifically within the proposed cul-de-sac.
10. Provide a "STOP" sign on the proposed site driveway.
11. Access to Susquehanna Road (S.R. 2017) will require a Highway Occupancy Permit (HOP) from PennDOT. The applicant should copy the Township on all PennDOT submissions, including all plans and studies.

TPD reserves the right to make additional comments upon receipt of additional documents or changes to the plan and studies

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021

DATE

LU-03-081221

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Subdivision - 1768 Kimball Avenue - Escrow Release No. 2 and Escrow Release No. 3

EXECUTIVE SUMMARY:

Consider and Discuss the Release of Escrow No. 2 - $11,550.00 and Release of Escrow No. 3 - $9,312.00 on the Subdivision - 1768 Kimball Avenue

PREVIOUS BOARD ACTIONS:

Board of Commissioners at their June 10th meeting approved the release of Escrow No. 1 on the Subdivision - 1768 Kimball Avenue in the amount of $10,750.00.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Release of Escrow No. 2 - $11,550.00 and Release of Escrow No. 3 - $9,312.00 on the Subdivision - 1768 Kimball Avenue.

Pennoni

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

May 25, 2021

ABINT1600.08

Mr. Richard J. Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: 1768 Kimball Avenue
Escrow Release #2

Dear Mr. Manfredi,

We have received an escrow release request dated May 14, 2021 for a reduction of escrow funds relating to the above referenced project.

Based on our field visit on May 21, 2021 and communications with Township staff regarding the work, we recommend the following release:

Original Construction Escrow Total	$ 35,598.20
Construction Escrow Released Prior to this Request	$ 10,750.00
Balance Prior to This Release (Including Contingency)	$24,848.20
Recommended Amount This Release	**$ 11,550.00**
Total Construction Escrow Balance Remaining After This Release (Including Contingency)	$ 13,298.20

Enclosed, you will find the Summary of Construction Cost Breakdown. Please review and process for release. Should you have any questions, please feel free to contact me at (610) 422-2499.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Assistant Director of Engineering
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Arthur B. Herling, III, ABH Builders, Applicant

POPPER & DEACON
COST ESTIMATE

PROJECT: 1768 KIMBALL AVENUE

ESCROW RELEASE REQUEST NO.: 2
REQUEST DATE: 5/14/2021

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	CURRENT ESCROW RELEASE	ESCROW RELEASED TO DATE	ESCROW REMAINING
	Estimate #226							
1	Replace approx. 165 L.F. Concrete Curb	165	L.F.	$ 70.00	$ 11,550.00	$ 11,550.00	$ 11,550.00	$ -
2	Replace approx. 516 L.F. of 4" Concrete Sidewalk	516	S.F.	$ 8.00	$ 4,128.00	$ -	$ -	$ 4,128.00
3	Replace approx. 324 S.F. of 6" Concrete Apron	324	S.F.	$ 16.00	$ 5,184.00	$ -	$ -	$ 5,184.00
	Estimate #227							
4	Install 18" Silt Fence Approx. 400 L.F.	L.S.	L.S.	$ 1,500.00	$ 1,500.00	$ -	$ 750.00	$ 750.00
5	Build #2 Dry Well per professional drawings including tie-in from downspout	L.S.	L.S.	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00	$ -
6	10% Contingency				$ 3,236.20			$ 3,236.20
	TOTAL TOWNSHIP ESCROW CONSTRUCTION COSTS				**$ 35,598.20**	**$ 11,550.00**	**$ 22,300.00**	**$ 13,298.20**

SUBMITTED: _____ 5/25/21
DEVELOPER/OWNER — DATE

RECOMMENDED FOR RELEASE: _____ 5/25/2021
PENNONI ASSOCIATES, INC. — DATE

APPROVED: _____
ABINGTON TOWNSHIP — DATE

Pennoni

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

June 29, 2021

ABINT1600.08

Mr. Richard J. Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: 1768 Kimball Avenue
Escrow Release #3

Dear Mr. Manfredi,

We have received an escrow release request dated May 25, 2021 for a reduction of escrow funds relating to the above referenced project.

Based on our field visits on May 26, 2021 and June 23, 2021, we recommend the following release:

Original Construction Escrow Total	$	35,598.20
Construction Escrow Released Prior to this Request	$	22,300.00
Balance Prior to This Release	$	13,298.20
Recommended Amount This Release	**$**	**9,312.00**
Total Construction Escrow Balance Remaining After This Release (Including Contingency)	$	3,986.20

Enclosed, you will find the Summary of Construction Cost Breakdown. Please review and process for release. Should you have any questions, please feel free to contact me at (610) 422-2499.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Director of Engineering
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Arthur B. Herling, III, ABH Builders, Applicant

POPPER & DEACON
COST ESTIMATE

PROJECT: 1768 KIMBALL AVENUE

ESCROW RELEASE REQUEST NO.: 3
REQUEST DATE: 5/25/2021

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	CURRENT ESCROW RELEASE	ESCROW RELEASED TO DATE	ESCROW REMAINING
	Estimate #226							
1	Replace approx. 165 L.F. Concrete Curb	165	L.F.	$ 70.00	$ 11,550.00		$ 11,550.00	$ -
2	Replace approx. 516 L.F. of 4" Concrete Sidewalk	516	S.F.	$ 8.00	$ 4,128.00	$ 4,128.00	$ 4,128.00	$ -
3	Replace approx. 324 S.F. of 6" Concrete Apron	324	S.F.	$ 16.00	$ 5,184.00	$ 5,184.00	$ 5,184.00	$ -
	Estimate #227							
4	Install 18" Silt Fence Approx. 400 L.F.	L.S.	L.S.	$ 1,500.00	$ 1,500.00	$ -	$ 750.00	$ 750.00
5	Build #2 Dry Well per professional drawings including tie-in from downspout	L.S.	L.S.	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00	$ -
6	10% Contingency				$ 3,236.20			$ 3,236.20
	TOTAL TOWNSHIP ESCROW CONSTRUCTION COSTS				**$ 35,598.20**	**$ 9,312.00**	**$ 31,612.00**	**$ 3,986.20**

SUBMITTED: _____ 6/29/21
DEVELOPER/OWNER — DATE

RECOMMENDED FOR RELEASE: Khaled Hassan 6/29/21
PENNONI ASSOCIATES, INC. — DATE

APPROVED: _____
ABINGTON TOWNSHIP — DATE

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	PS-01-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
Administration		Yes ☐ No ☑
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Fire Police no

EXECUTIVE SUMMARY:

Authorizing the Board President to confirm nominations for Roslyn Fire Station #500 Special Fire Police, Nicole Kugler and James Springfield.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee made a motion to move the agenda item to the Regular Business meeting on August 12, 2021.

RECOMMENDED BOARD ACTIONS:

Motion to authorize the Board President to confirm the nominations for the Roslyn Fire Company Special Fire Police.

SPECIAL FIRE POLICE CONFIRMATION

Be it confirmed on this ____ day of _____, 2021, by the authority of the Board of Commissioners of the Township of Abington that the President of the Board be authorized and directed to appoint Special Fire Police member as named below to enter his duties as such.

ATTEST: **ABINGTON TOWNSHIP**

Richard J. Manfredi
Secretary

John L. Spiegelman
President, Board of Commissioners

<u>Station 500 – Roslyn Fire Company</u>

James W. Springfield

SPECIAL FIRE POLICE CONFIRMATION

Be it confirmed on this ____ day of _____, 2021, by the authority of the Board of Commissioners of the Township of Abington that the President of the Board be authorized and directed to appoint Special Fire Police member as named below to enter her duties as such.

ATTEST: **ABINGTON TOWNSHIP**

_____ **_____**

Richard J. Manfredi
Township Manager & Secretary

John L. Spiegelman
President, Board of Commissioners

<u>Station 500 – Roslyn Fire Company</u>

Nicole M. Kugler

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	PS-03-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Police		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Approve other traffic safety locations as experimental locations.

EXECUTIVE SUMMARY:

Consider a motion to install stop signs as experimental on Cedar Lane at Hamel Avenue, Cricket Avenue at Jefferson Avenue, Jefferson Avenue at Maple Avenue and Grovania at Penbryn Avenue.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The committee moved the agenda item to the Regular Business meeting in August.

RECOMMENDED BOARD ACTIONS:

Motion to approve the installation of stop signs as experimental on Cedar Lane at Hamel Avenue, Cricket Avenue at Jefferson Avenue, Grovania Avenue at Penbryn Avenue and Jefferson Avenue at Maple Avenue.

ABINGTON TOWNSHIP POLICE DEPARTMENT

TO: Richard J. Manfredi, Township Manager
FROM: Patrick Molloy, Chief of Police
DATE: June 17, 2021
SUBJECT: Traffic Safety Disposition Review List

On Thursday, June 14th, 2018 the Abington Township Board of Commissioners adopted Resolution 18-026 establishing a uniform policy and procedure for consideration of traffic regulations and the installation of proper signs and markings. The below intersections were requested to be considered for ALL-WAY stop signs by their respective Commissioner. Upon review by the Traffic Safety Unit, it was determined that these intersections do not meet the requirements for ALL-WAY stop sign installation. It is my recommendation that these intersections be considered for experimental stop sign installation in accordance with Chapter 156, Vehicles and Traffic, subsection 156-4.

Commissioner	Traffic Measure **Stop Sign**	Appendix
Commissioner Thompson	Cedar Lane at Hamel Avenue	1
Commissioner Zappone	Cricket Avenue at Jefferson Avenue	2
Commissioner Zappone	Jefferson Avenue at Maple Avenue	3
Commissioner Spiegelman	Grovania Avenue at Penbryn Avenue	4

1	The request for an ALL-WAY Stop Sign is not recommended. There have been no crashes reported at the above listed intersection in the last 5 years. Sight distance measurements exceeds what is needed for a 25 MPH roadway. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.
2	The request for an ALL-WAY Stop Sign is not recommended. A review of the area was completed. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.
3	The request for an ALL-WAY Stop Sign is not recommended. A review of the area was completed. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.
4	This stop sign request is not recommended as it has not been reviewed by the Traffic Safety Unit.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	PA-01-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Comp Park & Rec Ad Hoc Committee

EXECUTIVE SUMMARY:

The Township of Abington's Board of Commissioners have considered developing a parks master plan, with a focus on enhancing the quality of life of all those who live, work and visit Abington Township. The development of a comprehensive recreation, parks, and open space plan and the identifying capital parks investment project goals is a critical step in attaining quality of life goals through recreational services. Assuring citizens are actively engaged in the process and encouraged to collaborate with key stakeholders, residents, and business owners, while meeting the objectives established by the PA Department of Conservation and Natural Resources, a Recreation, Parks, and Open Space (RPOS) Advisory Committee shall be created to serve as a working group to contribute to and guide the Township in developing a Comprehensive Recreation, Parks, and Open Space Plan. This plan may also serve as a basis for the parks master plan in a future chapter of the Township's Comprehensive Plan. This Recreation, Parks, and Open Space Advisory Committee will be working in concert with the Board of Commissioners and Township Administration in reviewing, assessing, and making recommendations to achieve community goals and objectives in accordance with the Pennsylvania PA Department of Conservation and Natural Resources guidelines.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee made a motion to move the agenda item to the Regular Business meeting

in August and change to a total of 9 members from 7 members.

RECOMMENDED BOARD ACTIONS:

Motion to authorize the creation of a Comprehensive Recreation, Park and Open Space plan advisory committee.

SUMMARY

The Township of Abington's Board of Commissioners have considered developing a parks master plan, with a focus on enhancing the quality of life of all those who live, work and visit Abington Township. The development of a comprehensive recreation, parks, and open space plan and the identifying capital parks investment project goals is a critical step in attaining quality of life goals through recreational services. Assuring citizens are actively engaged in the process and encouraged to collaborate with key stakeholders, residents, and business owners, while meeting the objectives established by the PA Department of Conservation and Natural Resources, a Recreation, Parks, and Open Space (RPOS) Advisory Committee shall be created to serve as a working group to contribute to and guide the Township in developing a Comprehensive Recreation, Parks, and Open Space Plan. This plan may also serve as a basis for the parks master plan in a future chapter of the Township's Comprehensive Plan. This Recreation, Parks, and Open Space Advisory Committee will be working in concert with the Board of Commissioners and Township Administration in reviewing, assessing, and making recommendations to achieve community goals and objectives in accordance with the Pennsylvania PA Department of Conservation and Natural Resources guidelines.

SECTION 1. Composition of the Recreation, Parks, and Open Space Advisory Committee

Section 1.1 The Recreation, Parks, and Open Space Advisory Committee, hereinafter referred to as "RPOS," shall consist of up to ~~seven (7)~~ 9 members, whom the Board of Commissioners shall appoint. The RPOS shall strive to include persons knowledgeable in fields related to recreation, parks, and open space. The RPOS shall have one (1) member from the Board of Commissioners appointed by the President of the Board of Commissioners who shall serve as the Chair, and who shall recommend to the Board of Commissioners citizens and individuals to serve on the RPOS Advisory Committee. The RPOS shall have one member from the Township's Environmental Advisory Council and one member from the Township's Shade Tree Commission.

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Section 1.2 The RPOS shall work through the Township Manager in utilizing such planning or other technical experts, as may be deemed necessary by the RPOS and approved by the Board of Commissioners to carry out their work. However, due diligence shall be exercised to enlist such voluntary assistance as may be available from research and other knowledgeable and organizations, and other Inter-local or Commonwealth agencies, generally recognized as qualified to aid the RPOS

Section 1.3 The RPOS shall be created with appointments by the Board of Commissioners ~~to begin its work~~ no later than September 20, 2021. The Task Force shall have its final report and recommended plan to the Board of Commissioners by December 31, 2022, with the RPOS sunsetting on December 31, 2022.

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Section 1.4 Disclosure and Conflict of Interest: Notwithstanding any provision of law, RPOS members shall not vote or participate in a determination of any matter in which the RPOS member shall receive a special private gain.

DRAFT

SECTION 2. Scope and Duties

Section 2.1 The RPOS shall work with the Board of Commissioners, through its Chair and the Township Manager, to develop a plan to recommend to the Board of Commissioners that is in accordance with and within the framework established by the Commonwealth of Pennsylvania, Department of Conservation and Natural Resources, Bureau of Recreation and Conservation Community Conservation Partnerships program guidelines and example scope of work as found in Appendix A.

Section 2.2 The RPOS shall conduct its work in such a manner as to advise the Board of Commissioners and submit periodic reports as requested by the Board of Commissioners, through the Chair and Township Manager, in accordance with timelines prescribed by the Board of Commissioners.

SECTION 3. Meetings

Section 3.1 Meetings of the RPOS advisory committee shall be in accordance with the following:

(a) The RPOS shall meet at the call of the Chair or as the work on the plan becomes necessary.

(b) The RPOS advisory committee shall meet at such time and places as is practical, with the Township Building being the primary place for its public meetings. The Township Manager or his designee shall give notice of such meeting to each member at least five (5) days, where practical, prior to the time affixed for such meeting.

(c) Minutes are to be kept of all open meetings, including:

- The date, time, and place of the meeting
- The names of members present
- The substance of all actions taken
- The names of all citizens who appeared officially and the subject of their comments.

(d) Active member attendance at meetings is a member responsibility. In the event of absence for three consecutive meetings, the Chair shall notify the member to discuss the situation and notify the Board of Commissioners of the member's attendance record and its negative impact on the work of the advisory committee.

SECTION 4. Quorum and Agenda

Section 4.1 A majority of the appointed ~~Four of the seven (7)~~ members shall constitute a quorum. A quorum must be present in order to conduct the business of the advisory committee.

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Section 4.2 The Township Manager or his designee shall prepare an agenda for each meeting of the advisory committee. Copies of the agenda shall be distributed at least twenty-four (24) hours before the meeting, and any matter not on the agenda so distributed will not be considered except by the majority consent of the members of the committee present.

SECTION 5. Term

Section 5.1 The RPOS members shall serve without compensation until December 31, 2022.

DRAFT

APPENDIX A

DRAFT

DCNR-2021-Plan
Plan-GPM – 13 Rev. 1-19

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
BUREAU OF RECREATION AND CONSERVATION
COMMUNITY CONSERVATION PARTNERSHIPS PROGRAM

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
www.dcnr.state.pa.us

COMPREHENSIVE RECREATION, PARK, AND OPEN SPACE PLAN
Guidelines and Example Scope of Work

The following information is provided to assist in the development of a scope of work (SOW) for a Comprehensive Recreation, Park, and Open Space Plan (CRPOS) that accurately addresses community needs and specific project requirements under the Community Conservation Partnerships Program. This SOW can also be used to acquire a cost estimate from a qualified consultant.

Before starting a grant application, contact the appropriate Bureau Regional Advisor to discuss the project and assist in the development of a general SOW. Contact information is available on the Regional Staff Assignment map. Please contact the advisor assigned to the region in which your project is located.

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
A CRPOS Plan is a plan for the future. It involves a research, public input, and analysis process that leads to a municipal, county or regional-based plan that identifies the methods, resources, organizational capacity, and capital investment needed to accomplish both short-term and long-term recreation and conservation goals of the community. Greenways may also be studied as part of the CRPOS Plan. Greenways are linear corridors of public and private land that serve as the linkages between specifically identified natural resource-based or manmade features and can serve a variety of functions. The planning process includes substantial citizen involvement, inventory of existing conditions and facilities, analysis of issues and community needs, and specific recommendations that set forth actions, priorities, and cost. It also includes an implementation plan and strategy for measuring and evaluating progress.

A CRPOS Plan is an official document that, in part, dictates municipal land use policy and decisions. The Bureau strongly encourages municipalities to follow adoption procedures listed in the Pennsylvania Municipalities Planning Code (Section 302).

Scope of Work (SOW)
The SOW describes specific work elements and tasks to be completed by the consultant, including deliverables and timeline. Potential consultants use the detailed SOW to develop a competitive proposal.

Consultant Selection
Professional design consultants must be selected using a competitive Request for Proposals (RFP) process. If a project is selected for grant funding, a detailed SOW must be submitted to the Bureau Project Manager for review and approval before issuing the RFP or awarding a contract for professional services. The DCNR-approved RFP must be sent to at least five (5) consulting firms. The RFP provides a detailed SOW and related requirements so that all firms are competing with the same information. Proposals from more than one consulting firm provide an opportunity to compare different approaches to the work, various cost proposals and the level of expertise of more than one firm. The firm selected through an RFP process does not have to be the one submitting the lowest cost proposal. The selected proposal must be cost-effective and responsive to the community and project needs.

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
Example Scope of Work (SOW)

CRPOS Plans funded by the Bureau generally incorporate the work elements outlined in the following Example SOW. Depending on agency objectives and community recreation and conservation needs, the scope of work may be modified by adding or subtracting work elements. In preparation for the RFP process, the work elements and tasks must be further defined to fully develop the project SOW. The Bureau Project Manager will assist the Grantee in finalizing a SOW that best meets the needs of the community, established planning standards, and grant program requirements.

A. PLAN PURPOSE, GOALS, AND OBJECTIVES

Describe the purpose of the plan including any special or unique community concerns that will be addressed. Develop goals that describe what the plan will accomplish. Discuss how the agency and the public will use the plan. The purpose, goals, and objectives should be developed prior to consultant selection. This will allow the consultant team to concentrate the research and analysis on the highest agency priorities.

B. PUBLIC PARTICIPATON

Public participation is required throughout the planning process to help determine and prioritize community needs. Public participation techniques are outlined in the Bureau's *Public Participation Guide* and below. Community involvement and engagement must prioritize diversity, equity, and inclusion to ensure feedback and recommendations that are comprehensive, appropriate, and accountable. The narrative must include a detailed summary of the public participation methods, results, and conclusions (i.e. areas of consensus and/or contention); raw data should be included in the appendix.

1. At minimum, public participation must include:
    a. Study Committee (5-9 people) – A representative and diverse study committee must be formed and meet with the planning consultant on a regular basis to provide guidance and review of the work. Consider appointing 5-9 people to the committee.
    b. Public Meetings (2 meetings) – At least two public meetings must be held and at least one must be with elected officials. The appropriate number and type of meetings will vary depending on the project scope and community needs.
    c. Key Person Interviews (10-20 interviews) – A key person interview is a one-on-one discussion about a specific topic with an individual recognized or designated as a community leader. The Study Committee should help to determine potential interviewees. Consider conducting 10-20 interviews.

2. Additional recommended public participation:
    a. Citizen Survey – A random sample citizen survey is a type of opinion poll that asks residents for their perspectives on specific topics. Describe the survey method to be used (i.e. written, telephone, internet, etc.) and the anticipated number of survey questionnaires.
    b. Focus Group – A focus group provides community input from individuals with common interests. Consider focus groups comprised of neighborhood residents, elected officials, organized sports organizations, etc.
    c. Planning Document Review – Review previous planning documents and consider the results of recent public participation efforts regarding parks, recreation, and open space.

C. BACKGROUND INFORMATION

The background information provides an overview of the community and the recreation, park, and open space system. Analyzing this data helps develop a future system that reflects the needs of present and future residents as well as conserves the natural, cultural, and historic elements that contribute to the uniqueness and cohesiveness of the community. Provide the following information:

1. Community Background
    a. Geographic location, size, regional context, character, history, etc.
    b. Type of government.
    c. History of the agency's recreation and park functions.

2. Socioeconomics (use of U.S. Census data is required)
    a. Demographic trends including population, age, gender, race & ethnicity, households, income, education, and visitors.
    b. Population projections for at least the next 10-20 years.
    c. Economic trends including economic conditions, major employers, and fiscal health.

3. Physical Characteristics
    a. Updated version of the existing municipal land use map.
    b. Inventory and discussion of natural features and ecosystems such as forests, wetlands, waterways, farmland, critical habitats, etc.
    c. Inventory and discussion of cultural and man-made features such as historic sites, transportation corridors, housing, utilities, etc.
    d. Inventory and analysis of environmental issues such as stormwater and brownfields.

4. Provisions of existing planning documents (i.e. Comprehensive Land Use Plan, Watershed or Rivers Conservation Plan, Greenway Plan, 2020-2024 Pennsylvania Statewide Comprehensive Outdoor Recreation Plan, etc.).

D. AGENCY MISSION STATEMENT, GOALS, AND OBJECTIVES

The agency mission statement provides a clear definition of the agency's purpose and responsibilities. Goals address what the agency hopes to achieve in the next ten years. Agencies that have already developed a mission statement and goals should analyze them to determine if they clearly focus the agency's direction and purpose, are reasonable and achievable, and reflect the needs of their constituents. For agencies initiating a parks, recreation, and open space program, completion of this task may be best accomplished at the end of the project.

1. Discuss the purpose and use of a mission statement, goals, and objectives. They should have long-term applicability beyond the planning process.

2. Develop a draft mission statement, goals, and objectives. They should be re-evaluated at the end of the planning process to ensure that they are still appropriate for the agency.

E. AGENCY ADMINISTRATION

Analyze how effectively the agency administers recreation, park, and open space services. Agency practices are compared to accepted administrative practices. Agency practices include the ability to involve the public with long-range planning efforts; the ability to work cooperatively with other public agencies, community groups, and businesses; and the effectiveness of existing office procedures and policies.

Describe and analyze the following:

1. Enabling legal document from which the agency receives authority and responsibility.

2. Relationships between the agency and community organizations and agency involvement with regional initiatives.

3. Public relations and marketing efforts to promote agency functions, services, and programs.

4. Cooperative efforts and established agreements between the agency and other municipalities, schools, recreation providers, conservation groups, support groups, area businesses, etc.

5. Policies and procedures that govern the general operation of the agency recreation, park, and open space functions (use of facilities, non-resident participation, policy manuals, risk management program, record keeping, etc.).

6. Opportunities for public involvement in planning efforts including use of program evaluation forms, distribution of surveys, public meetings, etc.

7. Record-keeping procedures.

8. Administrative challenges.

F. AGENCY PERSONNEL

Describes who is responsible for providing the agency recreation, park, and open space programs and services and analyze the effectiveness of each involved entity. For most agencies, at least one entity is responsible for developing programs and services. Agency personnel may include the governing body, municipal manager; public works department; paid recreation and park staff, maintenance staff, program staff, and/or volunteers such as recreation and park board members.

1. Analyze the organizational chart for accuracy with current conditions and procedures.

2. Describe and analyze the following:
    a. Number, type, roles, and responsibilities of agency personnel currently responsible for providing recreation, park, and open space programs and services.
    b. Number, type, roles, and responsibilities of volunteers, such as the recreation and park board or arts council, that are responsible for maintaining recreation, park, and open space and assisting with programs, services, etc.
    c. How new staff/volunteers are hired/appointed and trained for new positions.
    d. Existing personnel policies including manuals, appraisal systems, continuing education, etc.
    e. Staffing level (paid or volunteer) needed to effectively administer and maintain the agency facilities, programs, and services. Compare with existing conditions.

G. FACILITIES AND OPEN SPACE INVENTORY AND ANALYSIS

Analyze existing recreation, park, and open space resources, regardless of ownership, and compare to standards based on population and service areas. The general locations and types

of new recreation, park, and open space facilities and development priorities are identified with strong public participation and input.

1. On a map broken down by census tract or neighborhood, identify the location of indoor and outdoor facilities and open space owned/operated by:
    a. Public agencies
    b. Schools (public and private, all levels)
    c. Major non-profits and quasi-public organizations (athletic associations, scouts, conservancies, service clubs, YMCA/YWCA's, etc.)
    d. Major private businesses (health clubs, bowling alleys, etc.)

2. Provide the following information in chart form for the indoor and outdoor facilities and open space identified on the map:
    a. Facility or open space name
    b. Ownership
    c. Number and type of facilities
    d. Acreage
    e. General condition and use

3. Provide the following information for the indoor and outdoor facilities and open space owned or managed by the agency:
    a. Condition and required upgrades and/or major repairs.
    b. Obsolete, underutilized, and/or inappropriate.
    c. Compliance with current safety guidelines such as those developed by the Consumer Product Safety Commission (Playgrounds).
    d. Compliance with accessibility standards (Americans with Disabilities Act).
    e. Compliance with inclusive design standards.
    f. Connectivity to transportation network (walk, bike, vehicle, public transit, etc.).

4. Determine local access to outdoor recreation using the following resources:
    a. The National Recreation and Park Association (NRPA) Park Metrics is a comprehensive source of data benchmarks and insights for the effective management and planning of operating resources and capital facilities.
    b. The Trust for Public Land (TPL) ParkServe interactive platform tracks park access in urban areas. The web-based tool identifies local parks and open space, determines the percentage of residents who live within a 10-minute walk, and identifies the neighborhoods most in need of new parks.
    c. DCNR Partnered with the Trust for Public Land (TPL) and WeConservePA to use Geographic Information Systems (GIS) to understand access to outdoor recreation in Pennsylvania. TPL's Research and Innovation Team used the data analysis methods to assist DCNR in identifying areas with the greatest need and opportunity. This interactive map of outdoor recreation access in Pennsylvania shows the results of the analysis. Data is available for a 10-Minute Walk by Municipality & County and a 10-Minute Drive for Trails and Water.

5. Compare public input with existing facilities and conditions.

6. Analyze the condition of existing greenways and riparian forest buffers and the development of additional resources in coordination with statewide initiatives and goals.

7. Analyze open space preservation techniques such as mandatory dedication, overlay zoning, conservation easements, etc.

8. Additional items for Greenways:
    a. Prepare a base map of the proposed greenways.
    b. Determine land ownership along corridor and contact non-agency owners to gauge potential support.
    c. Identify corridor boundary, topography, geology, significant natural features and historic/cultural resources.
    d. Conduct a wildlife analysis and document negative impacts of corridor development.
    e. Determine demand and profile of potential user groups (walkers, bikers, etc.)
    f. Determine potential connections to neighborhoods, businesses, transportation networks, etc.

H. FACILITIES AND EQUIPMENT MAINTENANCE

For agencies that are currently maintaining facilities, analyze the effectiveness of the maintenance program. Agencies without any facilities are provided with an overview of recreation and park maintenance requirements and how they can develop effective maintenance programs to ensure the protection of future capital investments.

1. Describe the current maintenance program and analyze its effectiveness. This includes record keeping, preventive maintenance, use of a maintenance management plan, etc.

2. List major maintenance equipment including age and purpose.

3. Describe existing risk management efforts including inspection of park facilities, specifically playground equipment.

4. Analyze the adequacy of maintenance in relation to the condition of the recreation and park facilities and open space areas.

I. RECREATION PROGRAMS AND SERVICES

For agencies that currently provide programs and services, compare existing offerings to those provided by other entities, the needs/wants of constituents, and professional standards. This comparison helps to determine if the agency provides a sufficiently broad range of cost-effective programs and services that constituents need/want. For agencies interested in providing programs and services, identify new programming areas and discuss an implementation strategy.

1. Provide a list of programs and services sponsored by public, non-profit, and private entities that include:
    a. Sponsoring group
    b. Program name
    c. Participant target age and gender
    d. Program fee (if any)

2. For agency or publicly sponsored programs and services, provide information about participation trends for the previous five years.

3. Determine availability of programs and services for:
    a. Active and passive
    b. Competitive and noncompetitive
    c. Individuals and groups
    d. All gender identities

e. All ages and abilities
f. All races and ethnicities
g. All income levels
h. All education levels

4. Analyze accessibility and inclusiveness of agency programs and services.

5. Identify program and service deficiencies and develop a strategy for the agency to address them.

J. FINANCING

Identify and analyze current and previous agency funding levels and sources, including tax and non-tax support, and compare to other municipal departments and similar agencies.

1. Compare tax support for recreation and parks in relation to the overall municipal budget and to other departments from the same municipality for the previous 5-year period.

2. Describe the agency philosophy for providing tax support to finance recreation and parks.

3. Compare agency capital and operating expenditures with agencies from municipalities that have similar populations and socio-economic characteristics.

4. Identify and analyze the major revenue sources (taxes, fees, donations, grants, etc.) and amounts used to finance recreation and parks.

5. Describe and analyze the current agency (recreation and park) budget process.

6. Identify new sources to finance recreation and parks and provide examples of their application.

K. RECOMMENDATIONS AND COST ESTIMATES

Outline specific agency priorities and actions to improve recreation and park facilities, programs, and services to meet community needs. Recommendations supported by data analysis and public input must be provided for scope of work elements. Cost estimates must be provided when appropriate.

1. Describe the recommended changes for administration, personnel, facilities, maintenance, programs, services, and financing and provide supporting data to justify the recommendations.

2. Provide a cost estimate to implement each recommendation and discuss potential implementation opportunities and challenges.

3. Additional items for Greenways:
   a. Provide options for the development of different types of greenways (active, passive, resource protection, etc.).
   b. Develop a greenway concept plan.
   c. Phase acquisition and development and identify appropriate protection measures.

4. Each plan component must include:
   a. An inventory of existing conditions.
   b. A comparison of existing conditions with local or national standards.
   c. Recommendations with priorities, timetables, and cost estimates.

L. PLAN IMPLEMENTATION

The cohesive and easy to follow five-year implementation plan must:

1. Prioritize the operating-related recommendations

2. Identify the following information for each recommendation:
    a. Roles and responsibilities of public and non-public agencies.
    b. Appropriate organizational structure to establish and maintain the facility.
    c. Target dates for implementation.
    d. Potential costs.
    e. Potential funding source(s).

3. Prioritize capital improvement recommendations and provide a multi-year year Capital Development Program organized by short-term (1-3 years), medium-term (4-7 years) and long-term (8 plus years) projects. Identify the following information for each project:
    a. Facility/area name.
    b. Description of proposed improvements.
    c. Total estimated development costs of proposed improvements, including engineering and design costs, project administration costs, acquisition and/or construction costs, and at least a 10% contingency.
    d. Potential funding source(s).

4. Provide a five-year summary of the projected fiscal impact on the operating budget for operating-related costs associated with administration, personnel, programs, services, and maintenance.

M. ADDITIONAL SOW ELEMENTS AND/OR RECOMMENDATIONS (*optional*)

Include additional SOW elements and/or recommendations, as appropriate. These may include, but are not limited to:

1. Greenway Plan

2. Trail Network Plan

3. Pool Feasibility Study

4. Playground Safety Study

5. Concept Designs for Neighborhood Parks

6. Maintenance Management Plan

7. Customer Service and Marketing Plan

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
Final Products

NARRATIVE REPORT

A draft final CRPOS Plan must be reviewed and approved by the Grantee and Bureau before it is officially adopted by the Grantee. Typically, the review process consists of reviewing a complete draft plan, providing comments, and reviewing a revised draft plan to ensure comments are adequately addressed.

The final CRPOS Plan must be a narrative, bound report beginning with an executive summary and followed by clearly labeled sections for each of the plan components in logical order. All supporting documents and information should be included in the appendix and not in the body of the report.

Executive Summary – Briefly describe the process, priorities, and final recommendations.

A. Purpose, Goals, and Objectives
B. Public Participation
C. Background Information
D. Agency Mission Statement, Goals, and Objectives
E. Agency Administration
F. Agency Personnel
G. Facilities and Open Space Inventory and Analysis
H. Facilities and Equipment Maintenance
I. Recreation Programs and Services
J. Financing
K. Recommendations and Cost Estimates
L. Plan Implementation
M. Additional SOW Elements and/or Recommendations (optional)

Appendix

REQUIRED DOCUMENT SUBMISSION

The Grantee should determine the exact number of printed and electronic copies of the CRPOS Plan and state the requirement in the RFP.

The following documents must be submitted to DCNR:

- Two (2) printed and bound copies of the final CRPOS Plan with the cover signed, sealed, and dated by the design consultant.
- One (1) electronic PDF of the final CRPOS Plan (as a single document) with the cover signed, sealed, and dated by the design consultant.
- Two (2) printed and one (1) electronic PDF of other deliverables, as applicable.

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
DCNR Grant Application Cost Estimate Checklist

Provide this checklist to a qualified design consultant to develop a detailed cost estimate to be submitted with the DCNR Grant Application. The cost estimate must be detailed for the project to be considered Ready-to-Go during the application review process.

Cost Estimate	Item
_____	☐ Executive Summary
_____	☐ (A) Purpose, Goals, and Objectives
_____	☐ (B) Public Participation ☐ Study Committee Meetings (required; 5-9 people): #_____ ☐ Public Meetings (2 required; 1 with elected officials): #_____ ☐ Key Person Interviews (required; 10-20 interviews): #_____ ☐ Citizen Survey (optional): #_____ ☐ Focus Group (optional): #_____ ☐ Other (optional): _____
_____	☐ (C) Background Information
_____	☐ (D) Agency Mission Statement, Goals, and Objectives
_____	☐ (E) Agency Administration
_____	☐ (F) Agency Personnel
_____	☐ (G) Facilities and Open Space Inventory and Analysis
_____	☐ (H) Facilities and Equipment Maintenance
_____	☐ (I) Recreation Programs and Services
_____	☐ (J) Financing
_____	☐ (K) Recommendations and Cost Estimates
_____	☐ (L) Plan Implementation
_____	☐ (M) Additional SOW Item:_____
_____	☐ Draft Narrative Report and Other Deliverables, as applicable
_____	☐ Final Products ☐ Narrative Report signed, sealed, and dated: #_____ ☐ Other, as applicable: #_____
_____	**TOTAL**

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	FC-02-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Community Development		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

CDBG 2021 Annual Action Plan

EXECUTIVE SUMMARY:

Abington Township is an entitlement community under the US Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. As such, the Township must prepare annually an action plan and submit it to HUD for approval. For the program year 2021 (FY2021), this annual action plan (AAP) must be submitted to HUD before August 15, 2021 following a 30-day public comment period, a public hearing, and approval by the Board of Commissioners; the 2021 program year will run from Oct. 2, 2021 through September 30, 2022.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the 2021 CDBG Annual Action Plan and adopt Resolution 21-022.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

_____	08/12/2021
Signature of Authorized Official	Date

President, Board of Commissioners

_____

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) FY 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____	08/12/2021
Signature of Authorized Official	Date

President, Board of Commissioners

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

_____ _____

Signature of Authorized Official Date

_____

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/A

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A

_____ _____

Signature of Authorized Official Date

_____

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

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TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 21-022

The Board of Commissioners of the Township of Abington, Montgomery County, Pennsylvania, approving the FY 2021 Annual Action Plan for the use of Federal CDBG Funds.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, the U.S. Department of Housing and Urban Development has advised the Township of Abington that under Federal Fiscal Year 2021, the Township is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of $797,961, FY 2020 CDBG Program Income of $100,000, and FY 2014 reprogrammed CDBG funds of $16,500; and

WHEREAS, the Township's Office of Community Development has prepared an Annual Action Plan for Federal Fiscal Year 2021, that the Township expects to initiate in October 2021, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the Township's Five Year Consolidated Plan; and

WHEREAS, a draft of the FY 2021 Annual Action Plan was on public display from July 6, 2021 until August 6, 2021 and the Township held a series of public hearings on the said Plan and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final document.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA, AS FOLLOWS:

SECTION 1. That the Annual Action Plan for the Federal Fiscal Year 2021 CDBG Program is hereby in all respects APPROVED and the Township Manager is hereby directed to file a copy of said Annual Action Plan for Federal Fiscal Year 2021 with the Official Minutes of this Meeting of this Board.

SECTION 2. That the Township is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.

SECTION 3. That the President of the Board of Commissioners, on behalf of the Township of Abington, Pennsylvania, is AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of $7897,964 (FY 2021 CDBG Allocation of $797,961 and FY 2020 Program Income of $100,000) and the reprogramming of FY 2014 CDBG funds in the amount of $16,500; and its further AUTHORIZED to act as the authorized representative of the Township of Abington to sign any and all documents in regard to these programs.

SECTION 4. That the President of the Board of Commissioners, on behalf of the Township of Abington, Pennsylvania, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the Township's Application.

ADOPTED INTO A RESOLUTION THIS 12TH DAY OF AUGUST 2021 BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA

APPROVED:

ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

_____
Date

_____
John L. Spiegelman, President

ATTEST:

_____
Richard J. Manfredi,
Secretary & Township Manager

8-Jul-21

SCHEDULE OF INVESTMENTS
JUNE 2021

MATURITY	SETTLEMENT DATE	FINANCIAL INSTITUTION	FUND
NO ACTIVITY			

0.00

CLEARING FUND ANALYSIS

Description	Beginning Balance 06/01/21	Receipts	Disbursements	Ending Balance 06/30/21
Sales Tax	0.00			0.00
Sales Tax-Refuse	92.83	52.76		145.59
Sales Tax-Rain Barrels	117.73	111.50		229.23
Sales Tax-Bare Root Trees	0.00			0.00
SPS WWTP	0.00			0.00
Training Center	0.00			0.00
State Mandated Permit Fees	1,314.00	1,125.00	(9.00)	2,430.00
War Memorial Donations	12,111.57			12,111.57
Totals	13,636.13	1,289.26	(9.00)	14,916.39

DEFERRED REVENUE/EXPENSE

HRC-Jnktwn Rotary Donation	877.85			877.85
Donation-Police Laser Purchase	250.00			250.00
Police Academy	2,777.50			2,777.50
Calendar Program	14,853.85			14,853.85
Attorney Fees to be Reimbursed	0.00	1,906.25		1,906.25
TOTALS	18,759.20	1,906.25	0.00	20,665.45

EAC

EAC Green Account	901.66	500.00		1,401.66
Jackson Park	1,279.82			1,279.82
TOTALS	2,181.48	500.00	0.00	2,681.48

EAC SUSTAINABILITY PROJECTS

EAC SUSTAINABILITY PROJECTS	19,769.48	1,985.86	(2,534.76)	19,220.58
TOTALS	19,769.48	1,985.86	(2,534.76)	19,220.58

CASH BALANCES (See Attached)

PETTY CASH FUNDS

Finance Office	500.00
Parks - Regular	100.00
Ardsley Community Center	100.00
Briar Bush - Regular	75.00
Police Admin	300.00
Police - SIU	500.00
Police-Records Office	50.00
Wastewater Administration	50.00
Public Works	50.00
Code/Engineering	75.00

TOTAL PETTY CASH FUNDS: 1,800.00

Cash and Investments Report
Cash and Investments Report
TWP OF ABINGTON
Through June 2021

		Cash	Investments	Fund Total
01	GENERAL FUND	29,253,604.84	90,000.01	29,343,604.85
02	SEWER OPERATIONS	11,296,888.62	1,619.02	11,298,507.64
03	HIGHWAY AID	2,801,485.13	0.00	2,801,485.13
04	FLOOD MITIGATION FUND	0.00	0.00	0.00
05	OPEB - HEALTH COST FUND	5,552,083.27	15,636,259.58	21,188,342.85
06	GRANT FUND	9,479,611.46	0.00	9,479,611.46
07	PERMANENT IMPROVEMENT	11,030,903.92	0.02	11,030,903.94
08	PARKS CAPITAL	93,290.11	0.00	93,290.11
10	TUITION REIMBURSEMENT FUND	0.00	0.00	0.00
11	RENTAL REHAB	7,624.86	0.00	7,624.86
12	CLEARING FUND	14,916.39	0.00	14,916.39
13	WORKER'S COMPENSATION	1,618,721.37	328,000.01	1,946,721.38
14	REFUSE FUND	4,836,760.59	0.02	4,836,760.61
15	MAIN ST MGR/ECON DEVELOP FUND	4,076.34	0.00	4,076.34
16	S.I.U.	6,081.70	0.00	6,081.70
17	SEWER CAPITAL	3,775,671.93	653,000.02	4,428,671.95
18	CDBG	0.00	0.00	0.00
	Grand Total:	**79,771,720.53**	**16,708,878.68**	**96,480,599.21**

2021 TRAINING AND CONFERENCE EXPENDITURES			
Employee Name	**Event**	**Submitted 6/30/2021**	**YTD Expenses 2021**
Officer Jordan Jones	National Assoc. of School Resources Pittsburgh, PA 01/25/2021 to 01/29/2021		1,471.12
Officer Daniel Burgman Officer Daniel Prior	Street Cop Training Atlantic City, NJ 10/04/2021 to 10/08/2021		1,996.00
Sgt. Joseph Blei	Force Science Certification Miami, FL 11/15/2021 to 11/19/2021		2,829.00
Chief Molloy	FBINNA Conference Orlando, FL 07/07/2021 to 07/10/2021		1,173.00
Chief Molloy	PCPA's 108th Education/Training Pocono Mts., PA 07/18/2021 to 07/21/2021		974.36
Officer Elizabeth Cartwright	MAAWLE Rehoboth, DE 10/10/2021 to 10/14/2021		250.00
Chief Molloy DC Porter	FBI National Academy Penn State, PA 05/23/2021 to 05/25/2021		400.00
Sgt. Drew Kent Lt. Quinn	FBI LEEDA Ft. Lauderdale, FL 04/25/2021 to 04/28/2021	(75.00) credit for registration	3,221.82
Sgt. Joseph Blei	Taser Master Columbus, OH 09/21/2021 to 09/23/2021		542.52
*Lt. Scott & 17 Officers	SWAT Training Ft. Indiantown Gap, PA 05/10/2021 to 05/11/2021		732.38
Total		-75.00	13,590.20

*New Activity

EXPENSES BY DEPARTMENT:	
Briar Bush	
Commissioners	
Administration	
Police	13,590.20
Parks	
Public Works	
Fire Marshal	
Finance	
Code	
WWTP	
Total	13,590.20

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
PERMANENT IMPROVEMENT FUND 06/30/21

	Beginning Balance 06/01/21	Monthly Activity	Ending Balance 06/30/21
ASSETS:			
Cash in Bank:			
Operating Cash	6,363,039.01	(71,532.19)	6,291,506.82
Wells Fargo Cash	111,919.28	0.92	111,920.20
Subdivision Plan	60,558.36		60,558.36
Aqua/PECO Paving	754,242.42	337,530.04	1,091,772.46
Construction Permits	2,360,427.02	1,940.08	2,362,367.10
Land Development	71,222.73	(11,227.50)	59,995.23
Street Opening Permits	8,687.10		8,687.10
WaterCourse Permits	1,800.00		1,800.00
Miscellaneous Escrows	153,691.68	5,250.00	158,941.68
Temporary Use & Occ.	1,500.00		1,500.00
Soil Erosion	6,000.00		6,000.00
Legal Fees - Escrow	154,117.14	68,404.30	222,521.44
Investments	0.00		0.00
Plgit	0.02		0.02
Investment to Market	303.60		303.60
Misc. Receivables	0.00		0.00
Perm. Improve. Liens Rec.	29,939.14		29,939.14
Allowance for Liens	(29,939.14)		(29,939.14)
Prepaid Expenses	1,460.74		1,460.74
Cash DEA	428.74		428.74
Cash 2017 Bond	765,157.49		765,157.49
TOTAL ASSETS	10,814,555.33	330,365.65	11,144,920.98
LIABILITIES			
Accounts Payable	0.00		0.00
Payroll Payable	(1,460.74)		(1,460.74)
Deposits Payable-Subdivisions	(60,558.36)	332.50	(60,225.86)
Aqua/PECO Paving	(754,242.42)	(337,530.04)	(1,091,772.46)
Deposits Payable-Construction Permits	(2,360,427.02)	(1,940.08)	(2,362,367.10)
Deposits Payable Land Development	(71,222.73)	11,227.50	(59,995.23)
Deposits Payable Street Opening	(8,687.10)		(8,687.10)
Deposits Payable WaterCourse Permits	(1,800.00)		(1,800.00)
Miscellaneous Escrows	(153,691.68)	(5,250.00)	(158,941.68)
Deposits Payable Temp. Use & Occ. Permits	(1,500.00)		(1,500.00)
Deposits Payable Soil Erosion	(6,000.00)		(6,000.00)
Deposit Payable - Legal Fees Escrow	(154,117.14)	(68,404.30)	(222,521.44)
TOTAL LIABILITIES	(3,573,707.19)	(401,564.42)	(3,975,271.61)
FUND BALANCE:	9,108,708.17		9,108,708.17
REVENUES:			
Interest on Investments	47,453.72	8,845.44	56,299.16
TOTAL REVENUES	47,453.72	8,845.44	56,299.16

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
PERMANENT IMPROVEMENT FUND 06/30/21

EXPENSES:	**2021 Budget**	**Y-T-D Expenditures**	**2021 Remaining Budget**
500-7546 Municipal Building	210,151.00	4,113.40	206,037.60
500-7547 Twp Bldg Existing Condition Assessment	75,000.00		75,000.00
500-7548 Network Protection	22,000.00	7,867.76	14,132.24
500-7549 Network Improvement & Upgrade	33,500.00	7,374.67	26,125.33
500-7550 Finance Software Upgrade	250,000.00		250,000.00
525-7556 Police Vehicles	337,005.00	11,908.65	325,096.35
525-7557 Police Veicle Digital Systems	15,000.00		15,000.00
525-7558 Body Cameras (In-Car Cameras)	129,657.00	109,657.40	19,999.60
525-7559 Traffic Safety	60,000.00	2,127.12	57,872.88
525-7560 Police Taser 7 Bundle	65,200.00	65,199.77	0.23
525-7561 K9 Dogs & Program	30,000.00		30,000.00
525-9900 Police & Fire Memorial	397.16		397.16
566-7544 Winding Creek/Old Huntingdon Pike Stream Stab.	175,000.00	50,904.02	124,095.98
566-7545 Bridge Repairs	50,000.00	560.00	49,440.00
566-7546 MS4 Requirements	75,000.00	4,640.87	70,359.13
566-7547 Stream Maintenance	25,000.00		25,000.00
566-7548 Grant Matching Funds	442,435.00		442,435.00
566-7549 Meadowbrook Streambank Stab (MS4)	30,000.00		30,000.00
566-7550 Stormwater Master Plan	64,152.00	1,160.00	62,992.00
575-7570 Grant Matching Funds	642,507.00	30,376.74	612,130.26
575-7571 Overlay Program	150,000.00		150,000.00
575-7572 Repairs to Asphalt Paver, Milling & Grinder Machines	60,000.00	11,879.91	48,120.09
575-7573 Equipment Replacement	87,000.00		87,000.00
575-7574 Business Maintenance Program	75,000.00	10,300.00	64,700.00
575-7575 Business Districts	25,000.00		25,000.00
575-7576 Street Light Pole Replacement	15,000.00		15,000.00
575-7577 PW Facility Roof Repair and Replacement	35,000.00	26,325.17	8,674.83
091-7600 Abington Fire Station Building and Grounds Assessment	25,000.00		25,000.00
091-7601 Develop an Enhanced Community Outreach Program	25,000.00		25,000.00
091-7602 Maintain & Expand our Current Membership	50,000.00		50,000.00
091-7603 Maintain & Improve Physical Resources of the A.T.F.D.	810,266.94	17,334.00	792,932.94
091-7604 Maintain & Improve Fire Training Facilities and Programs	147,217.10	5,040.00	142,177.10
091-7605 Review & Update all Organizational Documents and Guidelines	3,521.00		3,521.00
091-7606 A.T.F.D. 1993 Breathing Air Truck Replacement Schedule	400,000.00		400,000.00
091-7607 Radio Replacement Project 2020	343,870.46	343,870.46	0.00
071-7500 Water Mitigation. Bollards, Curbing	6,500.00		6,500.00
800-7603 BBNC Floor & Wall Repairs	8,000.00		8,000.00
800-7604 Facility Wide Tree Maintenance	70,000.00	22,271.18	47,728.82
800-7605 Lowboy Dump Truck	70,000.00		70,000.00
800-7606 Parks Upgrades	35,000.00	12,218.96	22,781.04
800-7607 Replace Enclosed Landscape Trailer	7,000.00	6,810.40	189.60
800-7608 Open Space & Recreational Comp Plan	75,000.00		75,000.00
TOTAL EXPENSES	5,255,379.66	751,940.48	4,503,439.18

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
SPECIAL INVESTIGATION UNIT FUND 06/30/21

	Beginning Balance 06/01/21	Monthly Activity	Ending Balance 06/30/21
ASSETS:			
Cash	0.00		0.00
Cash-State Forfeiture - Phila DA	6,081.70		6,081.70
Petty Cash	500.00		500.00
Cash-DEA Seizure	0.00		0.00
TOTAL ASSETS	6,581.70	0.00	6,581.70
LIABILITIES:			
Accounts Payable	0.00		0.00
Deferred Revenue	0.00		0.00
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE:	(9,331.70)		(9,331.70)
REVENUES:			
Interest on Investment	0.00		0.00
Refunds	0.00		0.00
Shared Distribution-Phila DA	0.00		0.00
Shared Distribution-DEA	0.00		0.00
TOTAL REVENUES	0.00	0.00	0.00

EXPENSES:	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
Buy money	0.00		0.00
Vehicle Purchase	0.00		0.00
TOTAL EXPENSES	0.00	0.00	0.00

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
SEWER CAPITAL 06/30/21

	Beginning Balance 06/01/21	Monthly Activity	Ending Balance 06/30/21
ASSETS:			
Cash in Bank	3,764,894.04	10,777.89	3,775,671.93
Cash - Wells Fargo	9,858.75	778.91	10,637.66
Investments	653,000.00		653,000.00
Investments - PLGIT	0.02		0.02
Investment to Market	17,972.16		17,972.16
Long Term Notes Receivable	113,860.26		113,860.26
Equipment	239,478.34		239,478.34
C & A Sewer System	17,832,907.59		17,832,907.59
Vehicles	668,906.14		668,906.14
Other Sewer Assets	24,287,062.58		24,287,062.58
Construction in Progress	704,943.09		704,943.09
Accumulated Depreciation	(19,445,031.17)		(19,445,031.17)
TOTAL ASSETS	28,847,851.80	11,556.80	28,859,408.60
LIABILITIES:			
Accounts Payable	0.00		0.00
TOTAL LIABILITIES	0.00		0.00
FUND BALANCE:	30,031,055.25		30,031,055.25
REVENUES:			
Interest Income	22,679.04	3,568.46	26,247.50
Interest - Edge Hill - SD #10	0.00		0.00
Interest - Old Ford Rd - SD #14	286.85	101.55	388.40
Interest - Stocton Rd - SD #15	334.85		334.85
Interest - Old Welsh Rd - SD #16	951.96	100.00	1,051.96
Interest - Mill Rd - SD #17	1,483.15	461.54	1,944.69
Refunds	29.50		29.50
Sewer Connections	7,500.00	3,750.00	11,250.00
Asmnt Prin - Edge Hill - SD #10	0.00		0.00
Asmnt Prin - Old Ford Rd - SD #14	1,972.05	3,788.90	5,760.95
Asmnt Prin - Stocton Rd - SD #15	513.97		513.97
Asmnt Prin - Old Welsh Rd - SD #16	2,766.51	680.00	3,446.51
Asmnt Prin - Mill Rd - SD #17	1,253.83	421.16	1,674.99
TOTAL REVENUE	39,771.71	12,871.61	52,643.32

EXPENSES	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
851-7515 Chapel Hill Generator	40,000.00		40,000.00
851-7516 Pump Station Repairs/Equip Replacement	320,000.00	29,616.36	290,383.64
851-7517 Sewer System I&I Rehab/SWS Grant Match	280,000.00		280,000.00
851-7518 Replace 1999 GMC Sewer Televising Van	220,000.00		220,000.00
851-7519 Replace Aqya Aerobic Disk/Comp Ctrl	55,000.00		55,000.00
851-7520 Repl Comp Ctrl & Communications Equipment	122,000.00	582.00	121,418.00
851-7521 Replace Doors/Windows Influent Building	13,000.00		13,000.00
851-7522 Replace Furnace/Radiators Influent Bldg	15,000.00		15,000.00
851-7523 Diffuser Membrane Replacement Kit	36,000.00		36,000.00
851-7524 Emergency Generator Tall Trees	42,000.00		42,000.00
966-7335 Tookany Basin Upgrades 2013	208,922.87		208,922.87
TOTAL EXPENSES	1,351,922.87	30,198.36	1,321,724.51

TOWNSHIP OF ABINGTON
STATEMENT OF CONDITIONS
PARKS CAPITAL 06/30/21

	Beginning Balance 06/01/21	Monthly Activity	Ending Balance 06/30/21
ASSETS:			
Cash in Bank	109,122.77	(15,832.66)	93,290.11
TOTAL ASSETS	109,122.77	(15,832.66)	93,290.11
LIABILITIES:			
Accounts Payable	0.00		0.00
Deferred Revenue	0.00		0.00
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE:	(120,913.29)	0.00	(120,913.29)
REVENUES:			
Interest on Income	0.00		0.00
Refunds	0.00		0.00
Grants - State	0.00		0.00
Parks Capital Private Donations	0.00		0.00
TOTAL REVENUES	0.00	0.00	0.00

EXPENSES:	2021 Budget	Y-T-D Expenditures	2021 Remaining Budget
Alverthorpe Manor Bldg Repairs	109,122.77	15,832.66	93,290.11
TOTAL EXPENSE	109,122.77	15,832.66	93,290.11

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	PW-02-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Resolution to accept offer of dedication of land along 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane, and 1404 and 1405 Autumn Road, Jenkintown, PA 19046

EXECUTIVE SUMMARY:

The resolution will accept land dedicated to the Township for street purposes at the time of subdivision. The property is adjacent to the roadway along the following properties:

- 646 Washington Lane - Parcel 30-00-70888-00-2
- 650 Washington Lane - Parcel 30-00-70892-00-7
- 700 Washington Lane -Parcel 30-00-70896-00-3
- 702 Washington Lane - Parcel 30-00-70900-00-8
- 706 Washington Lane - Parcel 30-00-70904-00-4
- 722 Washington Lane - Parcel 30-00-70908-00-9
- 730 Washington Lane - Parcel 30-00-70912-00-5
- 740 Washington Lane -Parcel 30-00-70916-00-1
- 760 Washington Lane - Parcel 30-00-70944-00-9
- 748 Washington Lane - Parcel 30-00-70920-00-6
- 1404 Autumn Road - Parcel – 30-00-02676-00-3
- 1405 Autumn Road - Parcel 30-00-02676-00-5
-

The dedicated land will be needed for the Abington Jenkintown Connections improvement project.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee made a motion to move the item for approval at the Regular Business meeting in August and letters will be sent to the affected homeowners.

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution # 21-021 of an offer of dedication on 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane and, 1404 and 1405 Autumn Road.

McMAHON ASSOCIATES, INC.
835 Springdale Drive, Suite 200
Exton, PA 19341
p 610-594-9995 | f 610-594-9565

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES
John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER
Joseph W. McMahon, P.E.

MEMORANDUM

THE JENKINTOWN-ABINGTON PEDESTRIAN AND STORMWATER IMPROVEMENT PROJECT
PHASE 1, 2 AND 3
REQUIRED RIGHT-OF-WAY SUMMARY
ABINGTON TOWNSHIP
AUGUST 2, 2019
MCMAHON PROJECT NO. 818187.2A

The purpose of this memorandum is to summarize the required rights-of-way that must be acquired by Abington Township in order to construct the proposed improvements under Phase 1, 2 and 3 of the Jenkintown-Abington Pedestrian and Stormwater Improvement Project. **Attachment 1** is an overall project map that depicts the locations of the project phases referred to throughout the remainder of this memo. Right-of-way needs for Phases 4 and 5 of the project will be summarized for the Township separately, as the project designs progress.

As previously discussed in meetings with the Township Manager's office (July 16, 2019) and the Township Public Works Department (May 17, 2019), project Phase 1 and Phase 3 will require strips of right-of-way along Washington Lane to be acquired by the Township and Consent to Enter permissions be signed by the adjacent residences. Likewise, as discussed at the aforementioned meetings, the Galman site (currently under land development review) and the adjacent property will need to provide right-of-way to the Township for sidewalk improvements proposed to be constructed by the Township under Phase 2. **Attachment 2** is a parcel list for each project phase that lists all property owners within the phase limits, color-coded by how the project will affect that parcel.

Phase 1: Stormwater and Sidewalk Improvements on the west side of Washington Lane between Autumn Road and Red Rambler Road

Consent to Enter permission forms from five (5) homeowners along Washington Lane
In order to construct the sidewalk improvements and meet the existing ground level, the Township and its contractor will need to enter onto the properties abutting Washington Lane. Construction to be performed on the frontage of these properties includes asphalt driveway adjustments to meet the elevation of the new sidewalk and driveway aprons, clearing vegetation, regrading lawn areas, and restoring the areas.

- Gachino F Galante and Carole S. Galante – Parcel 30-00-70908-00-9
- Albert S. Myers, JR and Barbara A. Myers – Parcel 30-00-70912-00-5
- Seth v.d. H. Cooley and Kathy J.T. Cooley – Parcel 30-00-70916-00-1
- Magda L. Wernovsky and Simon J. Wernovsky – Parcel 30-00-70920-00-6
- Gilbert B. Tabby and Lorna S. Tabby – Parcel 30-00-70944-00-9

Acquisition of two (2) Areas along Washington Lane through Declaration of Taking from Unknown Owners
Through a review of existing right-of-way records on Washington Lane, adjacent property deeds, and subdivision plans and documents for the lands along Washington Lane, it was determined that lands between the existing Washington Lane legal right-of-way line and the current adjacent parcels was never dedicated to or accepted by Abington Township. Thus, these areas remain the property of the land owners prior to subdivision taking place. As McMahon is unable to determine who specifically holds title to these strips today, and that it is apparent that these areas were intended to be rights-of-way to be dedicated to the Township, McMahon recommends that Abington Township file a declaration of taking for these areas and assume ownership as additional right-of-way for Washington Lane. The new sidewalk proposed under Phase 1 will be constructed in these areas.

- Part of Remaining Lands of John S. Newbold – Parcel ID Unknown
- Part of Remaining Lands of Reginald A. Budd and Elizabeth C. Budd

Action Items by Abington Township for Phase 1:

1. *Deliver Consent to Enter permission form and highlighted plan sheet to property owner and secure owner's signature prior to Phase 1 Construction Notice to Proceed in October 2019*
2. *Township to sign the same Consent to Enter permission form and provide to McMahon*
3. *Township solicitor to prepare documentation and complete Declaration of Taking for areas of Unknown Ownership*

Documents Provided to Abington Township by McMahon for Phase 1 (electronically via FTP site)

1. *Consent to Enter permission forms and plans for five (5) parcels to be signed by property owners*
2. *Exhibit and Legal Description for two (2) areas of Unknown Ownership for Declaration of Taking*

Phase 2: Stormwater and Sidewalk Improvements on the south of SR 2021 Greenwood Avenue between Washington Lane and Jenkintown Road

Consent to Enter permission forms for Temporary Construction Easements and Dedication of Permanent Sidewalk Easements from two (2) commercial properties along SR 2021 Greenwood Avenue
Proposed sidewalk improvements along the south side of SR 2021 Greenwood Avenue will be installed outside of the PennDOT legal right-of-way on this roadway. In order to establish this sidewalk as a public access route, a Permanent Sidewalk Easement must be acquired from the two property owners on the south side of Greenwood Avenue. Likewise, in order to construct the sidewalk improvements and meet the existing ground level, the Township and its contractor will need to enter onto the properties abutting Greenwood Avenue. Construction to be performed on the frontage of these properties includes installation of new curb radii to meet the existing curb driveway curbs to remain, clearing vegetation, regrading lawn areas, and restoring the areas.

- Development Unit Acquisition LP – Parcel 30-00-49660-10-9 *
- Plaza Unit Acquisition LP– Parcel 30-00-49660-00-8

*Note that Development Unit Acquisition LP has submitted a land development plan for this parcel that is currently under review by Abington Township

Action Items by Abington Township for Phase 2:

1. *Obtain Permanent Sidewalk Easement and Consent to Enter signature from property owners prior to Phase 2 Construction Notice to Proceed in Spring of 2020. Note that PennDOT may require evidence that the Township has obtained these easements prior to issuing the Highway Occupancy Permit for this Phase of the project.*
2. *Township to sign the same Consent to Enter permission form and provide to McMahon*

Documents to be Provided to Abington Township by McMahon for Phase 2
Plan sheets illustrating the proposed Phase 2 improvements and the required easement areas are provided for the Township's information. Phase 2 plans and documents are currently under review by PennDOT, as the project is located along a state route. McMahon will prepare Consent to Enter forms for the areas denoted on the plans as "Temporary Construction Easement" and legal descriptions with exhibits for the areas denoted on the plans as "Permanent Sidewalk Easement" upon receipt of review comments from PennDOT in the beginning of September. This is to ensure that no PennDOT comments are received that will significantly change the design of the improvements along the frontage of either of these properties.

Phase 3: Stormwater and Sidewalk Improvements on the west side of Washington Lane between Red Rambler Road and the Jenkintown Borough/Abington Township Border

Consent to Enter permission forms from six (6) homeowners along Washington Lane
In order to construct the sidewalk improvements and meet the existing ground level, the Township and its contractor will need to enter onto the properties abutting Washington Lane. Construction to be performed on the frontage of these properties includes asphalt driveway adjustments to meet the elevation of the new sidewalk and driveway aprons, clearing vegetation, regrading lawn areas, and restoring the areas.

- Judith A. Ward – Parcel 30-00-70888-00-2
- Nicholas Pillsbury and Ashley Pillsbury – Parcel 30-00-70892-00-7
- Suzanne Golden – Parcel 30-00-70896-00-3
- William A. Schur and Judith P. Schur – Parcel 30-00-70900-00-8
- Eric M. Weckel and Gina M. Weckel – Parcel 30-00-70904-00-4
- Mark R. Rigby and Valerie A. Rigby – Parcel 30-00-70884-00-6

Acquisition of one (1) Area along Washington Lane through Declaration of Taking from Unknown Owner
Through a review of existing right-of-way records on Washington Lane, adjacent property deeds, and subdivision plans and documents for the lands along Washington Lane, it was determined that lands between the existing Washington Lane legal right-of-way line and the current adjacent parcels was never dedicated to or accepted by Abington Township. Thus, this area remains the property of the land owner prior to subdivision taking place. As McMahon is unable to determine who specifically holds title to this strip today, and that it is apparent that this area was intended to be right-of-way to be dedicated to the Township, McMahon recommends that Abington Township file a declaration of taking for this area and assume ownership as additional right-of-way for Washington Lane. The new sidewalk proposed under Phase 3 will be constructed in this area.

- Part of Remaining Lands of John S. Newbold – Parcel ID Unknown

Acquisition of one (1) Area along Washington Lane from Mark R. Rigby and Valerie A. Rigby
To provide a continuous right-of-way with along the west side of Washington Lane, and in order to accommodate the new sidewalk proposed under Phase 3, it is recommended that the Township acquire permanent right-of-way from this parcel, which is bordered by Part of Remaining Lands of John S. Newbold to the north and the Jenkintown Borough/Abington Township line to the south.

- Part of Lands of Mark R. Rigby and Valerie A. Rigby – Parcel ID 30-00-70884-00-6

Action Items by Abington Township for Phase 3:

1. *Deliver Consent to Enter permission form and highlighted plan sheet to property owner and secure owner's signature prior to Phase 3 Construction Notice to Proceed anticipated in March of 2020*
2. *Township to sign the same Consent to Enter permission form and provide to McMahon*
3. *Township solicitor to prepare documentation and complete Declaration of Taking for area of Unknown Ownership*
4. *Township solicitor to prepare documentation and acquire right of way from Mark R. Rigby and Valerie A. Rigby*

Documents Provided to Abington Township by McMahon for Phase 3 (electronically via FTP site)

1. *Consent to Enter permission forms and plans for six (6) parcels to be signed by property owners*
2. *Exhibit and Legal Description for one (1) areas of Unknown Ownership for Declaration of Taking*
3. *Exhibit and Legal Description for Part of Lands of Mark R. Rigby and Valerie A. Rigby*

If there are any questions about the above-listed items, the documents provided by McMahon, or the action items required by Abington Township, please contact Daniel Wanger, P.E. (dwanger@mcmahonassociates.com or 610-594-9995 x 5113).

I:\eng\818187\Correspondence\Municipality\2019-8-2 Phase 1-3 ROW Status Memo.docx

ATTACHMENT 1

JENKINTOWN BOROUGH

VERNON ROAD

NEWBOLD ROAD

WASHINGTON LANE

AUTUMN ROAD

JENKINTOWN BOROUGH

SR 2021 GREENWOOD AVENUE

ABINGTON FRIENDS SCHOOL ENTRANCE

FAIRACRES ROAD

RED RAMBLER ROAD

FAIRY HILL ROAD

GALMAN RESIDENTIAL APARTMENT DEVELOPMENT PROJECT (DONE BY OTHERS)

ABINGTON FRIEDNS SCHOOL DEVELOPMENT PROJECT (DONE BY OTHERS)

ABINGTON TOWNSHIP

ABINGTON TOWNSHIP

GREENWOOD AVENUE

MEETINGHOUSE ROAD

MEETINGHOUSE ROAD

WELLINGTON TERRACE

SR 2021 JENKINTOWN ROAD

EVERGREEN ROAD

0.65 MILES NB FROM JENKINTOWN ROAD/ METTINGHOUSE ROAD INTERSECTION

FOX CHASE ROAD

LEGEND

- PHASE 1 – SIDEWALK AND DRAINAGE INSTALLATION
  DCED MULTIMODAL FUNDS
  NO PERMIT REQUIRED
- PHASE 2 – DRAINAGE IMPROVEMENTS
  DCED MULTIMODAL FUNDS
  HOP PERMIT PROCESS
- PHASE 3 – SIDEWALK AND DRAINAGE INSTALLATION
  DCED MULTIMODAL FUNDS
  NO PERMIT REQUIRED
- PHASE 4 – TRAIL INSTALLATION
  TA SET ASIDE GRANT
  PENNDOT PROJECT DELIVERY PROCESS
- PHASE 5 – WASHINGTON/GREENWOOD AND JENKINTOWN/MEETINGHOUSE
  GREEN LIGHT GO GRANT PROGRAM
  HOP PERMIT PROCESS

SCALE
0 150 300 FEET

JENKINTOWN–ABINGTON PEDESTRIAN AND STORMWATER IMPROVEMENT PROJECTS

ATTACHMENT 2

PHASE 1

Jenkintown-Abington Pedestrian And Stormwater Improvement Project

Washington Lane and Autumn Road

Abington Township, Montgomery County, PA

Affected by Project - Consent to Enter Required
Gap Parcel - Condemnation Required
Affected by the Project - Permanenet ROW Required
Within Project Limits - NOT AFFECTED By Project

8/1/2019

Property Number	OWNER	PARID	Deed Book	Page	Property Street Address	Mailing Address	Owner City	Owner State	Owner Zip Code
N/A	Outten, Craig A. & judith Lawrence	30-00-70704-00-6	5890	2028	719 Washington Ln.	719 Washington Ln	Jenkintown	PA	19046
N/A	Zaslow, Jerome M. & Anne K.	30-00-55414-00-5	4368	410	1365 Red Rambler Rd.	1365 Red Rambler Rd.	Rydal	PA	19046
N/A	Grodnitsky, Alan S. & Leslie M.	30-00-70712-00-7	4812	852	751 Washington Ln.	751 Washington Ln	Rydal	PA	19046
N/A	Conway, Charles Sr. & Regina F.	30-00-19372-00-2	4312	457	1358 Fairy Hill Rd.	1358 Fairy Hill Rd.	Rydal	PA	19046
N/A	Sternfeld, Jeffrey R. & Henny K.	30-00-70716-00-3	4876	1693	801 Washington Ln.	801 Washington Ln	Jenkintown	PA	19046
N/A	Landon, Jana M. & Pasquarello, Gerald L.	30-00-70720-00-8	5997	2207	821 Washington Ln.	821 Washington Ln	Jenkintown	PA	19046
N/A	Gachino F Galante and Carole S. Galante	30-00-70908-00-9	5135	603	722 Washington Ln.	PO Box 593	Glenside	PA	19038
N/A	Albert S. Myers, JR and Barbara A. Myers	30-00-70912-00-5	2774	304	730 Washington Ln.	411 Hendrix St	Philadelphia	PA	19116
N/A	Seth v.d. H. Cooley and Kathy J.T. Cooley	30-00-70916-00-1	5201	2433	740 Washington Ln.	740 Washington Ln	Rydal	PA	19046
N/A	Magda L. Wernovsky and Simon J. Wernovsky	30-00-70920-00-6	6012	1365	748 Washington Ln.	748 Washington Ln	Rydal	PA	19046
N/A	o Gilbert B. Tabby and Lorna S. Tabby	30-00-70944-00-9	4418	162	760 Washington Ln.	760 Washington Ln	Rydal	PA	19046
N/A	Part of Remaining Lands of John S. Newbold	Unk	Unk	Unk	Autumn Rd./Washington Ln.				
N/A	Part of Remaining Lands of Reginald A. Budd and Elizabeth C. Budd	Unk	Unk	Unk	Washington Ln.				
N/A	Bezpalko, Joseph & Julia	30-00-02676-00-3	6132	684	1404 Autumn Rd.	1404 Autumn Rd	Jenkintown	PA	19046
N/A	Prybolsky, William & Nina	30-00-02680-00-8	5171	460	1412 Autumn Rd.	1412 Autumn Rd	Rydal	PA	19046
N/A	Ralph, Toby G.	30-00-02684-00-4	5529	2411	1420 Autumn Rd.	1420 Autumn Rd	Rydal	PA	19046
N/A	Santiago, Elliene	30-00-02688-00-9	6035	2203	1426 Autumn Rd.	1426 Autumn Rd	Jenkintown	PA	19046
N/A	Georgiou, Eun Hee	30-00-02692-00-5	6014	1618	1432 Autumn Rd.	1432 Autumn Rd	Jenkintown	PA	19046
N/A	Cramp, Randall & Stephanie	30-00-02700-00-6	5805	968	1444 Autumn Rd.	1444 Autumn Rd	Rydal	PA	19046
N/A	Jawer, Robert L. & Helene	30-00-02704-00-2	3995	166	1450 Autumn Rd.	1450 Autumn Rd	Rydal	PA	19046
N/A	Munoz, Robert & Victoria J.	30-00-02708-00-7	5712	1028	1456 Autumn Rd.	1456 Autumn Rd	Rydal	PA	19046
N/A	Marrow, Christopher S. Jr. & Juling E.	30-00-02728-00-5	5952	2645	1405 Autumn Rd.	1405 Autumn Rd	Jenkintown	PA	19046
N/A	Cloud, Blaine S. & Michelle E.	30-00-02732-00-1	5492	1236	1413 Autumn Rd.	1413 Autumn Rd	Rydal	PA	19046
N/A	Epstein, Bernard L. & Yelena	30-00-02736-00-6	5893	525	1421 Autumn Rd.	1421 Autumn Rd	Rydal	PA	19046
N/A	Kowit, Marvin & Claire	30-00-02740-00-2	3536	201	1427 Autumn Rd.	1427 Autumn Rd	Jenkintown	PA	19046
N/A	Devito, Ralph S. & Stephanie Rozanski	30-00-02744-00-7	6002	2814	1435 Autumn Rd.	1435 Autumn Rd	Jenkintown	PA	19046
N/A	Victor, Gerald J. & Eileen R.	30-00-02748-00-3	4861	760	1443 Autumn Rd.	1443 Autumn Rd	Jenkintown	PA	19046
N/A	Pitkow, Perry & Jami	30-00-02752-00-8	4989	2147	1451 Autumn Rd.	1451 Autumn Rd	Rydal	PA	19046
N/A	Vangore, Surya K.	30-00-02756-00-4	5807	2246	1457 Autumn Rd.	1457 Autumn Rd	Jenkintown	PA	19046

* - Subject to Change

Based on the design of the project as of the date of this chart.

Misc. Notes:	
WHITE Parcels: Not Affected by Project	
YELLOW Parcels: Work in front of property; Consent to Enter Form Required	
ORANGE Parcels: Gap Parcel Identified: Condemnation Required	
RED Parcels: Work on Property; Consent to Enter and Right-of-Way Required	

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PHASE 2

Jenkintown-Abington Pedestrian And Stormwater Improvement Project

SR 2021 Greenwood Avenue

Abington Township, Montgomery County, PA

Affected by Project - Consent to Enter Required
Gap Parcel - Condemnation Required
Affected by the Project - Permanenet ROW Required
Within Project Limits - NOT AFFECTED By Project

8/1/2019

Property Number	OWNER	PARID	Deed Book	Page	Property Street Address	Mailing Address	Owner City	Owner State	Owner Zip Code
N/A	John Barnes Trustee, Inc.	30-00-42580-00-5	48	76	520 Meetinghouse Rd	520 Meetinghouse Rd	Jenkintown	PA	19046
N/A	Midgard Properties LP	10-00-01180-00-7	5985	2125	900 Greenwood Ave	PO Box 2211	Jenkintown	PA	19046
N/A	Midgard Properties LP	10-00-01180-00-7	5985	2125	906 Greenwood Ave	PO Box 2211	Jenkintown	PA	19046
N/A	Wendy E. Browder	10-00-01188-00-8	5161	1770	910 Greenwood Ave	910 Greenwood Ave	Jenkintown	PA	19046
N/A	Development Unit Acquisition LP	30-00-49660-10-9	5750	1262	179 Washington Lane Condo	261 Old York Rd Suite 110 c/o Galman Group LTD	Jenkintown	PA	19046
N/A	Plaza Unit Acquisition LP	30-00-49660-00-8	5750	1267	1250 Jenkintown Road Condo	261 Old York Rd Suite 110 c/o Galman Group LTD	Jenkintown	PA	19046
N/A	John Barnes Trustee Inc.	30-00-49668-01-8	5721	394	160 Old York Road Condo	300 Meetinghouse Road c/o Mark Cole	Jenkintown	PA	19046

* - Subject to Change

Based on the design of the project as of the date of this chart.

Misc. Notes:	
WHITE Parcels: Not Affected by Project	
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ORANGE Parcels: Gap Parcel Identified: Condemnation Required	
RED Parcels: Work on Property; Consent to Enter and Right-of-Way Required	

PHASE 3

Jenkintown-Abington Pedestrian And Stormwater Improvement Project

Washington Lane

Abington Township, Montgomery County, PA

Affected by Project - Consent to Enter Required
Gap Parcel - Condemnation Required
Affected by the Project - Permanenet ROW Required
Within Project Limits - NOT AFFECTED By Project

8/2/2019

Property Number	OWNER	PARID	Deed Book	Page	Property Street Address	Mailing Address	Owner City	Owner State	Owner Zip Code
N/A	John Barnes Trustee, Inc.	30-00-42580-00-5	48	76	547 Washington Ln.	520 Meetinghouse Rd	Jenkintown	PA	19046
N/A	Viands, Danielle M. & Scott C.	30-00-70676-00-7	6011	481	629 Washington Ln.	629 Washington Ln	Jenkintown	PA	19046
N/A	Hungler, Eva & Jones, Raymond	30-00-70680-00-3	5813	1341	635 Washington Ln.	635 Washington Ln	Rydal	PA	19046
N/A	Sanni, Stacey	30-00-70684-00-8	6067	2623	641 Washington Ln.	641 Washington Ln	Rydal	PA	19046
N/A	Stromberg, Mark C. & Aimee Malnati	30-00-70696-00-5	5823	2322	653 Washington Ln.	653 Washington Ln	Jenkintown	PA	19046
N/A	Harrison, George E. III & Linda H.	30-00-70700-00-1	5033	2033	711 Washington Ln.	711 Washington Ln	Rydal	PA	19046
N/A	Outten, Craig A. & judith Lawrence	30-00-70704-00-6	5890	2028	719 Washington Ln.	719 Washington Ln	Jenkintown	PA	19046
N/A	Rigby, Mark R. & Valerie A.	30-00-70884-00-6	5957	1644	630 Washington Ln.	630 Washington Ln	Jenkintown	PA	19046
N/A	Judith A. Ward	30-00-70888-00-2	5055	1138	646 Washington Ln.	646 Washington Ln	Jenkintown	PA	19046
N/A	Nicholas Pillsbury and Ashley Pillsbury	30-00-70892-00-7	5991	243	650 Washington Ln.	650 Washington Ln	Rydal	PA	19046
N/A	Suzanne Golden	30-00-70896-00-3	5472	2408	700 Washington Ln.	700 Washington Ln	Jenkintown	PA	19046
N/A	William A. Schur and Judith P. Schur	30-00-70900-00-8	5509	453	702 Washington Ln.	702 Washington Ln	Rydal	PA	19046
N/A	Eric M. Weckel and Gina M. Weckel	30-00-70904-00-4	4977	861	706 Washington Ln.	706 Washington Ln	Jenkintown	PA	19046
N/A	Part of Remaining Lands of John S. Newbold	Unk	Unk	Unk	Washington Ln.				
N/A	Brandt, Benjamin M. & Phebe R.	10-00-02660-00-3	6009	2924	400 Newbold Rd.	400 Newbold Rd.	Jenkintown	PA	19046

* - Subject to Change

Based on the design of the project as of the date of this chart.

Misc. Notes:	
WHITE Parcels: Not Affected by Project	
YELLOW Parcels: Work in front of property; Consent to Enter Form Required	
ORANGE Parcels: Gap Parcel Identified: Condemnation Required	
RED Parcels: Work on Property; Consent to Enter and Right-of-Way Required	

ABINGTON TOWNSHIP
RESOLUTION NO. 21 - 021

A RESOLUTION OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ACCEPTING DEDICATION OF CERTAIN LANDS WITHIN ABINGTON TOWNSHIP

WHEREAS, the Township of Abington ("Township") is a township organized under the First Class Township Code of the Commonwealth of Pennsylvania ("Act"); and

WHEREAS, pursuant to the Act, the Township, by ordinance or resolution of the Board of Commissioners, is empowered to accept dedication of land for street purposes; and

WHEREAS, pursuant to plans of subdivision recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Plan Book A002, page 0054, recorded July 22, 1955; Plan Book A004, page 00002, recorded August 16, 1957; Plan Book B003, page 0033, recorded August 31, 1956; and Plan Book B011, page 0030, recorded February 23, 1966 (collectively, the "Plans"), certain lands were designated as an ultimate right-of-way adjacent to a public street known as Washington Lane; and

WHEREAS, certain additional lands shown on the Plans (the "Remainder Lands") were not included in the legal right-of-way of Washington Lane and were not included in the residential lots created by the recorded subdivision; and

WHEREAS, the Township is undertaking an improvement project known as the Jenkintown-Abington Pedestrian and Stormwater Improvement Project (the "Project"), pursuant to which the Township desires to install sidewalk and stormwater improvements along Washington Lane; and

WHEREAS, in order to accomplish the Project it is necessary to recognize the Remaining Lands as additional right-of-way and to include said Remaining Lands in the Project specifications; and

WHEREAS, in order to include the Remaining Lands in the Project, the Remaining Lands must be accepted by the Township as dedicated lands within the ultimate right-of-way of Washington Lane, under the control and ownership of the Township; and

WHEREAS, the Remaining Lands are described and shown in Exhibit "A" attached hereto; and

WHEREAS, the Township wishes to take dedication of the Remaining Lands for the purpose of implementing the Project, in the interest of the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Township of Abington, Montgomery County, does hereby accept dedication of the Remaining Lands as part of the ultimate right-of-way, as set forth in Exhibit "A" hereto, and directs the Township Manager, the Township Traffic Engineer, and the Township Solicitor to record this Resolution, along with the attached Exhibit "A", and to take any and all additional steps as

necessary and appropriate to implement the said dedication of the Remaining Lands for the purpose of completing the Project.

RESOLVED and **ADOPTED** this 12th day of August, 2021.

ABINGTON TOWNSHIP

ATTEST:

_____
Richard J. Manfredi
Secretary & Township Manager

_____
John L. Spiegelman, President
Board of Commissioners

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
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R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

May 31, 2019

DESCRIPTION OF REQUIRED RIGHT-OF-WAY
FOR REMAINING LANDS JOHN S. NEWBOLD

All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 27th day of July 1872 in Deed Book 203 Page 11 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70944-00-9, PARID #30-00-02676-00-3, PARID #30-00-02728-00-5. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of lands of Tammy McConeghy, extending thence,

1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 564.57 feet to a point in the easterly property line of remaining lands of Reginald A. Budd and Elizabeth C Budd.
2) Thence, along the easterly property line of remaining lands of Reginald A. Budd and Elizabeth C. Budd, North 54 degrees 26 minutes 41 seconds West, a distance of 5.97 feet to a point.
3) Thence, along lands of Gilbert S. Tabby and Lorna S. Tabby, North 36 degrees 04 minutes 32 seconds East, a distance of 200.00 feet to a point.
4) Thence, along lands of Joseph Bezpalko and Yulia Genievna, North 36 degrees 14 minutes 19 seconds East, a distance of 139.78 feet.
5) Thence, crossing Autumn Road, North 35 degrees 50 minutes 58 seconds East, a distance of 100.00 feet to a point.
6) Thence, along lands of Christopher S. Marrow, Jr. and Juling E. Marrow, North 36 degrees 04 minutes 34 seconds East, a distance o 124.85 feet to a point in the westerly property line of lands of Tammy McConeghy.
7) Thence, along property line of lands of Tammy McConeghy, South 53 degrees 53 minutes 00 seconds East, a distance of 4.76 feet to the point and place of beginning.

Containing 2,980 square feet, or 0.068 acres.

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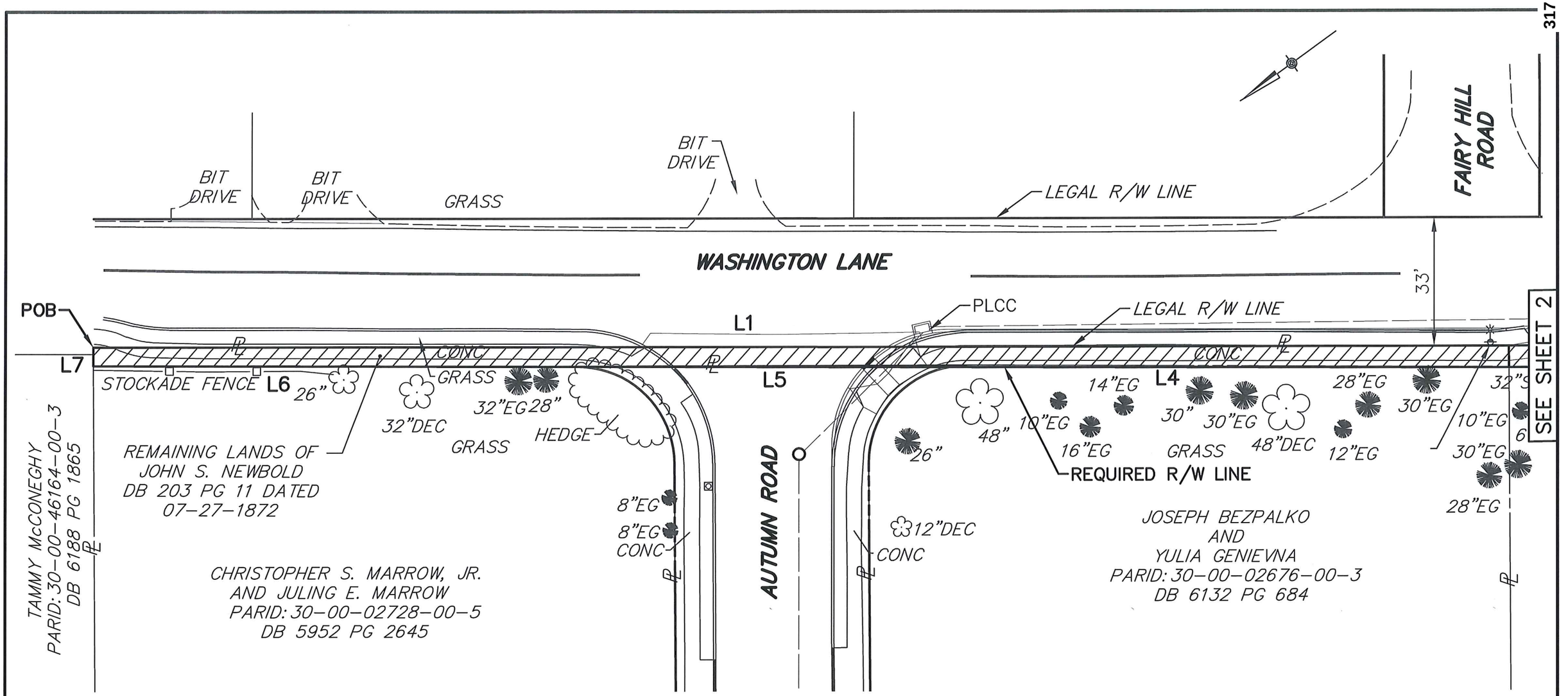


PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

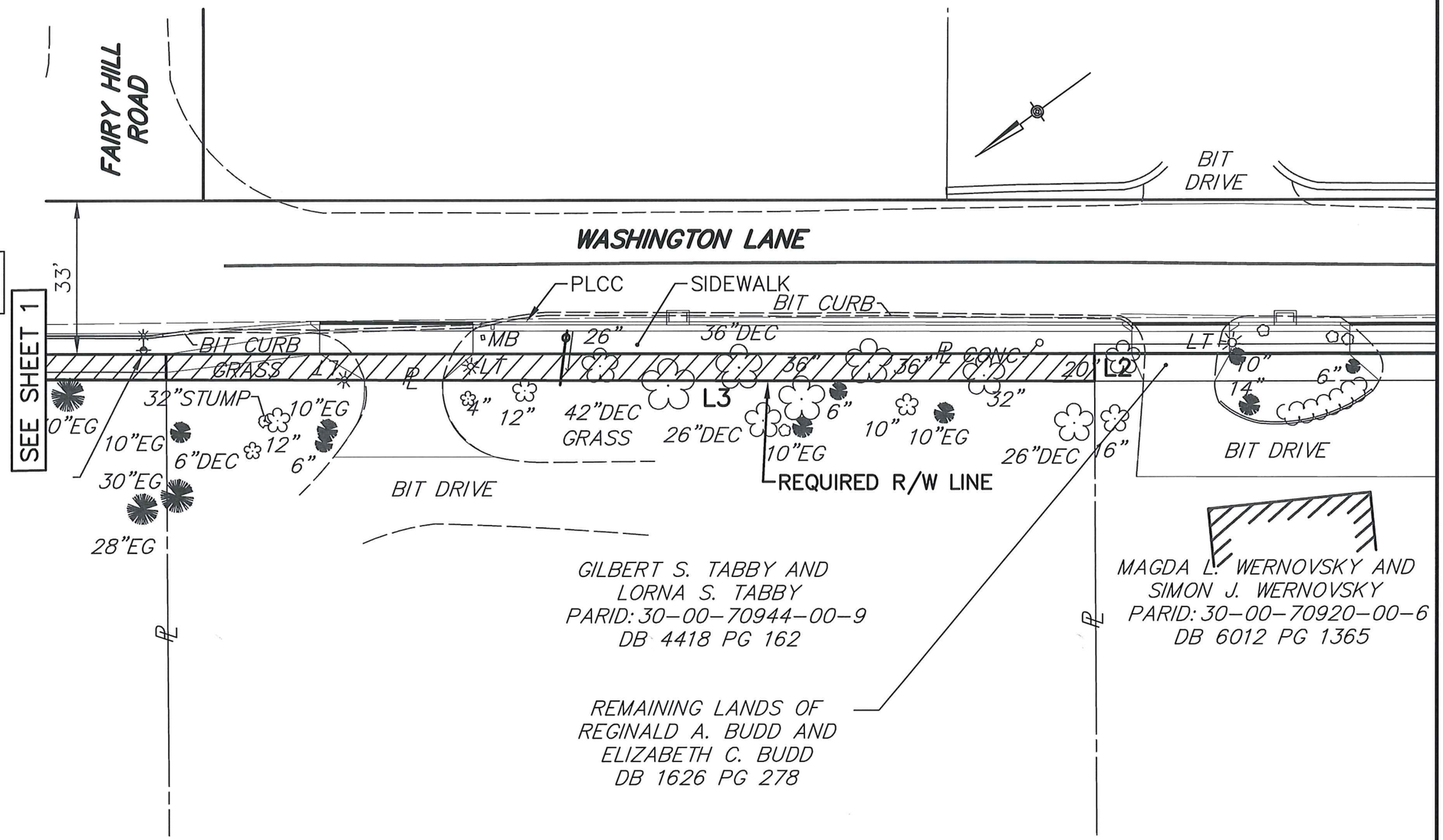
835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)-594-9995
FAX: (610)-594-9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 25'
SHEET: 1 of 2
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

REQUIRED RIGHT–OF–WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	564.57'
L2	N54°26'41"W	5.97'
L3	N36°04'32"E	200.00'
L4	N36°14'19"E	139.78'
L5	N35°50'58"E	100.00'
L6	N36°04'34"E	124.85'
L7	S53°53'00"E	4.76'

TOTAL AREA OF REQUIRED RIGHT–OF–WAY
= 2,980 SF, 0.068 AC



PLCC PLAIN CONCRETE CURB

RIGHT–OF–WAY TO BE DEDICATED TO THE TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD

835 SPRINGDALE DRIVE
SUITE 200
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TELE: (610)–594–9995
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McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 25'
SHEET: 2 of 2
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

FOUNDER
Joseph W. McMahon, P.E.

May 31, 2019

DESCRIPTION OF REQUIRED RIGHT-OF-WAY
FOR REMAINING LANDS JOHN S. NEWBOLD

All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 26h day of March 1926 in Deed Book 980 Page 311 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70888-00-2, PARID #30-00-70892-00-7, PARID #30-00-70896-00-3, PARID #30-00-70900-00-8 and, PARID #30-00-70904-00-4. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of remaining lands of Reginald A. Budd and Elizabeth C. Budd; extending thence,

1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 493.99 feet to a point in the easterly property line of Mark R. Rigby and Valerie A. Rigby.
2) Thence, along the easterly property line of Mark R. Rigby and Valerie A. Rigby, North 36 degrees 30 minutes 17 seconds West, a distance of 8.03 feet to a point.
3) Thence, along lands of Judith A. Ward, Nicholas Pillsbury and Ashley Pillsbury, Suzanne Golden, William A. Schur and Judith P. Schur, and Eric M. Weckel and Gina M. Weckel, North 36 degrees 05 minutes 50 seconds East, a distance of 492.39 feet to a point in the westerly property line of Reginald A. Budd and Elizabeth C. Budd.
4) Thence, along the westerly property line of Reginald A. Budd and Elizabeth C. Budd, South 46 degrees 46 minutes 41 seconds East, a distance of 6.47 feet to the point and place of beginning.

Containing 3,473 square feet, or 0.080 acres.

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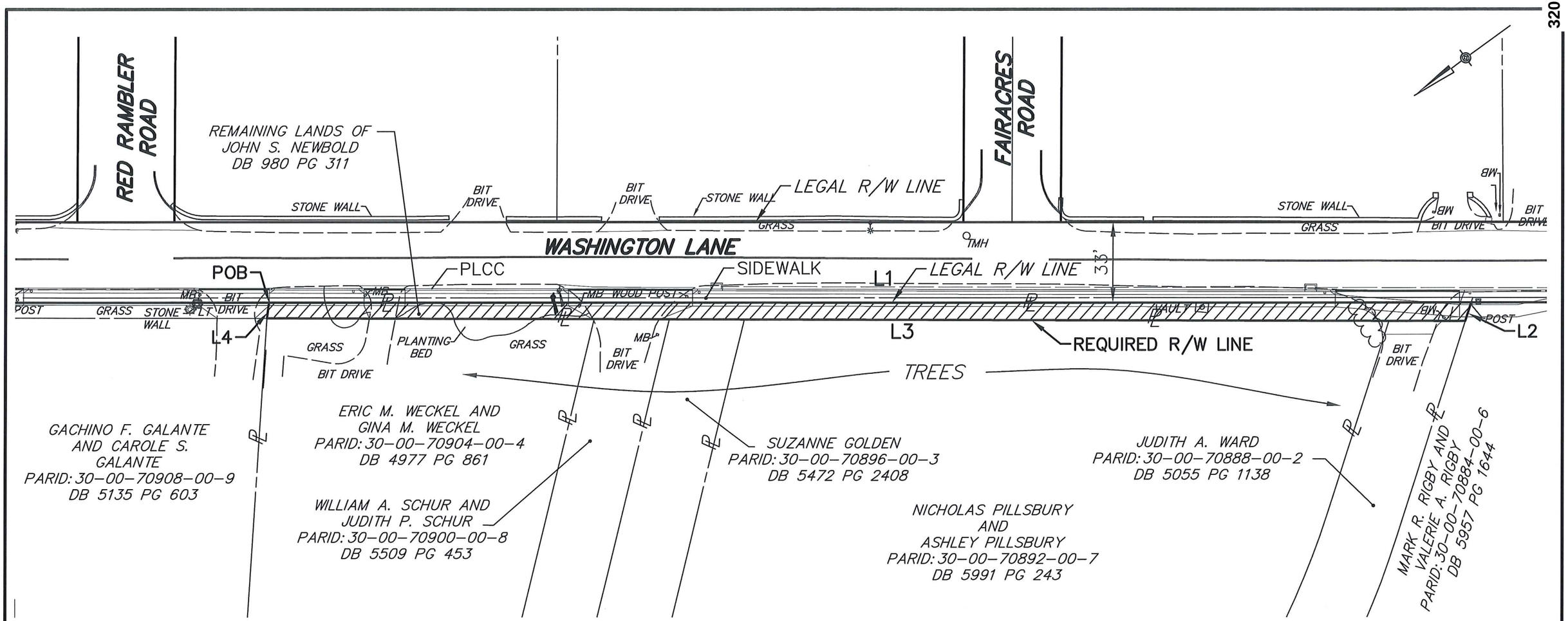

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	493.99'
L2	N36°30'17"W	8.03'
L3	N36°05'50"E	492.39'
L4	S46°46'41"E	6.47'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY = 3,473 SF, 0.80 AC

PLCC PLAIN CONCRETE CURB

RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD

835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)-594-9995
FAX: (610)-594-9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 40'
SHEET: 1 OF 1
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
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PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
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Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

May 31, 2019

DESCRIPTION OF REQUIRED RIGHT-OF-WAY
FOR REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD

All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 19th day of December 1945 in Deed Book 1626 Page 278 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70908-00-9, PARID #30-00-70912-00-5, PARID #30-00-70916-00-1, PARID #30-00-70920-00-6. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of remaining lands of John S. Newbold; extending thence,

1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 440.93 feet to a point in the easterly property line of remaining lands of John S. Newbold.
2) Thence, along remaining lands of John S. Newbold, North 46 degrees 46 minutes 08 seconds West, a distance of 6.47 feet to a point.
3) Thence along lands of Gahino F. Galante and Carole S. Galante, Albert S. Myers Jr. and Barbara A. Myers, and Seth V.D.H. Cooley and Kathy J.T. Cooley, North 36 degrees 02 minutes 01 seconds East, a distance of 339.07 feet to a point.
4) Thence, along lands of Magda L. Wernovsky and Simon J. Wernovsky, North 35 degrees 56 minutes 03 seconds East, a distance of 100.99 feet to a point in the westerly property line of remaining lands of John S. Newbold.
5) Thence, along the westerly property line of remaining lands of John S. Newbold, South 54 degrees 26 minutes 41 seconds East, a distance of 5.97 feet to the point and place of beginning.

Containing 2,698 square feet, or 0.062 acres.

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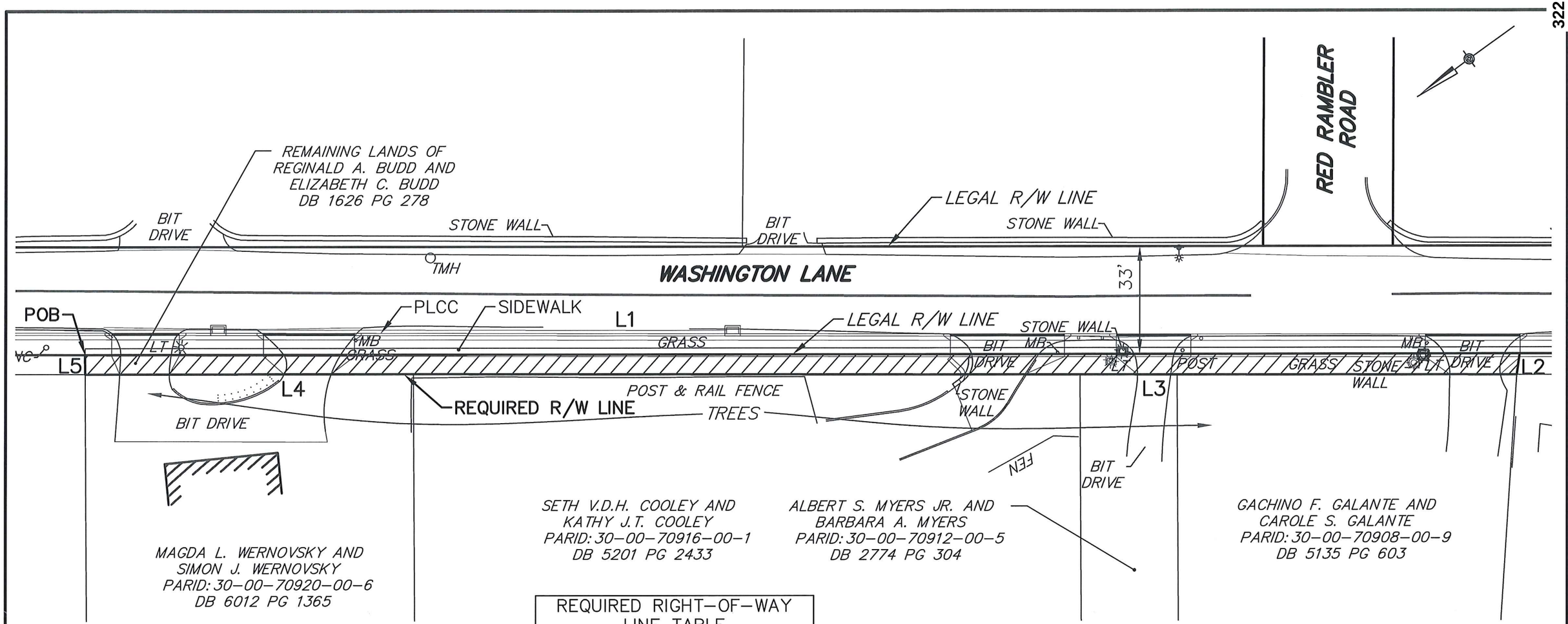

REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	440.93'
L2	N46°46'08"W	6.47'
L3	N36°02'01"E	339.07'
L4	N35°56'03"E	100.99'
L5	S54°26'41"E	5.97'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY
= 2,698 SF, 0.062 AC

PLCC PLAIN CONCRETE CURB

RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

PLAN OF PROPERTY TO BE ACQUIRED
FROM PART OF REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)-594-9995
FAX: (610)-594-9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 30'
SHEET: 1 OF 1
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	PS-02-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
Police		Yes ☑ No ☐
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Motion to adopt Ordinance # 2184 - An Ordinance amending Chapter 156- "Vehicles and Traffic", Article II - "Traffic Regulations," Section 9 - "One Way Highways Established," Section 11 - "Turns at Intersections," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," Section 28 - "Special Purpose Parking Zones" to add One-Way signs on Edge Hill Road, Left and Right Turn Prohibited signs on Northbound and Southbound Bradfield Road, Stop signs on Crescent Avenue at Fortune Road, Seminole Avenue at Montgomery Avenue, Woodlyn Avenue at Menlo Avenue, Silver Avenue at Parkview Avenue, Hunter Road at Woodland Road and Amity Road, No Parking signs on the 2500 block of Rubicam Avenue, no parking here to corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue, No Parking Between signs on Miriam Avenue, handicapped parking signs on Shelmire Street and Clemens Avenue.

EXECUTIVE SUMMARY:

Over the last few months the Police Department received the following requests. All requests were reviewed by the Traffic Safety Unit and approved by the Traffic Safety Unit and Township Officials:

Install One-Way signs on Edge Hill Road from Tyson Avenue to Bradfield Road.

Install Left and Right Turn Prohibited signs on Bradfield Road at Edge Hill Road.

Install Stop signs on Crescent Avenue, Seminole Avenue, Woodlyn Avenue, Silver Avenue and Hunter Road.

Install No Parking Signs on the 2500 block of Rubicam Avenue.

Install No Parking Here to Corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue.

Install No Parking Between signs on Miriam Avenue.

Install Handicap Parking signs on Shelmire Avenue and Clemens Avenue.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee has moved the agenda item to the Regular Business meeting in August for adoption.

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance 2183 amending Chapter 156- "Vehicles and Traffic", Article II - "Traffic Regulations," Section 9 - "One Way Highways Established," Section 11 - "Turns at Intersections," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," Section 28 - "Special Purpose Parking Zones" to add One-Way signs on Edge Hill Road, Left and Right Turn prohibited signs on Northbound and Southbound Bradfield Road, Stop signs on Crescent Avenue at Fortune Road, Seminole Avenue at Montgomery Avenue, Woodlyn Avenue at Menlo Avenue, Silver Avenue at Parkview Avenue, Hunter Road at Woodland Road and Amity Road, no parking signs on the 2500 block of Rubicam Avenue, no parking here to corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue, No Parking Between signs on Miriam Avenue, Handicapped Parking signs on Shelmire Street and Clemens Avenue.*(Chief Molloy)*

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2184

AN ORDINANCE AMENDING
CHAPTER 156 – "VEHICLES AND TRAFFIC,"
ARTICLE II – "TRAFFIC REGULATIONS,"
SECTION 9 – "ONE-WAY HIGHWAYS ESTABLISHED,"
SECTION 11 – "TURNS AT INTERSECTIONS,"
SECTION 14 – "STOP INTERSECTIONS"; AND
ARTICLE III – "PARKING REGULATIONS"
SECTION 25 – "PARKING PROHIBITED AT ALL TIMES; NO PARKING BETWEEN SIGNS; NO PARKING HERE TO CORNER; PARKING PROHIBITED EXCEPT CERTAIN HOURS; NO STOPPING OR STANDING"
SECTION 28 – "SPECIAL PURPOSE PARKING ZONES"

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code ("Code") at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, pursuant to section 1502.10 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56510, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

WHEREAS, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56549, the Board of Commissioners has the authority to regulate traffic and parking; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 156 –

"Vehicles and Traffic," Article II – "Traffic Regulations," Section 9 – "One-Way Highways Established," Section 11 – "Turns at Intersections," Section 14 - "Stop Intersections," and Article III – "Parking Regulations," Section 25 – "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner, Parking Prohibited Except Certain Hours, No Stopping and Standing," and Section 28 – "Special Purpose Parking Zones," should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 9 – "One-Way Highways Established," to **add** the following restrictions:

Name of Highway	Direction of Travel	Limits
Edge Hill Road	Northbound	From Tyson Avenue to Bradfield Road

2. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 11 – "Turns at Intersections," to **add** the following restrictions:

Name of Highway	Direction of Travel	Prohibited Turn	Location
Bradfield Road	Northbound	Left	Edge Hill Road
Bradfield Road	Southbound	Right	Edge Hill Road

3. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 14 – "Stop Intersections," to **add** the following restrictions:

Stop Sign On	Direction of Travel	At Intersection of
Crescent Avenue	Eastbound	Fortune Road
Seminole Avenue	Northbound	Montgomery Avenue
Woodlyn Avenue	All-Way	Menlo Avenue
Silver Avenue	Northbound	Parkview Avenue
Hunter Road	Southbound	Woodland Road
Hunter Road	Northbound	Amity Road

4. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article III – "Parking Regulations," at Section 25 – "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner, Parking Prohibited Except Certain Hours, No Stopping or Standing" to **add** the following restrictions:

No Parking	Side	Location
Rubicam Avenue	North Side	2500 block of Rubicam Avenue

No Parking Here to Corner	Side	Location
Cleveland Avenue	West Side	30 ft south of Moreland Road
Cypress Avenue	West Side	30 ft east of Forrest Avenue
Chester Avenue	All Sides	North Side of Chester 30 ft east of posted stop sign; 30 ft west of Edge Hill Road, South Side of Chester 30 ft east of corner; 30 ft west of posted stop sign.
Corinthian Avenue	North Side	30 ft west of Edge Hill Road

No Parking Between Signs	Side	Location
Miriam Avenue	South Side	24 ft. east from the true corner at Galloway and on the north side of Galloway Ave. 21 ft. east of the true corner

5. Chapter 156 – "Vehicles and Traffic," Article III, "Parking Regulations," Section 28 – "Special Purpose Parking Zones" shall be amended to **add** the following restrictions:

Name of Highway	Authorized Purpose of Vehicle	Location
Shelmire Street	Handicapped Parking	West side of Zane Avenue 40 ft. North of the stop sign at Shelmire Street
Clemens Avenue	Handicapped Parking	In front of 1139 Clemens Avenue

6. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

7. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____
Richard J. Manfredi, John L. Spiegelman, President
Township Manager & Secretary

{00822611;v2}

ABINGTON TOWNSHIP
1176 OLD YORK ROAD,
ABINGTON, PENNSYLVANIA 19001-3713
P. 267.536.1024 F. 215.572.3935
www.abington.org

Office of the Treasurer
&
Tax Collector

JAY W. BLUMENTHAL

ABINGTON TOWNSHIP REVENUES
DEPOSITED INTO REPUBLIC BANK

JULY 2021 & YEAR TO DATE

	This Month	Year to Date
Code Enforcement	112,728	655,272
Engineering	3,364	181,813
Finance Department	471,432	2,979,987
Finance ACHs & Credit Cds	646,779	19,837,712
Tax Office Real Estate Taxes	159,186	28,756,241
Fire Marshal's Office	6,930	47,590
Parks and Recreation	50,707	126,903
Plumbing	2,440	29,550
Police	10,643	176,404
Refuse	1,570	31,766
Tax Office		
Business Privilege Tax	169,090	3,773,172
Mercantile Tax	35,825	2,005,808
Local Services Tax	55,082	689,414
Business Tax Audits	0	0
Tax Office Total	259,997	6,468,394
TOTALS	1,725,775	59,291,630
LAST YEAR	4,691,528	48,167,023
INCREASE/(DECREASE)	(2,965,753)	11,124,607

MONTHLY REPORT

By The Abington Township Treasurer
To the Board of Commissioners

DEPOSITS OF REAL ESTATE TAXES AND FEES TRANSFERRED TO FINANCE DEPARTMENT

MONTH OF **July 2021** YEAR TO DATE

	RECEIPTS			
	Adjusted Assessments	Month	Year To Date	Balance To Collect
Township	13,522,172	70,687	13,047,781	474,391
Fire	3,164,713	16,503	3,053,700	111,013
Sewer Fees	7,831,687	39,336	7,720,575	111,112
Refuse Fees	5,031,618	32,660	4,934,185	97,433
TOTALS	29,550,190	159,186	28,756,241	793,949
PERCENTAGE	100%		97%	3%

COMMENTS:

July, 2020	876,620
Decrease	(717,434.00)

Respectfully Submitted,
Jay W. Blumenthal
Treasurer

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 12, 2021	FC-01-081221	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☑
Finance		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☑

AGENDA ITEM:

Expenditures/Salaries & Wages for June 2021

EXECUTIVE SUMMARY:

N/A

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the June 2021 expenditures in the amount of $1,700,973.41 and salaries and wages in the amount of $1,972,318.74, and authorizing the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of September 2021.

(Motion & Roll Call)

EXPENDITURES:

Total Payroll in June			1,972,318.74
Total Accounts Payable in June			1,700,973.41
Total Bank Wires			0.00
Less Void and Stop Payments			0.00
Total Payments			3,673,292.15
Bank wires (total included above) payable to:			
US Bank	2013 G. O. Bond	0.00	
Republic Bank	2017 G. O. Note	0.00	
Delaware Valley Reg.	Digital Radio Fund	0.00	
Total Wires		0.00	
Voided checks:			
		0.00	

Payroll Related Expenditures:	June	YTD
FICA Taxes	93,349.96	621,893.02
Hospitalization	349,416.85	2,120,806.46
Prescription	152,184.90	915,000.03
Dental	24,087.24	144,753.92
Disability and Life Insurance	11,240.89	67,401.74
Unemployment Compensation	0.00	0.00
	630,279.84	3,869,855.17

Lease Debt Obligation	
Principal & Interest through 6/30/21	50,169.00

EXHIBIT "A"

The major areas of expenditures in the month of June 2021 ($1,275,855.55 or 75%) were paid as follows:

Payee	Description		Amount
Fidelio Insurance Co.	June Dental Premium		9,742.75
DVHT	June Prescription		152,184.90
Delaware Valley Health	June Health & Dental Insurance Premium		342,855.79
United Healthcare	June		20,905.55
Boston Mutual	Life & Disability Insurance June		11,240.89
Abington Specialist	Business Priviledge Tax Refund		18,388.00
Berkheimer Tax Administrator	Earned Income Tax		19,542.84
Bloomingdales Willow Grove	Assessment Reduction		20,610.00
Boucher & James	Various Engineering Projects		28,601.45
Covanta	Solid Waste Disposal		121,965.74
Gatso-USA	Red Light Camera Januayr 2020		42,000.00
Jay Blumenthal	Commission		39,303.84
JDM Materials	Construction Services		14,251.50
Keswick Theater	Refund Business Privilege Tax		19,876.00
Macy's	Assessment Reduction		14,847.50
Marino Corporation	TAP Trail payments #1 - #3		200,741.55
Morton Salt	Road Salt		50,257.19
PECO	Street Lights	27,736.88	
	WWT	22,353.48	
	Various Township Accounts	12,161.58	62,251.94
Pennoni Associates	Various Projects for Township		19,298.75
Riggins Fuel	Fuel for Township Fleet		40,864.37
Rudolph Clark, LLC	Retainer		10,500.00
Second Alarmers	Monthly Services		15,625.00
		Total	1,275,855.55

TABLE A	
If Budget Number Begins With:	The Fund Name Is:
01	General Fund
02	Sewer Operations
03	Highway Aid
05	Health Care Fund
06	Grant Fund
07	Permanent Improvement Fund
08	Parks Capital
10	Tuition Reimbursement
12	Clearing Fund
13	Workers' Compensation
14	Refuse Fund
15	Main Street Mgr./Economic Dvlpmnt.. Fund
16	S.I.U.
17	Sewer Capital

TABLE B	
Department Codes in General Fund (Example 01-**01**-002-0101 = Administration)	
Administration	01
Tax Collector	02
Police	04
Finance	05
Code Enforcement	06
Engineering	07
Community Development	08
WWTP	02-10
Public Works	13
Vehicle Maintenance	14
Fire Services	15
Library	23
Parks & Recreation	24
Miscellaneous (Administration)	27
Insurance	28
Debt Service	30

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68263	6/2/2021	16417	AQUA	WATER		TRANSFER STATION	
	YTD Amount:	158.95				TRANSFER STATION	
						14-12-103-5305	35.87
						Total :	**35.87**
68264	6/2/2021	15013	AQUA PA	WATER		ROUND HOUSE-WATER	
	YTD Amount:	531.35				WATER FOR ROUND HOUSE AT	
						01-24-153-5311	111.40
						Total :	**111.40**
68265	6/2/2021	15014	AQUA PA	WATER		SPRINKLER FOR ROUND HOUSE	
	YTD Amount:	486.70				SPRINKLER FOR ROUND HOUSE	
						01-24-153-5311	97.50
						Total :	**97.50**
68266	6/2/2021	05816	AQUA PENNSYLVANIA	WATER		925 FITZWATERTOWN ROAD	
	YTD Amount:	707.31				925 FITZWATERTOWN	
						14-12-100-5311	73.21
						Total :	**73.21**
68267	6/2/2021	05820	AQUA PENNSYLVANIA	WATER		1212 EDGE HILL	
	YTD Amount:	1,809.72				1212 EDGE HILL	
						01-24-155-5311	252.13
						Total :	**252.13**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68268	6/2/2021	05822	AQUA PENNSYLVANIA	WATER		1059 Jenkintown Rd, Meetinghouse	
	YTD Amount: 104.43					1059 Jenkintown Rd, Meetinghouse	
						01-24-157-5311	18.96
						Total :	**18.96**
68269	6/2/2021	05823	AQUA PENNSYLVANIA	WATER		1383 EASTON RD	
	YTD Amount: 94.61					1383 EASTON RD	
						01-24-157-5311	18.73
						Total :	**18.73**
68270	6/2/2021	05824	AQUA PENNSYLVANIA	WATER		2810 ANZAC	
	YTD Amount: 542.43					2810 ANZAC	
						01-24-157-5311	117.59
						Total :	**117.59**
68271	6/2/2021	05826	AQUA PENNSYLVANIA	WATER		NS CLEVELAND	
	YTD Amount: 272.01					NS CLEVELAND	
						01-24-157-5311	54.63
						Total :	**54.63**
68272	6/2/2021	05829	AQUA PENNSYLVANIA	WATER		SS OLD WELSH RD	
	YTD Amount: 706.23					SS OLD WELSH RD	
						01-24-157-5311	105.20
						Total :	**105.20**
68273	6/2/2021	05836	AQUA PENNSYLVANIA	WATER		1010 FITZWATERTOWN	
	YTD Amount: 1,069.43						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68273	6/2/2021	05836	AQUA PENNSYLVANIA	(Continued)				
						1010 FITZWATERTOWN		
						02-10-200-5311		214.78
							Total :	**214.78**
68274	6/2/2021	05838	AQUA PENNSYLVANIA	WATER		1010 FITZWATERTOWN		
	YTD Amount:	5,165.21						
						1010 FITZWATERTOWN		
						02-10-200-5311		2,169.72
							Total :	**2,169.72**
68275	6/2/2021	05840	AQUA PENNSYLVANIA	WATER		NS KIMBALL		
	YTD Amount:	272.01						
						NS KIMBALL		
						02-10-203-5311		54.63
							Total :	**54.63**
68276	6/2/2021	05847	AQUA PENNSYLVANIA	WATER		WS DAVISVILLE		
	YTD Amount:	93.49						
						WS DAVISVILLE		
						02-10-203-5311		18.73
							Total :	**18.73**
68277	6/2/2021	05849	AQUA PENNSYLVANIA	WATER		2571 RUBICAM CRESTMONT PO		
	YTD Amount:	1,056.57						
						2571 RUBICAM CRESTMONT PO		
						01-24-153-5311		460.70
							Total :	**460.70**
68278	6/2/2021	07829	BIASE LANDSCAPING LLC	April 1, 2021		EDGEHILL RD. AND COUNTRY C		
	YTD Amount:	19,244.42						

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68278	6/2/2021	07829 BIASE LANDSCAPING LLC	(Continued)			
				77986	EDGEHILL RD. AND COUNTRY C	
					07-13-575-7574	500.00
			APRIL1, 2021		FIRST QUARTER TREATMENT	
				77987	FIRST QUARTER TREATMENT	
					07-13-575-7574	9,100.00
					Total :	**9,600.00**
68279	6/2/2021	08346 BLUMENTHAL, JAY W	MONTHLY COM		511 taxes Commission	
	YTD Amount: 141,016.81					
					511 taxes Commission	
					01-02-021-5305	39,303.84
					Total :	**39,303.84**
68280	6/2/2021	14860 INSURANCE COMPANY, LIBERTY MUTUA	601077368-285(		BOND FOR TAX COLLECTOR	
	YTD Amount: 1,619.00					
					Bond for Tax collector	
					01-02-021-5201	1,619.00
					Total :	**1,619.00**
68281	6/2/2021	10655 MARINO CORPORATION	APPLICATION #		TAP TRAIL #1	
	YTD Amount: 108,445.84					
					TAP TRAIL #1	
					06-01-220-5305	108,445.84
					Total :	**108,445.84**
68282	6/2/2021	16562 ROSSKAM, VICTORIA	REFUND		REFUND FOR LST	
	YTD Amount: 16.00					
					REFUND FOR LST	
					01-00-000-4312	16.00
					Total :	**16.00**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
20 Vouchers for bank code : ap2					Bank total :	162,788.46
20 Vouchers in this report					Total vouchers :	162,788.46

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68283	6/3/2021	00907	21ST CENTURY MEDIA	2167096		LEGAL ADVERTISING	
	YTD Amount:	4,930.70				LEGAL ADVERTISING	
						01-06-081-5303	383.03
						Total :	**383.03**
68284	6/3/2021	12154	ABC SUPPLY	14714659		REPAIRS TO PENBRYN POOL RC	
	YTD Amount:	517.23			78003	Repairs to Penbryn Pool roof	
						01-24-154-5323	517.23
						Total :	**517.23**
68285	6/3/2021	00009	ABINGTON SCHOOL DISTRICT	REFUND		REFUND OF OVERPAYMENT OF	
	YTD Amount:	50.00				REFUND OF OVERPAYMENT OF	
						01-00-000-1300	50.00
						Total :	**50.00**
68286	6/3/2021	15969	AMAZON	1HVT9CTCK1V		12 CONTAINERS -CONTAINING 2	
	YTD Amount:	6,404.66			77891	12 containers -containing 25 wipes	
						01-04-043-5323	43.96
						Total :	**43.96**
68287	6/3/2021	02053	ANALYTICAL LABORATORIES, INC.	TESTING		LABORATORY TESTING	
	YTD Amount:	9,300.00			78014	LABORATORY TESTING	
						02-10-200-5305	1,364.00
						Total :	**1,364.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68288	6/3/2021	12710	BORRELL EXCAVATING/MECHANICAL	ESCROW REFU		REFUND OF ESCROW	
	YTD Amount:	1,000.00				REFUND OF ESCROW	
						07-00-000-2445	1,000.00
						Total :	**1,000.00**
68289	6/3/2021	13330	BRITTON INDUSTRIES	0641981 IN		WOOD CHIPS FOR PLAYGROUN	
	YTD Amount:	2,852.50			77830	Wood chips for playground equipm	
						01-24-156-5324	1,995.00
						Total :	**1,995.00**
68290	6/3/2021	14962	CASALINA, JOSE	ZHB		ZHB MEETING	
	YTD Amount:	450.00				ZHB MEETING	
						01-06-087-5030	150.00
						Total :	**150.00**
68291	6/3/2021	14883	COMCAST	JUNE		FAX LINES FOR TOWNSHIP BUII	
	YTD Amount:	3,865.60				MODEM FOR TOWNSHIP BUILDII	
						01-01-005-5305	644.57
						Total :	**644.57**
68292	6/3/2021	05860	COMCAST CABLE	MAY & JUNE		MAY ARDSLEY COMMUNITY CEN	
	YTD Amount:	1,274.44			76745	May ARDSLEY COMMUNITY CEN	
						01-24-152-5305	202.61
					76745	June ARDSLEY COMMUNITY CEN	
						01-24-152-5305	220.00
						Total :	**422.61**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68293	6/3/2021	07316	COMCAST CABLE	JUNE		JANUARY CABLE SERVICE CRES	
	YTD Amount: 730.10						
					76660	JUNE CABLE SERVICE CRESTM(	
						01-24-153-5305	123.35
						Total :	**123.35**
68294	6/3/2021	07317	COMCAST CABLE	JUNE		JUNE CABLE SERVICE PENBRYN	
	YTD Amount: 730.10						
					76670	JUNE CABLE SERVICE PENBRYN	
						01-24-154-5305	123.35
						Total :	**123.35**
68295	6/3/2021	12135	COMCAST CABLE	MAY		BRIAR BUSH NATURE CENTER (	
	YTD Amount: 1,545.14						
						CABLE FOR BRIAR BUSH	
						01-24-155-5305	255.28
						Total :	**255.28**
68296	6/3/2021	15325	CONROY, RACHEL	TUITION REIME		SPRING 2021 SEMESTER - REIM	
	YTD Amount: 687.00						
					78010	Spring 2021 semester - reimburser	
						01-04-040-5190	687.00
						Total :	**687.00**
68297	6/3/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	SEE ATTACHEL		PRINTER, OFFICE CHAIRS, DATE	
	YTD Amount: 7,401.18						
					77913	Printer, office chairs, date book,	
						01-24-150-5300	91.15
					77869	PLOTTER PAPER; 36" X 125'	
						01-07-110-5300	37.49
						Total :	**128.64**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68298	6/3/2021	13897	CPE	23925		2 - 5 GALLON PAIL OF OMNILUNE	
	YTD Amount: 410.00				77767	2 - 5 GALLON PAIL OF OMNILUNE	
						02-10-200-5304	410.00
						Total :	**410.00**
68299	6/3/2021	08094	DIPRIMIO, JOHN	ZHB		ZONING HEARING BOARD	
	YTD Amount: 450.00					ZONING HEARING BOARD	
						01-06-087-5030	150.00
						Total :	**150.00**
68300	6/3/2021	14274	DOLAN CONSULTING GROUP	W1246 0521 03		SYSTEMIC RACISM IN POLICING	
	YTD Amount: 95.00				77999	Systemic Racism in Policing webin	
						01-04-056-5234	95.00
						Total :	**95.00**
68301	6/3/2021	02074	DSI MEDICAL SERVICES, INC.	TOXICOLOGY S		FORENSIC TOXICOLOGY SERVI	
	YTD Amount: 1,959.48					FORENSIC TOXICOLOGY SERVI	
						01-28-012-5111 FORENSIC & TOXICOLOGY SER	428.32
						02-10-200-5111 FORENSIC & TOXICOLOGY	30.83
						14-12-100-5111	61.66
						Total :	**520.81**
68302	6/3/2021	06452	DUFFY BROTHERS LLC, E	10061		WINDOW CLEANING TWP BUILD	
	YTD Amount: 605.00						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68302	6/3/2021	06452	DUFFY BROTHERS LLC, E	(Continued)			
					77996	WINDOW CLEANING TWP BUILD	
						01-01-030-5317	605.00
						Total :	**605.00**
68303	6/3/2021	09850	FIREMAN'S ASSOCIATION, INC., LANCAS	12081		CONTRACTED SERVICES.~	
	YTD Amount:	2,085.39					
					77984	CONTRACTED SERVICES.~	
						01-15-064-5305	2,085.39
						Total :	**2,085.39**
68304	6/3/2021	01004	FISHER & SON CO., INC.	0000222722-IN		CHEMICALS FOR GOLF COURSE	
	YTD Amount:	18,707.25					
					77874	Chemicals for golf course	
						01-24-151-5323	3,222.05
						Total :	**3,222.05**
68305	6/3/2021	03937	FREED, ALAN	ER REIMBURSE		ER REIMBRSEMENT	
	YTD Amount:	200.00					
						ER REIMBRSEMENT	
						01-28-012-5111	100.00
						Total :	**100.00**
68306	6/3/2021	00512	GEPPERT INC., WILLIAM A	82396 83573		REPAIRS TO PENBRYN POOL	
	YTD Amount:	12,235.38					
					78002	Repairs to Penbryn Pool	
						01-24-154-5323	4.95
				83370 83349		MINOR EQUIPMENT.~	
					77979	MINOR EQUIPMENT.~	
						01-15-064-5322	76.80
						Total :	**81.75**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68307	6/3/2021	16227	HANES, LAURA	ZHB		ZHB MINUTES	
	YTD Amount: 450.00					ZHB MINUTES	
						01-06-087-5030	150.00
						Total :	**150.00**
68308	6/3/2021	00851	HOME DEPOT CREDIT SERVICES	4341466		REPAIRS TO PENBRYN POOL	
	YTD Amount: 17,711.35						
					78005	Repairs to Penbryn Pool	
						01-24-154-5323	55.70
						Total :	**55.70**
68309	6/3/2021	01190	J.D.M. MATERIALS CO.	416204 415593		WINDING CREEK PROJECT - $14	
	YTD Amount: 29,590.75						
					77948	Winding Creek Project/Old Hunting	
						07-07-566-7544	14,251.50
						Total :	**14,251.50**
68310	6/3/2021	15521	JUMP START SPORTS	05192021		T-BALL PROGRAM	
	YTD Amount: 2,660.00						
					77978	T-Ball Program	
						01-24-156-5331	2,660.00
						Total :	**2,660.00**
68311	6/3/2021	16479	KUHLS LAW	1241		ZONING HEARING BOARD	
	YTD Amount: 18,987.50						
						ZONING HEARING BOARD	
						01-06-087-5305	9,012.50
						Total :	**9,012.50**
68312	6/3/2021	12361	LIBERTY PRODUCTS GROUP, INC	0179150		SHAUN LITTLEFIELD'S BUS.	
	YTD Amount: 180.00						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68312	6/3/2021	12361	LIBERTY PRODUCTS GROUP, INC	(Continued)				
					77988	Shaun Littlefield's Bus.		
						01-06-081-5300		45.00
							Total :	**45.00**
68313	6/3/2021	07602	LIFEGUARD STORE, INC., THE	INV00109437		LIFEGUARD SUITS		
	YTD Amount:	960.00						
					77832	Lifeguard suits		
						01-24-153-5316		480.00
					77832	Lifeguard suits		
						01-24-154-5316		480.00
							Total :	**960.00**
68314	6/3/2021	05516	LOWE'S BUSINESS ACCOUNT	907703		SUPPLIES FOR CONSTRUCTION		
	YTD Amount:	3,682.07						
						SUPPLIES FOR CONSTRUCTION		
						01-13-131-5323		98.33
							Total :	**98.33**
68315	6/3/2021	16005	M&M LAWNCARE EAST, INC.	20210247		CONTRACT MOWING ZONE 4		
	YTD Amount:	3,857.14						
					78000	Contract Mowing Zone 4		
						02-10-200-5305		1,928.57
							Total :	**1,928.57**
68316	6/3/2021	00706	MARTIN STONE QUARRIES, INC.	218345		BALLFIELD DIRT		
	YTD Amount:	4,278.61						
					77875	Ballfield dirt		
						01-24-158-5323		1,741.68
							Total :	**1,741.68**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68317	6/3/2021	09136	MASON CO., INC., W.B.	220205800		DESK ORGANIZER FOR SGT WIL	
	YTD Amount:	4,913.08					
					77930	Desk Organizer for Sgt Wiley - Iten	
						01-04-043-5300	33.00
						Total :	**33.00**
68318	6/3/2021	08257	MCDONALD UNIFORMS	196627		DIGITIZED BADGE FOR POLICE I	
	YTD Amount:	5,222.76					
					78011	Digitized badge for police uniforms	
						01-04-044-5316	50.00
						Total :	**50.00**
68319	6/3/2021	03690	METRO ELEVATOR CO., INC.	110148		SERVICE CONTRACT TWP ELEV	
	YTD Amount:	2,117.14					
					77997	SERVICE CONTRACT TWP ELEV	
						01-01-030-5305	90.62
						Total :	**90.62**
68320	6/3/2021	13218	MORTON SALT, INC.	SEE ATTACHEL		1000 TONS OF SALT	
	YTD Amount:	150,910.43					
					76996	1000 TONS OF SALT	
						03-13-140-5325	50,257.19
						Total :	**50,257.19**
68321	6/3/2021	01034	NAPA AUTO PARTS	4607 629601		TRUCK WASH DETERGENT	
	YTD Amount:	5,276.64					
					78008	TRUCK WASH DETERGENT	
						02-10-205-5322	14.58
						Total :	**14.58**
68322	6/3/2021	13035	O'CONNOR, MICHAEL	ZHB		ZHB MEETING	
	YTD Amount:	450.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68322	6/3/2021	13035	O'CONNOR, MICHAEL	(Continued)			
						ZHB MEETING	
						01-06-087-5030	150.00
						Total :	**150.00**
68323	6/3/2021	08537	OFFICE DEPOT	SEE ATTACHEI		STORAGE CABINET	
	YTD Amount: 2,112.53						
					77934	Storage Cabinet	
						01-24-156-5324	261.98
					77821	paper cups for department	
						01-04-055-5300	84.76
					77912	File holder, cork board, copy paper.	
						01-24-150-5300	57.94
						Total :	**404.68**
68324	6/3/2021	10955	ORIGINAL WATERMEN INC.	S71498		LIFEGUARD SUITS	
	YTD Amount: 1,871.62						
					77831	Lifeguard suits	
						01-24-153-5316	935.81
					77831	Lifeguard suits	
						01-24-154-5316	935.81
						Total :	**1,871.62**
68325	6/3/2021	03216	PECO ENERGY COMPANY	APRIL		MONTHLY WWTP ELECTRIC	
	YTD Amount: 124,699.09						
						WWTP PECO BILLINGS	
						02-10-200-5308	17,389.67
						WWTP PECO BILLINGS	
						02-10-203-5308	4,963.81
						Total :	**22,353.48**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68326	6/3/2021	11199	PENDERGHEST, JAIME	REFUND		REFUND CLASS	
	YTD Amount: 200.00					REFUND CLASS	
						01-00-000-4427	200.00
						Total :	**200.00**
68327	6/3/2021	01189	PENNONI ASSOCIATES INC.	106		BAEDERWOOD~	
	YTD Amount: 52,730.00					BAEDERWOOD~	
				1064417		07-00-000-2442 LD 19 010 966 & 968 OYR~ LD 19 010 966 & 968 OYR~	350.00
				1068751		07-00-000-2442 LIMEKILN PIKE BRIDGE~ LIMEKILN PIKE BRIDGE~	3,326.25
				1068752		07-07-566-7545 PREIT~ PREIT~	140.00
				1068753		07-00-000-2451 GENERAL CONSULTING SERVIC GENERAL CONSULTING SERVIC	210.00
				1068754		01-07-110-5305 ABINGTON TRANSFER STATION ABINGTON TRANSFER STATION	1,095.00
				1068756		01-07-110-5305 EASTON RD STORAGE EASTON RD STORAGE	3,082.50
						07-00-000-2451	183.75

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68327	6/3/2021	01189 PENNONI ASSOCIATES INC.	(Continued)			
			1068758		1768 KIMBALL AVE SUBDIVISION 1768 KIMBALL AVE SUBDIVISION	
			1068759		07-00-000-2451 ABINGTON DRAINAGE PERMIT F ABINGTON DRAINAGE PERMIT F	330.00
			1068760		01-01-003-5201 LD 19 010 966 & 968 OYR~ LD 19 010 966 & 968 OYR~	1,352.50
			1068762		07-00-000-2442 1053 & 1057 EASTON RD~ 1053 & 1057 EASTON RD~	218.75
			1068763		07-00-000-2451 LD 20 04 HUNTER SOCCER~ LD 20 04 HUNTER SOCCER~	1,148.75
			1068764		07-00-000-2442 SD 20 02 1231 SUSQUEHANNA~ SD 20 02 1231 SUSQUEHANNA~	437.50
			1068766		07-00-000-2451 PLAZA APTS 1250 GREENWOOD PLAZA APTS 1250 GREENWOOD	205.00
			1068767		07-00-000-2442 LD 21 03 HOLY REDEEMER~ LD 21 03 HOLY REDEEMER~	27.50
			1068769		07-00-000-2442 LD 21 04 521 MOREDON RD LD 21 04 521 MOREDON RD	261.25
					07-00-000-2451	1,870.00

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68327	6/3/2021	01189	PENNONI ASSOCIATES INC.	(Continued)			
				1068770		LD 19 08 RESIDENTIAL DEV-GAL LD 19 08 RESIDENTIAL DEV-GAL	
						07-00-000-2451	192.50
				1068771		LD 20 03 LIFE PRESBY CHURCH· LD 20 03 LIFE PRESBY CHURCH·	
						07-00-000-2442	3,041.25
				1068774		SD 13 04 MOLLY COURT SUBDIV SD 13 04 MOLLY COURT SUBDIV	
						07-00-000-2442	27.50
				1068775		118 & 122 CRICKET AVE~ 118 & 122 CRICKET AVE~	
						01-07-110-5305	785.00
				1068776		LD 21 05 RYDAL WATERS~ LD 21 05 RYDAL WATERS~	
						07-00-000-2451	312.50
				1068777		776 GARFIELD AVE~ 776 GARFIELD AVE~	
						01-07-110-5305	500.00
				1068778		PREIT PREIT	
						07-00-000-2451	113.75
				1068780		MS4 REPORT MS4 REPORT	
						07-07-566-7546	60.00
				108765		LD 21 01 NORTH HILLS WELL ST LD 21 01 NORTH HILLS WELL ST	
						07-00-000-2442	27.50
						Total :	**19,298.75**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68328	6/3/2021	13301	PFM ASSET MANAGEMENT LLC	MAC M0421 162		INVESTMENT ADVISORY SERVIC	
	YTD Amount:	2,561.26				INVESTMENT ADVISORY SERVIC	
						05-01-028-5305	149.15
						INVESTMENT ADVISORY SERVIC	
						05-01-029-5305	149.14
						Total :	**298.29**
68329	6/3/2021	08842	POLYDYNE INC.	139577		40 - BAGS OF CLARIFLOC MA-01	
	YTD Amount:	19,582.64			77730	40 - bags of clarifloc MA-017 for	
						02-10-200-5326	4,895.66
						Total :	**4,895.66**
68330	6/3/2021	07103	PROP	MEMBERSHIP		RENEWAL FEES FOR MEMBERS	
	YTD Amount:	550.00			78022	RENEWAL FEES FOR MEMBERS	
						14-12-100-5301	550.00
						Total :	**550.00**
68331	6/3/2021	10963	QUALITY CARRIERS, INC.	11502897401		DELIVERY FEES FOR 20 TONS C	
	YTD Amount:	915.86			77065	DELIVERY FEES FOR 20 TONS C	
						02-10-200-5326	915.86
						Total :	**915.86**
68332	6/3/2021	14740	QUARTZ LAMPS INC.	17669		6 - UV BULBS AND 6 - QUARTZ S	
	YTD Amount:	5,880.00			77693	6 - UV BULBS AND 6 - QUARTZ S	
						02-10-200-5320	3,000.00
						Total :	**3,000.00**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68333	6/3/2021	13056 REPUBLIC SERVICES INC	3 0320 0036735		GRIT AND SCREENING CONTAIN	
	YTD Amount: 4,780.80					
				77629	grit and screening container	
					02-10-200-5305	1,768.80
					Total :	**1,768.80**
68334	6/3/2021	00053 SAXON OFFICE TECHNOLOGY, INC.	102276		SERVICE CONTRACT FOR PARK	
	YTD Amount: 13,971.00					
				77973	Service Contract for Parks and Rec	
					01-01-005-5305	1,280.00
					Total :	**1,280.00**
68335	6/3/2021	10402 SGD GOLF, LLC	16733 16731		MINI GOLF SUPPLIES	
	YTD Amount: 189.37					
				77938	Mini Golf supplies	
					01-24-151-5324	189.37
					Total :	**189.37**
68336	6/3/2021	14228 UNIFIRST	B126401		FIRST AID SUPPLIES	
	YTD Amount: 106.05					
					FIRST AID SUPPLIES	
					01-04-053-5305	33.99
					Total :	**33.99**
68337	6/3/2021	00269 USA BLUE BOOK	604011		SLUDGE CORE SAMPLER EIGHT	
	YTD Amount: 1,461.64					
				77919	SLUDGE CORE SAMPLER EIGHT	
					02-10-200-5335	183.68
					Total :	**183.68**
68338	6/3/2021	01028 VAN'S LOCK SHOP, INC	0000117493		DUPLICATE KEYS	
	YTD Amount: 2,593.62					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68338	6/3/2021	01028	VAN'S LOCK SHOP, INC	(Continued)			
					78001	Duplicate keys	
						01-24-157-5305	80.40
						Total :	**80.40**
68339	6/3/2021	14709	VECTOR SECURITY	67960678		MONTHLY MONITORING FEE.	
	YTD Amount:	662.70					
					77998	Monthly monitoring fee.	
						01-24-155-5305	92.95
						Total :	**92.95**
68340	6/3/2021	00112	VERIZON	JUNE		TELEPHONE BILLINGS~	
	YTD Amount:	2,380.85					
						TELEPHONE BILLINGS~	
						03-13-146-5304	35.88
						TELEPHONE BILLINGS pump stat	
						02-10-203-5307	126.06
						TELEPHONE BILLINGS-FERNWC	
						02-10-200-5307	40.64
						Total :	**202.58**
68341	6/3/2021	13436	VERIZON	MAY		ALVERTHORPE MANOR PHONE~	
	YTD Amount:	202.12					
					76744	May	
						01-24-150-5307	37.18
						Total :	**37.18**
68342	6/3/2021	14496	VERIZON	May		ATFD INTERNET	
	YTD Amount:	934.88					
						INTERNET SERVICE FOR FIRE D	
						01-15-064-5302	149.98

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68342	6/3/2021	14496	VERIZON	(Continued)		Total :	**149.98**
68343	6/3/2021 YTD Amount: 6,052.25	07500	VILE, SUSAN ELIZABETH	05/10/2021		TRANSCRIPTION/EDITING OF MI	
						Transcription/Editing of minutes for	
						01-01-002-5305	75.25
				06/01/2021		TRANSCRIPTION/EDITING OF MI	
						Transcription/Editing of minutes for	
						01-01-002-5305	118.25
						Total :	**193.50**
68344	6/3/2021 YTD Amount: 409.30	04686	VIMCO INC	678202		REBAR, SPRAYER AND FORM OI	
					78015	REBAR, SPRAYER AND FORM OI	
						02-10-200-5320	409.30
						Total :	**409.30**
68345	6/3/2021 YTD Amount: 450.00	01922	WERTHEIMER, BARBARA M.	ZHB		ZHB MINUTES	
						ZHB MINUTES	
						01-06-087-5030	150.00
						Total :	**150.00**
68346	6/3/2021 YTD Amount: 100.00	16567	WITTMER, DUSTIN	ER REIMBURSE		ER VISIT REIMBURSEMENT	
						ER VISIT REIMBURSEMENT	
						01-28-012-5111	100.00
						Total :	**100.00**

64 Vouchers for bank code : ap2 — **Bank total : 155,316.76**

64 Vouchers in this report — **Total vouchers : 155,316.76**

06/09/2021 1:52:29PM

Voucher List
TWP OF ABINGTON

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68347	6/9/2021	12699	2 M DISTRIBUTIONS	27641		HAND SOAP FOR SHOP $237.76-	
	YTD Amount:	542.16			77966	HAND SOAP FOR SHOP $237.76-	
						01-14-186-5304	304.40
						Total :	**304.40**
68348	6/9/2021	00907	21ST CENTURY MEDIA	2169985		LEGAL ADVERTISING~	
	YTD Amount:	5,033.39			78027	LEGAL ADVERTISING~	
						14-12-101-5320	102.69
						Total :	**102.69**
68349	6/9/2021	16063	ALLIED HYDRAULIC SERVICE	31510		CYLINDER REBUILD FOR #152 $	
	YTD Amount:	947.33			77983	CYLINDER REBUILD FOR #152 $	
						01-14-186-5304	620.50
						Total :	**620.50**
68350	6/9/2021	06584	ALLSTEEL SUPPLY INC	050421AT		STEEL FOR SIGN CREW TRAILEI	
	YTD Amount:	75.00			77929	STEEL FOR SIGN CREW TRAILEI	
						01-14-186-5304	75.00
						Total :	**75.00**
68351	6/9/2021	16566	ANTHONY TOWSON	REIMBURSEME		REIMBURSEMENT FOR OVERPA	
	YTD Amount:	55.00				REIMBURSEMENT FOR OVERPA	
						14-00-000-4396	55.00
						Total :	**55.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68352	6/9/2021	15971	APS	SEE LIST		SIGN CREW TRAILER #607 LIGH		
	YTD Amount: 15,520.47							
					77981	SIGN CREW TRAILER #607 LIGH		
						01-14-186-5304		591.33
							Total :	**591.33**
68353	6/9/2021	10093	ARDMORE TIRE COMPANY	60269		REFUSE TRUCK TIRES		
	YTD Amount: 28,399.27							
					77995	REFUSE TRUCK TIRES		
						01-14-186-5304		1,347.75
							Total :	**1,347.75**
68354	6/9/2021	07170	BERKHEIMER TAX ADMINISTRATOR	MAY		EIT Commission		
	YTD Amount: 53,785.25							
						EIT Commission		
						01-02-021-5305		19,542.84
							Total :	**19,542.84**
68355	6/9/2021	00187	BRYNER CHEVROLET INC.	951336		ENGINE FOR #403		
	YTD Amount: 7,190.34							
					77426	ENGINE FOR #403		
						01-14-186-5304		3,595.00
							Total :	**3,595.00**
68356	6/9/2021	12500	CLEAN MACHINE CARWASH	CAR WASHES		CAR WASHES 4/28/2/ - 5/11/21 $		
	YTD Amount: 957.00							
					77994	CAR WASHES 4/28/2/ - 5/11/21 $		
						01-14-186-5304		132.00
							Total :	**132.00**
68357	6/9/2021	14979	COMCAST	MAY		NEW INTERNET SERVICE FOR T		
	YTD Amount: 20,801.45							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68357	6/9/2021	14979	COMCAST	(Continued)			
						PUBLIC WORKS, TRAINING CEN	
						01-01-002-5307	3,462.27
						Total :	**3,462.27**
68358	6/9/2021	08543	COMCAST CABLE	JUNE		SURVEILLANCE CAMERA REFUS	
	YTD Amount: 847.72						
						SURVEILLANCE CAMERA REFUS	
						14-12-103-5305	128.39
						Total :	**128.39**
68359	6/9/2021	15313	COMCAST CABLE	JUNE		INTERNET FOR SPECIAL VIDEO,	
	YTD Amount: 257.00						
						TWP SPC VIDEO ACCOUNT	
						01-01-030-5305	39.50
						Total :	**39.50**
68360	6/9/2021	01311	COMPUTYME INC	20457		REAL ESTATE TAX FEE	
	YTD Amount: 7,500.00						
						REAL ESTATE TAX FEE	
						01-00-000-1304 REAL ESTATE TAX FEE	62.50
						01-02-020-5300	62.50
						Total :	**125.00**
68361	6/9/2021	15382	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY FOR TWP BUILDIN	
	YTD Amount: 3,635.56						
						GAS SUPPLY FOR TWP BUILDIN	
						01-01-030-5308	105.19
						Total :	**105.19**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68362	6/9/2021	15419	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY CHARGES FOR BB	
	YTD Amount:	617.77				GAS SUPPLY CHARGES FOR BB	
						01-24-155-5308	35.35
						Total :	**35.35**
68363	6/9/2021	15420	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY FOR ACC	
	YTD Amount:	4,672.53				GAS SUPPLY FOR ACC	
						01-24-152-5308	159.52
						Total :	**159.52**
68364	6/9/2021	15421	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY CHARGES FOR FL(	
	YTD Amount:	2,297.53				GAS SUPPLY CHARGES FOR FL(	
						01-13-130-5308	12.05
						Total :	**12.05**
68365	6/9/2021	15422	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY FOR WWTP	
	YTD Amount:	3,512.34				GAS SUPPLY FOR WWTP	
						02-10-200-5308	106.50
						GAS SUPPLY FOR WWTP	
						02-10-203-5308	38.57
						Total :	**145.07**
68366	6/9/2021	15424	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY CHARGES FOR 117	
	YTD Amount:	1,439.39				GAS SUPPLY CHARGES FOR 117	
						01-04-062-5308	66.71
						Total :	**66.71**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68367	6/9/2021	15426	CONSTELLATION NEW ENERGY	APRIL		GAS SUPPLY CHARGES FOR CR	
	YTD Amount:	232.41				GAS SUPPLY CHARGES FOR CR	
						01-24-157-5308	20.50
						Total :	**20.50**
68368	6/9/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	SEE ATTACHEI		OFFICE SUPPLIES FOR P.W.	
	YTD Amount:	7,669.32			77819	OFFICE SUPPLIES FOR P.W.	
						01-13-130-5300	224.66
					77819	OFFICE SUPPLIES FOR REFUSE	
						14-12-100-5300	43.48
						Total :	**268.14**
68369	6/9/2021	09216	CONTRACTORS HAULING SERVICE	419489		HAULING CHARGES	
	YTD Amount:	6,925.00			78018	HAULING CHARGES @1051 HUN	
						07-07-566-7544	400.00
				419502		HAULING CHARGES @ HINTINGI	
					78017	HAULING CHARGES @ HINTINGI	
						07-07-566-7544	400.00
						Total :	**800.00**
68370	6/9/2021	09177	DEX MEDIA	MAY		BLUE PAGES OF PHONE BOOK	
	YTD Amount:	132.11				BLUE PAGES OF PHONE BOOK	
						01-01-002-5307	22.30
						Total :	**22.30**
68371	6/9/2021	16369	FEDERATED DEPT. STORES INC., BLOOI	ASSESSMENT (		ASSESSMENT CHANGE 2016-267	
	YTD Amount:	20,610.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68371	6/9/2021	16369	FEDERATED DEPT. STORES INC., BLOOI	(Continued)			
						ASSESSMENT CHANGE 2016-267	
						01-00-000-4030	16,554.00
						ASSESSMENT CHANGE 2016-267	
						01-00-000-4075	4,056.00
						Total :	**20,610.00**
68372	6/9/2021	15662	FERGUSON PLUMBING COMP.	6241201		ELECTRIC WATER HEATER	
	YTD Amount:	749.44					
					77974	ELECTRIC WATER HEATER	
						14-12-101-5320	446.19
						Total :	**446.19**
68373	6/9/2021	16482	FIZZANO BROTHERS, CONCRETE PROC	0045413-00 004		CONCRETE PRODUCTS FOR PW	
	YTD Amount:	2,066.00					
					77558	CONCRETE PRODUCTS FOR PW	
						01-13-131-5323	2,066.00
						Total :	**2,066.00**
68374	6/9/2021	00462	FRIENDS OF BRIAR BUSH	REIMBURSEME		LICENSE RENEWAL FOR USDA F	
	YTD Amount:	5,821.78					
					78077	License renewal for USDA permit.	
						01-24-155-5323	40.00
						Total :	**40.00**
68375	6/9/2021	12069	GENERAL CODE PUBLISHERS CORP.	GC00113397		ANNUAL MAINTENANCE	
	YTD Amount:	1,195.00					
						ANNUAL MAINTENANCE	
						01-01-002-5235	1,195.00
						Total :	**1,195.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68376	6/9/2021	00512	GEPPERT INC., WILLIAM A	83164		HOSE COUPLER / HORNET SPR/	
	YTD Amount:	12,954.80			77977	HOSE COUPLER / HORNET SPR/	
						01-13-131-5323	11.37
				83175		ANCHORS & JOISTS FOR NEW F	
					77980	ANCHORS & JOISTS FOR NEW F	
						07-13-575-7577	516.96
				84096 84162		BUILDING MATERIALS FOR DECI	
					78074	Building materials for deck canopy.	
						01-24-155-5317	191.09
						Total :	**719.42**
68377	6/9/2021	00516	GERHARD'S INC	O0231629		TWO WINDOW AC UNITS FOR TI	
	YTD Amount:	1,298.00			78078	Two window AC units for the Detec	
						01-01-030-5317	420.00
						Total :	**420.00**
68378	6/9/2021	08079	GRECO CUSTOM CARPENTRY INC	1 & 2		LAWN CUTTING	
	YTD Amount:	260.00				LAWN CUTTING	
						01-06-088-5305	260.00
						Total :	**260.00**
68379	6/9/2021	03270	GROFF TRACTOR & EQUIP, INC.	PSO357188		AXLE ADDITIVE FOR #152 / 156 S	
	YTD Amount:	8,367.04			77964	AXLE ADDITIVE FOR #152 / 156 S	
						01-14-186-5304	118.00
						Total :	**118.00**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68380	6/9/2021	00851 HOME DEPOT CREDIT SERVICES	4341465		ROOFING MATERIALS, PAPER T(	
	YTD Amount: 18,253.48					
				77959	ROOFING MATERIALS, PAPER T(	
					01-13-131-5323	398.21
			8026131		GENERAL SUPPLIES.	
				78076	General supplies.	
					01-01-030-5317	44.92
			9044469		REPLACEMENT TOOLS FOR #13	
				77976	REPLACEMENT TOOLS FOR #13	
					01-13-131-5323	99.00
					Total :	**542.13**
68381	6/9/2021	10824 INTERSTATE BATTERY SYSTEM	181125058		BATTERIES FOR #101 $453.80	
	YTD Amount: 2,790.75					
				77991	BATTERIES FOR #101 $453.80	
					01-14-186-5304	453.80
					Total :	**453.80**
68382	6/9/2021	01190 J.D.M. MATERIALS CO.	10210		PRECAST CONCRETE FOR ENG	
	YTD Amount: 35,940.25					
				78024	PRECAST CONCRETE FOR ENG	
					07-07-566-7544	3,240.50
			419487		PRECAST CONCRETE FOR 1051	
				78029	PRECAST CONCRETE FOR 1051	
					07-07-566-7544	3,109.00
					Total :	**6,349.50**
68383	6/9/2021	03119 JOHN KENNEDY FORD JENKINTOWN	SEE LIST		TRAILER BRAKE MODULE FOR #	
	YTD Amount: 18,402.55					
				77962	TRAILER BRAKE MODULE FOR #	
					01-14-186-5304	774.75

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68383	6/9/2021	03119	JOHN KENNEDY FORD JENKINTOWN	(Continued)		Total :	**774.75**
68384	6/9/2021	06012	KENNEDY CULVERT & SUPPLY CO	490054		FILTER FOR OLD HUNTINGDON	
	YTD Amount:	6,385.00					
					78019	FILTER FOR OLD HUNTINGDON	
						07-07-566-7544	1,000.00
						Total :	**1,000.00**
68385	6/9/2021	00920	KIRKLAND PRINTING, INC	47770		CATALOG PHOTO ENVELOPES	
	YTD Amount:	2,742.00					
					77926	catalog photo envelopes	
						01-04-053-5340	162.00
						Total :	**162.00**
68386	6/9/2021	05516	LOWE'S BUSINESS ACCOUNT	02540		WEED KILLER / SHELVING FOR T	
	YTD Amount:	3,803.15					
					77975	WEED KILLER / SHELVING FOR T	
						14-12-101-5320	121.08
						Total :	**121.08**
68387	6/9/2021	16368	MACY'S EAST INC., WILLOW GROVE PAI	ASSESSMENT (		ASSESSMENT CHANGE 2016-267	
	YTD Amount:	14,847.50					
						ASSESSMENT CHANGE 2016-267	
						01-00-000-4030	11,942.50
						ASSESSMENT CHANGE 2016-267	
						01-00-000-4075	2,905.00
						Total :	**14,847.50**
68388	6/9/2021	10655	MARINO CORPORATION	APP 2		TAP TRAIL #1	
	YTD Amount:	175,448.55					
						TAP TRAIL #1	
						06-01-220-5305	67,002.71

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68388	6/9/2021	10655	MARINO CORPORATION	(Continued)		Total :	**67,002.71**
68389	6/9/2021	16552	MARTY SUSSMAN ORGANIZATION INC	1692096 16918'		SIDE MIRROR CAP $53.22~	
	YTD Amount: 328.77				77963	SIDE MIRROR CAP $53.22~	
						01-14-186-5332	328.77
						Total :	**328.77**
68390	6/9/2021	12454	MICROSOFT	see list		OFFICE 365 INVOICES FOR JUNI	
	YTD Amount: 13,710.73				78141	Office 365 Invoices for June 2021:	
						01-01-005-5305	2,306.00
						Total :	**2,306.00**
68391	6/9/2021	08278	MSC INDUSTRIAL SUPPLY COMPANY	88846853		TOWEL DISPENSER / ANTI BACT	
	YTD Amount: 684.09				77957	TOWEL DISPENSER / ANTI BACT	
						14-12-101-5320	91.46
						Total :	**91.46**
68392	6/9/2021	01034	NAPA AUTO PARTS	SEE LIST		WIPER BLADES $22.28~	
	YTD Amount: 5,493.18				77992	WIPER BLADES $22.28~	
						01-14-186-5304	163.64
					77961	OIL FILTER $4.12~	
						01-14-186-5304	52.90
						Total :	**216.54**
68393	6/9/2021	04265	OFFICE BASICS, INC.	1-1773682		WHITE COPY PAPER FOR TOWN	
	YTD Amount: 969.50						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68393	6/9/2021	04265	OFFICE BASICS, INC.	(Continued)			
					78106	WHITE COPY PAPER FOR TOWN	
						01-01-002-5300	289.90
					78106	MOUSE PAD WITH WRIST SUPP(	
						01-05-010-5300	15.67
					78106	RULER	
						01-05-010-5300	0.53
						Total :	**306.10**
68394	6/9/2021	03683	PARK AUTO REPAIR INC.	48017		ALIGNMENT & EMISSION FOR #2	
	YTD Amount:	4,789.15					
					77993	ALIGNMENT & EMISSION FOR #2	
						01-14-186-5304	119.90
						Total :	**119.90**
68395	6/9/2021	10464	PETSMART	SEE LIST		ANIMAL FOOD AND ANIMAL CAR	
	YTD Amount:	532.60					
					77702	Animal food and animal care produ	
						01-24-155-5323	47.58
						Total :	**47.58**
68396	6/9/2021	07100	PHILA OCCHEALTH	03398141-00		PROMOTIONAL EXAM FOR SGT.	
	YTD Amount:	501.03					
					78065	Promotional exam for Sgt. Wiley	
						01-04-040-5319	274.83
						Total :	**274.83**
68397	6/9/2021	00962	PRIMEX CENTERS, INC.	2-096262		MOSQUITO DUNKS FOR THE PO	
	YTD Amount:	2,562.90					
					78073	Mosquito dunks for the pond.	
						01-24-155-5317	23.40

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68397	6/9/2021	00962	PRIMEX CENTERS, INC.	(Continued)		Total :	**23.40**
68398	6/9/2021	13043	QUENCH USA INC.	03122909		DRINKING WATER SERVICE AT V	
	YTD Amount:	594.00			78025	DRINKING WATER SERVICE AT V	
						02-10-200-5305	198.00
						Total :	**198.00**
68399	6/9/2021	12995	READY REFRESH	MARCH & APRI		ADMINISTRATION BUILDING	
	YTD Amount:	223.95				ADMINISTRATOIN BUILDING	
						01-01-030-5311	22.40
						Total :	**22.40**
68400	6/9/2021	14105	RIGGINS, INC.	75047559		6000 GALLONS OF DIESEL FUEL	
	YTD Amount:	218,089.67			77982	6000 GALLONS OF DIESEL FUEL	
						01-14-186-5310	13,810.20
						Total :	**13,810.20**
68401	6/9/2021	04607	SHAPIRO FIRE PROTECTION CO	13323		PORTABLE FORE EXTINGUISHEI	
	YTD Amount:	2,229.98			77965	PORTABLE FORE EXTINGUISHEI	
						01-14-186-5304	218.27
				13399		ANNUAL INSPECTION OF FIRE E	
					77989	ANNUAL INSPECTION OF FIRE E	
						14-12-101-5320	35.80
						Total :	**254.07**
68402	6/9/2021	01012	SPAHR-EVANS PRINTERS	32185		BUSINESS CARDS FOR OFC. MC	
	YTD Amount:	1,228.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68402	6/9/2021	01012	SPAHR-EVANS PRINTERS	(Continued)			
					78012	Business cards for Ofc. McGinley, I	
						01-04-055-5303	126.00
						Total :	**126.00**
68403	6/9/2021	16565	SUPPLY COMPANY, ACTION INDUSTRIAI	39370612		M. WEBBER UNIFORMS	
	YTD Amount:	572.82					
						M. WEBBER UNIFORMS	
				3937064		01-13-130-5316 M. MCCORD UNIFORMS M. MCCORD UNIFORMS	29.69
				3937071		14-12-101-5316 C. MCCOY UNIFOMS MC COY UNIFORMS	53.98
				3937072		14-12-101-5316 R. WILSON UNIFORMS R. WILSON UNIFORMS	44.98
				3937082		14-12-101-5316 L. KOREJKO UNIFORMS L. KOREJKO UNIFORMS	21.60
				3937417 393676		02-10-200-5316 J. PATTI UNIFOMRS AND BOOTS J. PATTI UNIFOMRS AND BOOTS	65.28
						01-13-130-5316	357.29
						Total :	**572.82**
68404	6/9/2021	07500	VILE, SUSAN ELIZABETH	06/02/2021		TRANSCRIPTION/EDITING OF MI	
	YTD Amount:	6,149.00					
						Transcription/Editing of minutes for	
						01-01-002-5305	96.75

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68404	6/9/2021	07500	VILE, SUSAN ELIZABETH	(Continued)		Total :	**96.75**
68405	6/9/2021	11732	WITMER PUBLIC SAFETY GROUP INC	2126839 21314{		CONTRACTED SERVICES.~	
	YTD Amount:	1,618.75					
					78023	CONTRACTED SERVICES.~	
						01-15-064-5305	455.75
						Total :	**455.75**
59	**Vouchers for bank code :**		ap2			Bank total :	**168,135.15**
59	**Vouchers in this report**					Total vouchers :	**168,135.15**

06/11/2021 2:30:22PM

Voucher List
TWP OF ABINGTON

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68406	6/11/2021	02975	APPLIED MICRO SYSTEMS, LTD.	JUNE		MONTHLY SOFTWARE CONTRA(	
	YTD Amount: 876.00					MONTHLY SOFTWARE CONTRA(	
						01-01-005-5305	146.00
						Total :	**146.00**
68407	6/11/2021	02776	ARCHIE, JOHN	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 2,006.92					MEDICARE PREMIUM	
						05-01-028-5101	149.80
						Total :	**149.80**
68408	6/11/2021	10406	ARCHIE, MARGARET	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 813.00					REIMBURSE MEDICARE	
						05-01-028-5101	135.50
						Total :	**135.50**
68409	6/11/2021	08345	BLUMENTHAL, JAY W	JUNE		COLLECTION REFUSE & SEWEI	
	YTD Amount: 6,000.00					COLLECTION REFUSE & SEWEI	
						01-02-020-5305	1,000.00
						Total :	**1,000.00**
68410	6/11/2021	08319	BOERNER, ALLEN P	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 891.00					REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68411	6/11/2021	08164	BOERNER, SONJA M	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 885.00					REIMBURSE MEDICARE		
						05-01-028-5101		147.50
							Total :	**147.50**
68412	6/11/2021	10610	BURGER KING #3284	MEALS		PRISONER MEALS - MAY 2021		
	YTD Amount: 998.78				78082	Prisoner Meals - May 2021		
						01-04-043-5330		46.16
							Total :	**46.16**
68413	6/11/2021	09840	CILIBERTO, ANTHONY	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 965.88					REIMBURSE MEDICARE		
						05-01-028-5101		128.50
							Total :	**128.50**
68414	6/11/2021	12623	CILIBERTO, VIRGINA	JUNE		REIMBURSE MEIDCARE		
	YTD Amount: 891.10					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68415	6/11/2021	12622	CLARK, BARBARA	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68416	6/11/2021	03941	CLARK, CHARLES	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68416	6/11/2021	03941	CLARK, CHARLES	(Continued)			
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68417	6/11/2021	15653	CLARK, ELIZABETH	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	867.60					
						REIMBURSE MEDICARE	
						05-01-028-5101	144.60
						Total :	**144.60**
68418	6/11/2021	14873	CLARK, KENNETH	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	867.60					
						REIMBURSE MEDICARE	
						05-01-028-5101	144.60
						Total :	**144.60**
68419	6/11/2021	12951	CLARKE, LLC, RUDOLPH	JUNE		LEGAL SERVICES-RETAINER	
	YTD Amount:	103,462.96					
						LEGAL SERVICES-RETAINER	
						01-01-003-5200	10,500.00
						Total :	**10,500.00**
68420	6/11/2021	02273	CLEWELL, LOUIS, J	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	891.00					
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68421	6/11/2021	13612	COMCAST	JUNE		CABLE FOR VIDEO ARRAINGMEI	
	YTD Amount:	100.40					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68421	6/11/2021	13612	COMCAST	(Continued)			
						CABLE FOR VIDEO ARRAINGMEI	
						01-04-040-5307	7.90
						Total :	**7.90**
68422	6/11/2021	14978	COMCAST	JUNE		TELEPHONE CHARGES FOR PUI	
	YTD Amount: 393.75						
						PHONE SERVICE	
						01-13-130-5305	69.87
						Total :	**69.87**
68423	6/11/2021	15235	COMCAST	JUNE		INTERNET FOR CRESTMONT CL	
	YTD Amount: 566.75						
						INTERNET FOR CRSTMONT CLU	
						01-24-153-5305	113.35
						Total :	**113.35**
68424	6/11/2021	01311	COMPUTYME INC	JUNE		TIME SHARING COMPUTER	
	YTD Amount: 8,850.00						
						TIME SHARING COMPUTER	
						01-01-005-5305	675.00
						TIME SHARING COMPUTER	
						01-00-000-1300	675.00
						Total :	**1,350.00**
68425	6/11/2021	01618	CONOVER, JOSEPH	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 1,212.00						
						REIMBURSE MEIDCARE	
						05-01-028-5101	202.00
						Total :	**202.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68426	6/11/2021	14474	CONOVER, MARY	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	1,212.00				REIMBURSE MEDICARE		
						05-01-028-5101		202.00
							Total :	**202.00**
68427	6/11/2021	12984	CREEDEN, JOHN S.	JUNE		REIMBURSE MEIDCARE		
	YTD Amount:	885.00				RETIREES' REIMBURSEMENT		
						05-01-028-5101		147.50
							Total :	**147.50**
68428	6/11/2021	14248	CREEDEN, MARGARET	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	891.00				REIMBURSE INSURANCE		
						05-01-028-5101		148.50
							Total :	**148.50**
68429	6/11/2021	01941	CRISTALDI, ANTHONY J	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	891.00				REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68430	6/11/2021	11622	DARCY, MARY	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	891.00				REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68431	6/11/2021	11772	DARCY, THOMAS	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	867.00						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68431	6/11/2021	11772	DARCY, THOMAS	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		144.50
							Total :	**144.50**
68432	6/11/2021	03953	DAVIS SR., GLENN A	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68433	6/11/2021	13128	DAVIS, NANCY C.	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 801.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		133.50
							Total :	**133.50**
68434	6/11/2021	16574	DE LAGE LANDEN	June		COPIER FOR PARKS AND REC		
	YTD Amount: 313.46							
						Copier for Parks & Rec offce		
						01-30-011-5213		313.46
							Total :	**313.46**
68435	6/11/2021	15405	DE LAGE LANDEN FINANCIAL	June		COPIER FOR WWTP		
	YTD Amount: 1,144.00							
						COPER FOR WWTP		
						02-28-207-5213		143.00
							Total :	**143.00**
68436	6/11/2021	15848	DE LAGE LANDEN FINANCIAL	JUNE		COPIER FOR REFUSE & HIGHW/		
	YTD Amount: 468.00							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68436	6/11/2021	15848	DE LAGE LANDEN FINANCIAL	(Continued)			
						REFUSE & HIGHWAY	
						01-13-130-5300 REFUSE & HIGHWAY	39.00
						14-12-100-5300	39.00
						Total :	**78.00**
68437	6/11/2021	14133	DE LAGE LANDEN FINANCIAL SERVI	JUNE		COPIER FOR PARKS AND RECRE	
	YTD Amount:	1,134.00					
						COPIER FOR PARKS AND RECRE	
						01-30-011-5213	189.00
						Total :	**189.00**
68438	6/11/2021	09673	DEAN, BRUCE L	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	891.00					
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68439	6/11/2021	14276	DELAGE FINANCIAL SERVICES	JUNE		COPIER FOR POLICE PATROL AN	
	YTD Amount:	633.00					
						COPIER FOR POLICE PATROL AN	
						01-30-011-5213	105.50
						Total :	**105.50**
68440	6/11/2021	10130	EVANGELISTA, MICHAEL J	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	855.00					
						REIMBURSE MEDICARE	
						05-01-028-5101	142.50
						Total :	**142.50**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68441	6/11/2021	11838	EVANGELISTA, VIRGINIA	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68442	6/11/2021	00970	FIDELIO INSURANCE CO.	JUNE		MONTHLY DENTAL INSURANCE I		
	YTD Amount: 58,300.43					DENTAL INSURANCE PREMIUM		
						01-00-000-2459 COBRA/COMMISSIONERS DENT/		9,412.84
						01-28-012-5111		329.91
							Total :	**9,742.75**
68443	6/11/2021	01596	HASLAM, BRUCE	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 1,735.20					REIMBURSE MEDICARE		
						05-01-028-5101		289.20
							Total :	**289.20**
68444	6/11/2021	15292	HASSON, PETE	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 813.00					REIMBURSE MEDICARE		
						05-01-028-5101		135.50
							Total :	**135.50**
68445	6/11/2021	11179	HOLT, REGINA	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 599.40					REIMBURSE MEDICARE		
						05-01-028-5101		99.90
							Total :	**99.90**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68446	6/11/2021	00107	HOLT, WILLIAM A	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 599.40					REIMBURSE MEDICARE		
						05-01-028-5101		99.90
							Total :	**99.90**
68447	6/11/2021	15293	HURTADO, JAMES	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68448	6/11/2021	14462	KELLY, AILEEN	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00					REIMBURSE MEIDCARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68449	6/11/2021	15294	KELLY, DONNA	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 1,006.20					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68450	6/11/2021	06154	KELLY, GERALD W	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 867.60					REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
68451	6/11/2021	14739	KELLY, WILLIAM	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68451	6/11/2021	14739	KELLY, WILLIAM	(Continued)			
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68452	6/11/2021	09404	LAMPHERE, KATHRYN	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 891.00						
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68453	6/11/2021	04091	LAMPHERE, ROBERT	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 891.00						
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68454	6/11/2021	15731	LEAF	JUNE		COPIER FOR DETECTIVES	
	YTD Amount: 931.00						
						COPIER FOR DETECTIVES	
						01-30-011-5213	133.00
						Total :	**133.00**
68455	6/11/2021	16431	LEAF	JUNE		COPIER FOR MAILROOM	
	YTD Amount: 931.00						
						COPIER IN MAILROOM	
						01-30-011-5213	209.00
						Total :	**209.00**
68456	6/11/2021	16480	LEAF	JUNE		COPIER FOR CODE & BBNC	
	YTD Amount: 512.00						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68456	6/11/2021	16480	LEAF	(Continued)			
						COPIER FOR CODE & BBNC	
						01-30-011-5213	139.00
						Total :	**139.00**
68457	6/11/2021	16575	LEAF	May & June		COPIER FOR POLICE ADMINISTF	
	YTD Amount:	367.00					
						Poice Administration	
						01-30-011-5213	367.00
						Total :	**367.00**
68458	6/11/2021	16411	LEARY, JAMES	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	891.00					
						REIMBURSEMENT RETIREES IN:	
						05-01-028-5101	148.50
						Total :	**148.50**
68459	6/11/2021	14871	LIVINGOOD, JOHN	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	1,321.70					
						REIMBURSE MEDICARE	
						05-01-028-5101	220.20
						Total :	**220.20**
68460	6/11/2021	14872	LIVINGOOD, MARYJANE	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	1,321.20					
						REIMBURSE MEIDCARE	
						05-01-028-5101	220.20
						Total :	**220.20**
68461	6/11/2021	14460	MANN, JOANNE	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	891.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68461	6/11/2021	14460	MANN, JOANNE	(Continued)			
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68462	6/11/2021	15720	MANN, ROBERT	JUNE		REIMBURSE MEIDCARE	
	YTD Amount: 891.00						
						REIMBURSE MEIDCARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68463	6/11/2021	14726	MARLIN BUSINESS BANK	JUNE		COPIER FOR POLICE RECORDS	
	YTD Amount: 744.00						
						Copier for Records department	
						01-30-011-5213	124.00
						Total :	**124.00**
68464	6/11/2021	14798	MCCREARY, CHRISTINE	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 891.00						
						rEIMBURSE RETIREES MEDICAR	
						05-01-028-5101	148.50
						Total :	**148.50**
68465	6/11/2021	05904	McCREARY, KEVIN	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 891.00						
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68466	6/11/2021	15324	MCNAMARA, CHERYL	JUNE		REIMBURSE MEDICARE	
	YTD Amount: 1,321.20						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68466	6/11/2021	15324	MCNAMARA, CHERYL	(Continued)			
						REIMBURSE MEDICARE	
						05-01-028-5101	220.20
						Total :	**220.20**
68467	6/11/2021	14908	MCNAMARA, THOMAS	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	1,321.20					
						REIMBURSE MEDICARE	
						05-01-028-5101	220.20
						Total :	**220.20**
68468	6/11/2021	14489	MILETTO, MADELINE	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	891.00					
						REIMBURSE RETIREES INSURAI	
						05-01-028-5101	148.50
						Total :	**148.50**
68469	6/11/2021	13417	MILETTO, MICHAEL A	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	891.00					
						REIMBURSE MEDICARE	
						05-01-028-5101	148.50
						Total :	**148.50**
68470	6/11/2021	16295	MOUAT, BRUCE	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	867.60					
						REIMBURSE MEDICARE	
						05-01-028-5101	144.60
						Total :	**144.60**
68471	6/11/2021	10131	MYERS, JOHN J	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	783.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68471	6/11/2021	10131	MYERS, JOHN J	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		130.50
							Total :	**130.50**
68472	6/11/2021	10226	MYERS, PAUL	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68473	6/11/2021	11621	MYERS, PETRA	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68474	6/11/2021	14159	O'CONNOR, NANCY	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 813.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		135.50
							Total :	**135.50**
68475	6/11/2021	01805	PARKS, JOHN	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68476	6/11/2021	15916	POSTAL SERVICE, UNITED STATES	JUNE		POSTAGE		
	YTD Amount: 15,000.00							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68476	6/11/2021	15916	POSTAL SERVICE, UNITED STATES	(Continued)				
						REPLENISH POSTAGE METER		
						01-01-002-5306		3,000.00
							Total :	**3,000.00**
68477	6/11/2021	08918	QUINN, JOSEPH	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	891.00						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68478	6/11/2021	10954	QUINN, NANCY C	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	891.00						
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68479	6/11/2021	12992	READY REFRESH	MAY		REFUSE DEPARTMENT		
	YTD Amount:	620.01						
						REFUSE DEPARTMENT		
						14-12-100-5311 REFUSE DEPT		90.96
						01-13-130-5311		90.95
							Total :	**181.91**
68480	6/11/2021	12174	RICE, GEORGIANNA M	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	855.60						
						REIMBURSE MEDICARE		
						05-01-028-5101		142.60
							Total :	**142.60**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68481	6/11/2021	12163	RICE, MELVIN	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 867.60					REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
68482	6/11/2021	11932	RIDGE, CAROL	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68483	6/11/2021	02538	RIDGE, PHILIP	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00					REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68484	6/11/2021	00996	SECOND ALARMERS ASSN	JUNE		MONTHLY SERVICES		
	YTD Amount: 93,750.00					MONTHLY SERVICES		
						01-27-013-5305		15,625.00
							Total :	**15,625.00**
68485	6/11/2021	00943	STEIN, KENNETH	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 730.80					REIMBURSE MEDICARE		
						05-01-028-5101		121.80
							Total :	**121.80**
68486	6/11/2021	13756	STEIN, PATRICIA	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 804.00							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68486	6/11/2021	13756	STEIN, PATRICIA	(Continued)				
						MEDICARE REIMBURSEMENT		
						05-01-028-5101		134.00
							Total :	**134.00**
68487	6/11/2021	04528	TERRENZIO, JOSEPHINE M	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	753.00						
						REIMBURSE MEDICARE		
						05-01-028-5101		125.50
							Total :	**125.50**
68488	6/11/2021	02219	TERRENZIO, LOUIS A	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	825.00						
						REIMBURSE MEDICARE		
						05-01-028-5101		137.50
							Total :	**137.50**
68489	6/11/2021	14417	THOLEY, JESSICA	Pool start up		POOL START UP		
	YTD Amount:	300.00						
						Pool start up		
						01-00-000-1248		300.00
							Total :	**300.00**
68490	6/11/2021	05785	THOMPSON, JOHN F	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	867.60						
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
68491	6/11/2021	07364	THOMPSON, MARYANN T	JUNE		REIMBURSE MEDICARE		
	YTD Amount:	867.60						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68491	6/11/2021	07364	THOMPSON, MARYANN T	(Continued)				
						REIMBURSE MEDICARE		
						05-01-028-5101		144.60
							Total :	**144.60**
68492	6/11/2021	01030	TOMLINSON, DAVID J	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 891.00							
						REIMBURSE MEDICARE		
						05-01-028-5101		148.50
							Total :	**148.50**
68493	6/11/2021	04527	TRUDEAU, MARIE A	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 629.40							
						REIMBURSE MEDICARE		
						05-01-028-5101		104.90
							Total :	**104.90**
68494	6/11/2021	01683	TRUDEAU, RONALD J	JUNE		REIMBURSE MEDICARE		
	YTD Amount: 629.40							
						REIMBURSE MEDICARE		
						05-01-028-5101		104.90
							Total :	**104.90**
68495	6/11/2021	07500	VILE, SUSAN ELIZABETH	05/26/2021		TRANSCRIPTION/EDITING OF MI		
	YTD Amount: 7,320.75							
						Transcription/Editing of minutes for		
						01-01-002-5305		741.75
				06/07/2021		TRANSCRIPTION/EDITING OF MI		
						Transcription/Editing of minutes for		
						01-01-002-5305		430.00
							Total :	**1,171.75**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68496	6/11/2021	16294	WHITNEY, ANNE	JUNE		REIMBURSE MEDICARE	
	YTD Amount:	867.60				REIMBURSE MEDICARE	
						05-01-028-5101	144.60
						Total :	**144.60**

91 Vouchers for bank code : ap2 — Bank total : **55,140.25**

91 Vouchers in this report — Total vouchers : **55,140.25**

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Voucher List
TWP OF ABINGTON

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68497	6/17/2021	15969	AMAZON	1FGFKL9K3YF1		4- MEMORY STICK DUO PROS F(	
	YTD Amount: 6,464.58						
					78036	4- memory stick duo pros for SIU	
						01-04-058-5322	59.92
						Total :	**59.92**
68498	6/17/2021	12979	APEX ELEVATOR INSPECTION	36279		ELEVATOR INSPECTION	
	YTD Amount: 180.00						
					78115	Elevator inspection	
						01-24-157-5305	180.00
						Total :	**180.00**
68499	6/17/2021	15971	APS	SEE LIST		PURGE VALVE & CARTRIDGE $1	
	YTD Amount: 17,590.59						
					78037	PURGE VALVE & CARTRIDGE $1	
						01-14-186-5304	2,070.12
						Total :	**2,070.12**
68500	6/17/2021	14357	AQUABARREL LLC	21-0602TA		RAIN BARREL PARTS	
	YTD Amount: 1,910.18						
						RAIN BARREL PARTS	
						01-00-000-2512	1,910.18
						Total :	**1,910.18**
68501	6/17/2021	02776	ARCHIE, JOHN	JUNE		REIMBURSE RETIREES INSURAI	
	YTD Amount: 2,190.02						
						REIMBURSE RETIREES INSURAI	
						05-01-028-5102	183.10
						Total :	**183.10**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68502	6/17/2021	10093 ARDMORE TIRE COMPANY	60553 60572		TIRES FOR #411 $200.00~	
	YTD Amount: 29,307.27			78032	TIRES FOR #411 $200.00~	
					01-14-186-5304	908.00
					Total :	**908.00**
68503	6/17/2021	00321 ARTISTIC SCREEN DESIGNS	21-1504		STAFF SHIRTS	
	YTD Amount: 782.00			77732	Staff shirts	
					01-24-153-5316	391.00
				77732	Staff shirts	
					01-24-154-5316	391.00
					Total :	**782.00**
68504	6/17/2021	08369 ATLANTIC TACTICAL	SI 10629169		8 BLACKHAWK DISCREET CARR	
	YTD Amount: 3,325.71			77536	8 blackhawk discreet carry cases fc	
					01-04-043-5322	476.97
			SI SI 10631560		STREAMLIGHT 69135 REMOTE F	
				77712	streamlight 69135 remote pressure	
					01-04-043-5328	410.90
					Total :	**887.87**
68505	6/17/2021	15149 BAINBRIDGE, PATRICIA	MAY		REIMBURSE RETIREES INSURAI	
	YTD Amount: 555.14				REIMBURSE RETIREES INSURAI	
					05-01-029-5102	91.55
					Total :	**91.55**
68506	6/17/2021	01294 BEE BERGVALL & CO., INC.	32166		ANNUAL SUBSCRIPTION TO FRA	
	YTD Amount: 23,898.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68506	6/17/2021	01294	BEE BERGVALL & CO., INC.	(Continued)			
						ANNUAL SUBSCRIPTION TO FRA	
						01-05-010-5205	198.00
						Total :	**198.00**
68507	6/17/2021	00825	BERGEY'S INC.	SEE LIST		TORQUE ARM HARDWARE FOR#	
	YTD Amount:	20,627.83					
					78035	TORQUE ARM HARDWARE FOR#	
						01-14-186-5304	812.67
						Total :	**812.67**
68508	6/17/2021	11955	BEST LINE EQUIPMENT	W40680		REPAIRS TO CONCRETE SAW $5	
	YTD Amount:	2,578.93					
					78042	REPAIRS TO CONCRETE SAW $5	
						01-14-186-5304	582.70
						Total :	**582.70**
68509	6/17/2021	15802	BILLOWS ELECTRIC SUPPLY	5268177-00		REPAIR LIGHTS AT ROSLYN AND	
	YTD Amount:	6,324.30					
					77740	Repair lights at Roslyn and Conway	
						07-24-800-7606	5,529.50
						Total :	**5,529.50**
68510	6/17/2021	00707	BILLOWS ELECTRIC SUPPLY INC	5075470-01 512		BOARDROOM-NEW LIGHTS AND	
	YTD Amount:	12,926.59					
					77434	Boardroom-New Lights and Townsh	
						07-01-500-7546	372.05
					77434	Boardroom-New Lights and Townsh	
						01-01-030-5317	224.32

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68510	6/17/2021	00707	BILLOWS ELECTRIC SUPPLY INC	(Continued)			
				5305815-00		5 ALUMINUM ARMS FOR WOOD	
					78043	5 ALUMINUM ARMS FOR WOOD	
						01-13-117-5320	420.80
						Total :	**1,017.17**
68511	6/17/2021	13182	BOSTON MUTUAL LIFE INSURANCE	JUNE		MONTHLY LIFE AND DISABILITY I	
	YTD Amount:	67,401.74					
						MONTHLY LIFE AND DISABILITY I	
						01-00-000-2460	4,674.32
						MONTHLY LIFE AND DISABILITY I	
						01-00-000-2461	3,587.15
						MONTHLY LIFE AND DISABILITY I	
						01-00-000-2250	2,722.17
						MONTHLY LIFE AND DISABILITY I	
						05-01-029-5215	257.25
						Total :	**11,240.89**
68512	6/17/2021	15267	BOUCHER & JAMES, INC	95230 OCT/NO\		1231 SUSQUEHANNA RD-LD~	
	YTD Amount:	24,070.01					
						1231 SUSQUEHANNA RD-LD~	
						07-00-000-2451	2,530.00
				95366 NOV/DE(		1231 SUSQUEHANNA RD-LD~	
						1231 SUSQUEHANNA RD-LD~	
						07-00-000-2451	1,828.00
						Total :	**4,358.00**
68513	6/17/2021	12954	BUCKMAN'S INC.	743600		POOL CHEMICALS	
	YTD Amount:	1,840.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68513	6/17/2021	12954	BUCKMAN'S INC.	(Continued)			
					78122	Pool chemicals	
						01-24-153-5326	920.00
					78122	Pool chemicals	
						01-24-154-5326	920.00
						Total :	**1,840.00**
68514	6/17/2021	00956	CALIBRE PRESS INC	37670		POLICE SURVIVAL TRAINING - RI	
	YTD Amount:	129.00					
					78130	POLICE SURVIVAL TRAINING - R	
						01-04-056-5234	129.00
						Total :	**129.00**
68515	6/17/2021	14688	CARDMEMBER SERVICE	4798510063319		ZOOM MEETING	
	YTD Amount:	18,188.30					
						ZOOM MEETING	
						01-01-005-5305	299.90
						SOFTWARE PROGRAM	
						01-01-005-5305	122.27
						TOWNSHIP E NEWSLETTER SOI	
						01-01-005-5305	140.00
						JOB POSTING	
						01-01-005-5319	330.00
						GFOA CLASS REGISTRATION	
						01-05-010-5301	85.00
						TRAINING ASSESSMENTS	
						01-04-056-5234	300.00
						SALES TAX CREDIT FOR GO DAI	
						01-04-040-5305	-7.10

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68515	6/17/2021	14688	CARDMEMBER SERVICE	(Continued)		**Total :**	**1,270.07**
68516	6/17/2021	15889	CHAPMAN FORD OF HORSHAM	908940		STEERING RACK FOR #307 $21	
	YTD Amount: 180,468.07				78039	STEERING RACK FOR #307 $21	
						01-14-186-5304	215.20
						Total :	**215.20**
68517	6/17/2021	12630	CLUTTON, SHARON	MAY		REIMBURSE RETIREES INSURAI	
	YTD Amount: 457.75					REIMBURSE RETIREES INSUANC	
						05-01-029-5102	91.55
						Total :	**91.55**
68518	6/17/2021	08363	CODE INSPECTIONS INC	211985		BCO SERVICES- MAY 2021	
	YTD Amount: 7,263.75				78159	BCO SERVICES-MAY 2021	
						01-06-084-5305	390.00
						Total :	**390.00**
68519	6/17/2021	09551	CODY SYSTEMS	9514		INVOICE 9514 - YEARLY TRACS S	
	YTD Amount: 6,200.00				78127	Invoice 9514 - yearly TraCS subscr	
						01-04-055-5305	6,200.00
						Total :	**6,200.00**
68520	6/17/2021	13773	COLLIFLOWER, INC.	01454637		HYDRAULIC HOSE ASSEMBLY FC	
	YTD Amount: 14,536.78				78041	HYDRAULIC HOSE ASSEMBLY FC	
						01-14-186-5304	494.74
						Total :	**494.74**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68521	6/17/2021	12200 COLONIAL ELECTRIC SUPPLY CO	1399960313999		WIRE, CONDUIT AND FITTINGS	
	YTD Amount:	3,946.76		78046	WIRE, CONDUIT AND FITTIMGS	
					17-10-851-7516	846.50
					Total :	**846.50**
68522	6/17/2021	03261 CONROY'S CLEANING INC	CLEANING		CLEANING SERVICE - MAY 2021	
	YTD Amount:	10,865.00		78151	CLEANING SERVICE - May 2021	
					01-04-062-5317	530.00
					Total :	**530.00**
68523	6/17/2021	08628 CONTRACT & COMMERCIAL INC., STAPL	3475319186 91		CODE SERVICES OFFICE SUPPL	
	YTD Amount:	8,521.21		78160	PENS, PAPER CLIPS, INK, FILE F	
					01-06-081-5300	179.49
				78160	FILE INSERTS	
					01-06-081-5300	5.10
			3477669551		GENERAL EXPENSE.~	
				78072	GENERAL EXPENSE.~	
					01-15-057-5323	59.92
			3477669556 347		PRINTER, OFFICE CHAIRS, DATE	
				77913	Printer, office chairs, date book,	
					01-24-150-5300	165.17
			3478224407		BINDER CLIPS, HOLE PUNCH, TA	
				78044	Binder clips, hole punch, tape, labe	
					01-24-150-5300	157.14

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68523	6/17/2021	08628	CONTRACT & COMMERCIAL INC., STAPL	(Continued)			
				8062191563		GENERAL EXPENSE.~	
					77795	GENERAL EXPENSE.~	
						01-15-057-5323	250.56
					77795	GENERAL MATERIAL & SUPPLIES	
						01-15-092-5323	34.51
						Total :	**851.89**
68524	6/17/2021	09216	CONTRACTORS HAULING SERVICE	419489		HAULING CHATGES FOR P.W. PI	
	YTD Amount: 7,725.00						
					78060	HAULING CHATGES FOR P.W. PI	
						01-13-131-5323	400.00
				420719		HAULING SERVICE AT 1051 OLD	
					78085	HAULING SERVICE AT 1051 OLD	
						07-07-566-7544	400.00
						Total :	**800.00**
68525	6/17/2021	04594	D.V.H.T.	JUNE		MONTHLY HEALTH INSURANCE I	
	YTD Amount: 1,997,434.80						
						Police retirees	
						05-01-028-5111	32,323.70
						Non-Police retirees	
						05-01-029-5111	27,547.79
						Active employees	
						01-00-000-2455	305,561.77
						Cobra	
						01-28-012-5111	2,645.36
						Rate stabilization credit	
						01-00-000-2520	-39,567.32

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68525	6/17/2021	04594	D.V.H.T.	(Continued)		Total :	**328,511.30**
68526	6/17/2021	07121	D.V.H.T.	JUNE		MONTHLY DENTAL INSURANCE I	
	YTD Amount:	86,453.49				MONTHLY DENTAL INSURANCE I	
						01-00-000-2459 COBRA & COMMISSIIONERS DEI	13,984.56
						01-28-012-5111	359.93
						Total :	**14,344.49**
68527	6/17/2021	14374	D.V.H.T.	JUNE		PRESCRIPTION PLAN	
	YTD Amount:	915,000.03				PRESCRIPTION PLAN	
						01-00-000-2458 PRESCRIPTION PLAN	140,872.72
						05-01-028-5111	11,312.18
						Total :	**152,184.90**
68528	6/17/2021	16564	DELESANDRO, TOM	REFUND		REFUND RENTAL OF ACC	
	YTD Amount:	230.00				Refund rental ACC	
						01-00-000-4370	230.00
						Total :	**230.00**
68529	6/17/2021	09408	EAGLE POINT GUN SHOP	147588		14 CASES OF AMMO	
	YTD Amount:	5,861.46			78123	14 cases of ammo - Invoice 14758	
						01-04-056-5322	3,771.46
						Total :	**3,771.46**
68530	6/17/2021	13979	ELITE ELEVATOR SERVICES, LLC	16321		ANNUAL ELEVATOR SERVICE CC	
	YTD Amount:	3,504.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68530	6/17/2021	13979	ELITE ELEVATOR SERVICES, LLC	(Continued)			
					76747	Annual elevator service contract	
						01-24-157-5305	3,504.00
						Total :	**3,504.00**
68531	6/17/2021	07387	ENNIS-FLINT, INC	257018 257113		SIGNS FOR SIGN CREW	
	YTD Amount:	7,923.75					
					78087	SIGNS FOR SIGN CREW	
						03-13-143-5325	3,929.76
						Total :	**3,929.76**
68532	6/17/2021	03865	EVIDENT CRIME SCENE PRODUCTS	180496A		INVEST/EVIDENCE	
	YTD Amount:	115.00					
					78026	INVEST/EVIDENCE	
						01-04-053-5322	115.00
						Total :	**115.00**
68533	6/17/2021	01778	FINK, STEVEN	REIMBURSEME		MEALS AND TRANSPORTATION I	
	YTD Amount:	27.93					
					77200	Meals and transportation for FBINA	
						01-04-040-5234	23.19
					77200	Meals and transportation for FBINA	
						01-04-056-5234	4.74
						Total :	**27.93**
68534	6/17/2021	16561	FIREFLOW SERVICES INC	3249		CONTRACTED SERVICES.~	
	YTD Amount:	360.00					
					78069	CONTRACTED SERVICES.~	
						01-15-064-5305	360.00
						Total :	**360.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68535	6/17/2021	14425	FRANKFORD, CECILIA	JUNE		REIMBURSE REITREES INSURAI	
	YTD Amount:	1,098.60				REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
68536	6/17/2021	03937	FREED, ALAN	ER REIMBURSE		ER VISIT REIBURSEMENT	
	YTD Amount:	300.00				ER VISIT REIBURSEMENT	
						01-28-012-5111	100.00
						Total :	**100.00**
68537	6/17/2021	16249	G.A. VIETRI, INC.	2021309		LIGHTS AT ROSLYN PARK	
	YTD Amount:	13,460.00			78066	Lights at Roslyn Park	
						07-24-800-7606	3,750.00
				2021310		LIGHTS AT CONWAY FIELD	
					78067	Lights at Conway Field	
						07-24-800-7606	2,760.00
						Total :	**6,510.00**
68538	6/17/2021	14383	GANGES, SARAH	APRIL		REIMBURSE RETIREES INSURAI	
	YTD Amount:	463.59				REIMBURSE RETIREES INSURAI	
						05-01-029-5102	91.55
						Total :	**91.55**
68539	6/17/2021	01102	GARDEN STATE HWY PRODUCTS, INC	PSIN019459		ALUMINUM SIGN BLANKS FOR S	
	YTD Amount:	5,952.81			78088	ALUMINUM SIGN BLANKS FOR S	
						03-13-143-5325	3,922.81

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68539	6/17/2021	01102	GARDEN STATE HWY PRODUCTS, INC	(Continued)		Total :	**3,922.81**
68540	6/17/2021	13361	GATSO GROUP, SENSYS	2019-2184		RED LIGHT CAMERA JAN 2020	
	YTD Amount:	252,000.00				RED LIGHT CAMERA JAN 2020	
						01-00-000-1310	42,000.00
						Total :	**42,000.00**
68541	6/17/2021	00512	GEPPERT INC., WILLIAM A	83636 84270 83		REPAIRS TO CRESMONT POOL	
	YTD Amount:	13,089.73					
					78105	Repairs to Cresmont Pool	
						01-24-153-5323	82.09
				85267 85252 85		REPAIRS TO PENBRYN AND CRE	
					78124	Repairs to Penbryn and Crestmont	
						01-24-154-5323	11.98
					78124	Repairs to Penbryn and Crestmont	
						01-24-153-5323	40.86
						Total :	**134.93**
68542	6/17/2021	01069	GLENSIDE LAWN & GARDEN, INC.	55678 55904		TRIMMER LINE & OIL FOR TRAN:	
	YTD Amount:	4,423.68					
					77958	TRIMMER LINE & OIL FOR TRAN:	
						14-12-101-5320	25.94
						Total :	**25.94**
68543	6/17/2021	08218	GREEN, ROBERT	CDL EIMBURSE		CDLLICENSE RENEWAL	
	YTD Amount:	64.00					
						CDLLICENSE RENEWAL	
						01-13-131-5323	64.00
						Total :	**64.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68544	6/17/2021	12070	GRIN AND WEAR IT	1106		14 HATS FOR AUXILIARY POLICE	
	YTD Amount:	308.00					
					77587	14 hats for Auxiliary Police	
						01-04-041-5316	308.00
						Total :	**308.00**
68545	6/17/2021	03270	GROFF TRACTOR & EQUIP, INC.	PSO357582-1		REPAIR PARTS FOR WACKER #1	
	YTD Amount:	8,677.01					
					78034	REPAIR PARTS FOR WACKER #1	
						01-14-186-5304	309.97
						Total :	**309.97**
68546	6/17/2021	04507	HIGHWAY MATERIALS, INC.	215338 215806		HOTPATCHING 5/10, 5/11, 5/12	
	YTD Amount:	2,443.25					
					78058	HOTPATCHING 5/10, 5/11, 5/12	
						01-13-131-5323	562.32
						Total :	**562.32**
68547	6/17/2021	04420	HISCO PUMP INC.	1095630		PACKING FOR K&S BUCKET PUM	
	YTD Amount:	642.52					
					77942	PACKING FOR K&S BUCKET PUM	
						02-10-200-5304	642.52
						Total :	**642.52**
68548	6/17/2021	16568	HOLLENBACH, NATALIE	REFUND		Refund Summer Program	
	YTD Amount:	1,400.00					
						Refund Summer Program	
						01-00-000-4427	1,400.00
						Total :	**1,400.00**
68549	6/17/2021	01190	J.D.M. MATERIALS CO.	10210		CONCRETE FOR 1051 OLD HUN	
	YTD Amount:	39,539.25					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68549	6/17/2021	01190	J.D.M. MATERIALS CO.	(Continued)			
					78086	CONCRETE FOR 1051 OLD HUN	
						07-07-566-7544	3,441.50
				418376		REPAIR OF INLET ON TAGUE AVI	
					78057	REPAIR OF INLET ON TAGUE AVI	
						01-13-131-5323	157.50
						Total :	**3,599.00**
68550	6/17/2021	03119	JOHN KENNEDY FORD JENKINTOWN	see list		2 BRAKE PADS $133.10~	
	YTD Amount:	19,213.94					
					78038	2 BRAKE PADS $133.10~	
						01-14-186-5304	811.39
						Total :	**811.39**
68551	6/17/2021	16438	KEYSTONE PRECISION SOLUTIONS	0213880-in		1 PRISM WITH STROBE FOR TR/	
	YTD Amount:	125.00					
					77275	1 prism with strobe for traffic safety	
						01-04-048-5323	125.00
						Total :	**125.00**
68552	6/17/2021	15101	KNAPPICK, AMY	REFUND		Refund Summer Program	
	YTD Amount:	560.00					
						Refund Summer Program	
						01-00-000-4427	560.00
						Total :	**560.00**
68553	6/17/2021	16586	KRAMER, COLE	CDL REIMBURS		CDL LICENSE REIMBURSEMENT	
	YTD Amount:	64.00					
						CDL LICENSE REIMBURSEMENT	
						14-12-103-5305	64.00
						Total :	**64.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68554	6/17/2021	11430	LEE'S HOAGIE HOUSE	CAPT LUNCH		REMAINING BALANCE FOR LUN(	
	YTD Amount:	520.18					
					78079	Remaining balance for lunches for	
						01-04-043-5340	246.87
						Total :	**246.87**
68555	6/17/2021	08105	LENTES, MARIANNE	JUNE		REIMBURSEMENT RETIREES IN:	
	YTD Amount:	823.95					
						REIMBURSEMENT RETIREES IN:	
						05-01-029-5102	91.55
						Total :	**91.55**
68556	6/17/2021	14049	LINCOLN AQUATICS	SR045635 SR0-		POOL FILTER SAND	
	YTD Amount:	301.30					
					78117	Pool filter sand	
						01-24-153-5323	150.65
					78117	Pool filter sand	
						01-24-154-5323	150.65
						Total :	**301.30**
68557	6/17/2021	15798	LIZZI CUSTOM GRAPHICS LLC.	AT2013		GRAPHICS FOR 29-07 CAR	
	YTD Amount:	2,447.00					
					78090	graphics for 29-07 car	
						07-04-525-7556	1,300.00
						Total :	**1,300.00**
68558	6/17/2021	06010	MacFARLAND, JAMES	JUNE		REIMBURSE RETIREES INSURAI	
	YTD Amount:	1,098.60					
						REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68559	6/17/2021	07062 MANJARDI, MARK	06/03/2021 06/0		MINUTES ZONING HEARING BO/	
	YTD Amount: 6,980.00				MINUTES ZONING HEARING BO/	
					01-06-081-5305	2,255.00
					Total :	**2,255.00**
68560	6/17/2021	14147 MATIZA, SUSAN	MAY & JUNE		REIMBURSE RETIREES INSURAI	
	YTD Amount: 1,098.60				REIMBURSE RETIREES INSURAI	
					05-01-029-5102	366.20
					Total :	**366.20**
68561	6/17/2021	06989 MATTEO, LARRY	APRIL		REIMBURSE RETIREES INSURAI	
	YTD Amount: 927.18				REIMBURSE RETIREES INSURAI	
					05-01-029-5102	183.10
					Total :	**183.10**
68562	6/17/2021	15876 MICCIOLO, DONNA	MAY		RETIREE INSRUANCE	
	YTD Amount: 555.14				RETIREE INSURANCE	
					05-01-029-5102	91.55
					Total :	**91.55**
68563	6/17/2021	04813 MOLLOY, PATRICK	HOTEL REIMBL		REIMBURSEMENT FOR HOTEL F	
	YTD Amount: 578.37			78080	reimbursement for hotel from FBIN.	
					01-04-056-5234	578.37
					Total :	**578.37**
68564	6/17/2021	00928 MUNICIPAL SUPPLY CO.,INC, U.S.	6184154 61841		DUCT HOSE & TRUNK HOSE FOI	
	YTD Amount: 5,019.34					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68564	6/17/2021	00928	MUNICIPAL SUPPLY CO.,INC, U.S.	(Continued)			
					77747	DUCT HOSE & TRUNK HOSE FOI	
						01-14-186-5304	1,007.85
						Total :	**1,007.85**
68565	6/17/2021	15196	MURPHY, JACK	JUNE		RETIREES INSURANCE REIMBUI	
	YTD Amount:	1,098.60					
						RETIREES INSURANCE REIMBUI	
						05-01-029-5102	183.10
						Total :	**183.10**
68566	6/17/2021	06294	NEW CONCEPTS ONLINE INC	8997		WPENGINE HOSTING FOR WWV	
	YTD Amount:	1,580.00					
					78101	WPEngine Hosting for www.abingtc	
						01-04-055-5305	350.00
						Total :	**350.00**
68567	6/17/2021	02451	NORTHERN SAFETY CO., INC.	904408452		GAS METER	
	YTD Amount:	1,269.96					
					78114	Gas meter	
						01-24-157-5317	634.98
						Total :	**634.98**
68568	6/17/2021	15037	OPEN DOOR DESIGN, MELISSA OLSON	22102		WATERCOLOR INSTRUCTION	
	YTD Amount:	2,965.00					
					77936	Watercolor Instruction	
						01-24-156-5331	2,965.00
						Total :	**2,965.00**
68569	6/17/2021	03683	PARK AUTO REPAIR INC.	47999		ALIGNMENT #410 $69.95	
	YTD Amount:	4,859.10					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68569	6/17/2021	03683	PARK AUTO REPAIR INC.	(Continued)			
					78033	ALIGNMENT #410 $69.95	
						01-14-186-5304	69.95
						Total :	**69.95**
68570	6/17/2021	14925	PAYMENT PROCESSING, PECO	APRIL		GAS FOR ROUND HOUSE AT CRI	
	YTD Amount:	416.63				GAS SUPPLY FOR ROUND HOUS	
						01-24-157-5308	39.68
						Total :	**39.68**
68571	6/17/2021	13205	PEARLSTINE, LLP, WISLER	307030		REVIEW OF ASSESSMENT APPE	
	YTD Amount:	160.00				REVIEW OF ASSESSMENT APPE	
						01-01-003-5202	160.00
						Total :	**160.00**
68572	6/17/2021	01889	PECO ENERGY	TRAFFIC LIGHT		TRAFFIC LIGHT ACCOUNT-DISTI	
	YTD Amount:	7,263.74				TRAFFIC LIGHT ACCOUNT-DISTI	
						03-13-146-5308	1,204.86
						Total :	**1,204.86**
68573	6/17/2021	01890	PECO ENERGY	MAY		STREET LIGHT ACCOUNT-DISTR	
	YTD Amount:	172,474.20				STREET LIGHT ACCOUNT-DISTR	
						03-13-146-5308	27,736.88
						Total :	**27,736.88**
68574	6/17/2021	02204	PENNSYLVANIA STATE UNIVERSITY	119660		BIOSOLIDS SAMPLE ANALYSIS	
	YTD Amount:	1,215.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68574	6/17/2021	02204	PENNSYLVANIA STATE UNIVERSITY	(Continued)			
					78047	BIOSOLIDS SAMPLE ANALYSIS	
						02-10-200-5305	405.00
						Total :	**405.00**
68575	6/17/2021	10464	PETSMART	K9 FOOD		FOOD AND SUPPLIES FOR K9 BE	
	YTD Amount:	734.99					
					78062	food and supplies for K9 Bella	
						01-04-049-5323	202.39
						Total :	**202.39**
68576	6/17/2021	00308	PORTER, CHRISTOPHER	GAS REIMBURS		REIMBURSEMENT FOR GAS FRC	
	YTD Amount:	281.85					
					78081	reimbursement for gas from FBINA	
						01-04-056-5234	42.70
						Total :	**42.70**
68577	6/17/2021	04032	PREMIUM CLEANING SERVICE CORP	510937		GENERAL CLEANING FEE	
	YTD Amount:	3,945.00					
					76654	MAY	
						01-24-157-5305	150.00
						Total :	**150.00**
68578	6/17/2021	00962	PRIMEX CENTERS, INC.	2 102828		FLOWERS FOR TOWNSHIP BUIL	
	YTD Amount:	3,338.34					
					78125	Flowers for Township Building, War	
						01-24-158-5323	236.94
				2102069		FLOWERS FOR WAR MEMORIAL	
					78113	Flowers for War Memorial and Tow	
						01-24-158-5323	538.50
						Total :	**775.44**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68579	6/17/2021	01160	PROTHONOTARY, THE	LIEN FILING FE		LIEN FILING FEE		
	YTD Amount:	31.00				LIEN FILING FEE		
						01-01-003-5201		31.00
							Total :	**31.00**
68580	6/17/2021	01560	PROTHONOTARY, THE	LIEN FILING FE		LIEN FILING FEE		
	YTD Amount:	31.00				LEIN FILING FEE		
						01-01-003-5201		31.00
							Total :	**31.00**
68581	6/17/2021	15900	QUADIENT , INC	16402770		SUPPLIES FOR POSTAGE MACH		
	YTD Amount:	1,295.00			78135	ININK67HC-ink cartridge for mail m		
						01-01-002-5306		206.00
					78135	MT2N300 - 300 pack meter tapes		
						01-01-002-5306		31.00
					78135	GALSEALS-Sure Seal Fluid		
						01-01-002-5306		23.00
							Total :	**260.00**
68582	6/17/2021	12990	READY REFRESH	MAY		ALVERTHORPE MANOR		
	YTD Amount:	138.54				ALVERTHORPE MANOR		
						01-24-157-5311		1.99
							Total :	**1.99**
68583	6/17/2021	12991	READY REFRESH	JUNE		ALVERTHORPE PARK		
	YTD Amount:	112.23						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68583	6/17/2021	12991	READY REFRESH	(Continued)			
						ALVERTHORPE PARK	
						01-24-157-5311	33.43
						Total :	**33.43**
68584	6/17/2021	12994	READY REFRESH	MAY		POLICE DEPARTMENT	
	YTD Amount:	1,754.82					
						POLICE DEPARTMENT	
						01-04-040-5340	262.87
						Total :	**262.87**
68585	6/17/2021	01784	ROMAN, PHILLIP A.	MAY & JUNE		RETIREES INSURANCE REIMBUI	
	YTD Amount:	2,869.86					
						RETIREES REIMBURSEMENT	
						05-01-029-5102	956.82
						Total :	**956.82**
68586	6/17/2021	00981	ROSLYN SUPPLY-GULFEAGLE 103	S9762117.001		REPAIRS TO PENBRYN POOL RC	
	YTD Amount:	12,167.03					
					78006	Repairs to Penbryn Pool roof	
						01-24-154-5323	58.00
						Total :	**58.00**
68587	6/17/2021	05876	RUDDELL, MATT	TUITION REIME		SPRING 2021 SEMESTER	
	YTD Amount:	1,200.00					
					78084	Spring 2021 semester	
						01-04-044-5190	1,200.00
						Total :	**1,200.00**
68588	6/17/2021	09425	S. & H. HARDWARE & SUPPLY	268916/1		PLOW DAMAGE TO MAILBOX	
	YTD Amount:	689.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68588	6/17/2021	09425	S. & H. HARDWARE & SUPPLY	(Continued)			
					77780	PLOW DAMAGE TO MAILBOX	
						01-13-131-5323	689.00
						Total :	**689.00**
68589	6/17/2021	11298	S2VERIFY, LLC	5176		BACKGROUND CHECKS ON POT	
	YTD Amount:	100.00					
					78083	Background checks on potential ne	
						01-04-040-5319	50.00
						Total :	**50.00**
68590	6/17/2021	04607	SHAPIRO FIRE PROTECTION CO	13398		ANNUAL FIRE EXTINGUISHER IN	
	YTD Amount:	4,728.48					
					78050	ANNUAL FIRE EXTINGUISHER IN	
						02-10-200-5305	2,498.50
						Total :	**2,498.50**
68591	6/17/2021	01882	SHERWIN WILLIAMS CO.	0321-7		TIPS & STRAINERS FOR SIGN CI	
	YTD Amount:	10,837.17					
					78016	TIPS & STRAINERS FOR SIGN CI	
						03-13-143-5325	304.89
				9633-0		REPAIRS TO CRESTMONT POOL	
					78111	Repairs to Crestmont Pool	
						01-24-153-5323	54.07
						Total :	**358.96**
68592	6/17/2021	15301	SHRED-IT	8182158239		TWP SHREDDING	
	YTD Amount:	1,469.26					
						TWP SHREDDING	
						14-12-103-5305	128.87
						Total :	**128.87**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68593	6/17/2021	05053 SIGMA CONTROLS,INC.	029586		FLOAT CONTROLLER FOR RYDA	
	YTD Amount: 2,377.76			78049	FLOAT CONTROLLER FOR RYDA	
					17-10-851-7516	468.31
					Total :	**468.31**
68594	6/17/2021	01552 SIGNAL CONTROL PRODUCTS, INC.	20210968		POLARA APS PUSHBUTTON REF	
	YTD Amount: 243.55			78056	POLARA APS PUSHBUTTON REF	
					03-13-146-5304	243.55
					Total :	**243.55**
68595	6/17/2021	01012 SPAHR-EVANS PRINTERS	32186		DAVIS BUSINESS CARDS	
	YTD Amount: 1,270.00			77925	davis business cards	
					01-04-053-5340	42.00
					Total :	**42.00**
68596	6/17/2021	15775 SPARKS INDUSTRIES	21-19779		TOPSOIL AND BEDDING MIX FOF	
	YTD Amount: 1,872.00			78051	TOPSOIL AND BEDDING MIX FOF	
					02-10-205-5305	400.00
					Total :	**400.00**
68597	6/17/2021	00929 STAHL, ROBERT	JUNE		REIMBURSE RETIRESS INSURN(	
	YTD Amount: 1,682.94				REIMBURSE RETIREES INSURAI	
					05-01-029-5102	183.10
					Total :	**183.10**
68598	6/17/2021	12730 STATE WORKER'S INS. FUND	7 OF 11		SWIF PAYMENT	
	YTD Amount: 19,194.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68598	6/17/2021	12730	STATE WORKER'S INS. FUND	(Continued)			
						SWIF PAYMENT	
						01-15-091-5215	3,199.00
						Total :	**3,199.00**
68599	6/17/2021	10821	STEVENS, RITA	REIMBURSEME		COPIES FOR MASTER TREE ACT	
	YTD Amount:	1,498.83					
						COPIES FOR MASTER TREE ACT	
						07-24-800-7604	150.18
						Total :	**150.18**
68600	6/17/2021	03797	STUCKERT PLUMBING, INC., BRYAN	22199-37460		TESTING OF BACK FLOW DEVIC	
	YTD Amount:	900.00					
					78031	TESTING OF BACK FLOW DEVIC	
						14-12-101-5320	150.00
						Total :	**150.00**
68601	6/17/2021	16565	SUPPLY COMPANY, ACTION INDUSTRIAI	3937074		CLOTHING ALLOWANCE T. RIVE	
	YTD Amount:	2,227.81					
						CLOTHING ALLOWANCE T. RIVE	
						02-10-200-5316	116.98
				3937641		CLOTHING ALLOWANCE T. RIVE	
						CLOTHING ALLOWANCE T. RIVE	
						02-10-200-5316	170.98
				3937685		CLOTHING ALLOWANCE J. PATT	
						CLOTHING ALLOWANCE J. PATT	
						01-13-130-5316	148.50
				3938278		CLOTHING ALLOWANCE J. PATT	
						CLOTHING ALLOWANCE J. PATT	
						01-13-130-5316	34.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68601	6/17/2021	16565 SUPPLY COMPANY, ACTION INDUSTRIAL (Continued)				
			3938384		CLOTHING ALLOWANCE T. RIVE CLOTHING ALLOWANCE T. RIVE	
			3938498		02-10-200-5316 CLOTHING ALLOWANCE J. PATT CLOTHING ALLOWANCE J. PATT	223.20
			3938886		01-13-130-5316 CLOTHING ALLOWANCE L. KORE CLOTHING ALLOWANCE L. KORE	18.24
			3938907		02-10-200-5316 CLOTHING ALLOWANCE T. RIVE CLOTHING ALLOWANCE T. RIVE	19.79
			3939415		02-10-200-5316 CLOTHING ALLOWANCE L. KORE CLOTHING ALLOWANCE L. KORE	90.00
			3939530		02-10-200-5316 CLOTHING ALLOWANCE J. PATT CLOTHING ALLOWANCE J. PATT	43.19
			3939620		01-13-130-5316 CLOTHING ALLOWANCE G. DISA CLOTHING ALLOWANCE G. DISA	44.95
			3939623		01-13-130-5316 CLOTHNG ALLOWANCE T. CLAR CLOTHNG ALLOWANCE T. CLAR	29.94
			3940519		01-13-130-5316 CLOTHING ALLOWANCE G. DI SA CLOTHING ALLOWANCE G. DI SA	89.97
					01-13-130-5316	44.98

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68601	6/17/2021	16565	SUPPLY COMPANY, ACTION INDUSTRIAL	(Continued)			
				3940527		CLOTHING ALLOWANCE T. CLAF	
						CLOTHING ALLOWANCE T. CLAF	
						01-13-130-5316	31.49
				3941025		CLOTHING ALLOWANCE C. KRAI	
						CLOTHING ALLOWANCE C. KRAI	
						14-12-101-5316	171.84
				3941094		CLOTHING ALLOWANCE T. CLAF	
						CLOTHING ALLOWANCE T. CLAF	
						01-13-130-5316	89.96
				3941590		CLOTHING ALLOWANCE G. DI SA	
						CLOTHING ALLOWANCE G. DI SA	
						01-13-130-5316	134.99
				3942042		CLOTHING ALLOWANCE G. DI SA	
						CLOTHING ALLOWANCE G. DI SA	
						01-13-130-5316	22.49
				3942044		CLOTHING ALLOWANCE T. CLAF	
						CLOTHING ALLOWANCE T. CLAF	
						01-13-130-5316	35.99
				3942046		CLOTHING ALLOWANCE J CLARI	
						CLOTHING ALLOWANCE J CLARI	
						01-13-130-5316	16.51
				3943302		CLOTHING ALLOWANCE D. DARI	
						CLOTHING ALLOWANCE D. DARI	
						14-12-101-5316	76.50
						Total :	**1,654.99**
68602	6/17/2021	16563	SZCZEPANIAK, KIM	REFUND		REFUND RENTAL OF ACC	
	YTD Amount:	230.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68602	6/17/2021	16563	SZCZEPANIAK, KIM	(Continued)			
						Refund rental ACC	
						01-00-000-4370	230.00
						Total :	**230.00**
68603	6/17/2021	14417	THOLEY, JESSICA	PLAYGROUND		SUMMER PLAYGROUND START I	
	YTD Amount: 450.00						
						SUMMER PLAYGROUND START I	
						01-00-000-1202	150.00
						Total :	**150.00**
68604	6/17/2021	15153	TIREHUB, LLC	20669315		POLICE CAR TIRES $660.00	
	YTD Amount: 4,194.76						
					78040	POLICE CAR TIRES $660.00	
						01-14-186-5304	660.00
						Total :	**660.00**
68605	6/17/2021	13060	TRADS	348119		MAY BILLING	
	YTD Amount: 464.60						
					78126	May billing	
						01-04-053-5305	75.00
						Total :	**75.00**
68606	6/17/2021	03249	TRI-COUNTY ELECTRICAL SUPPLY	S1000009362.0(		REPAIRS TO CONWAY PARK	
	YTD Amount: 2,564.38						
					78112	Repairs to Conway Park	
						07-24-800-7606	141.90
						Total :	**141.90**
68607	6/17/2021	16503	TURCO PLUMBING AND HEATING INC, J(	05/25/2021		REPLACED A.C./HEAT PUMP UNI	
	YTD Amount: 18,794.00						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68607	6/17/2021	16503	TURCO PLUMBING AND HEATING INC, J(	(Continued)			
					78075	Replaced A.C./Heat Pump Unit in	
						01-01-030-5317	3,534.00
						Total :	**3,534.00**
68608	6/17/2021	14228	UNIFIRST	B126434 CM B1		FIRST AID SUPPLIES	
	YTD Amount:	230.70					
					78045	FIRST AID SUPPLIES	
						01-13-131-5323	124.65
						Total :	**124.65**
68609	6/17/2021	13648	UNITED SITE SERVICES	0006202881 28		PORTABLE TOILET RENTALS~	
	YTD Amount:	1,860.00					
					77396	Month 3	
						01-24-157-5305	570.00
						Total :	**570.00**
68610	6/17/2021	13033	UNITED STATES TREASURY	RANGE FEE		RANGE FEES FOR MAY SWAT TF	
	YTD Amount:	50.00					
					77177	range fees for May SWAT training	
						01-04-056-5234	50.00
						Total :	**50.00**
68611	6/17/2021	14861	UP SIDE DOWN	154247-1		NITRILE SAFETY GLOVES AND R	
	YTD Amount:	553.58					
					78063	NITRILE SAFETY GLOVES AND R	
						02-10-203-5321	278.58
					78063	NITRILE SAFETY GLOVES AND R	
						02-10-205-5321	275.00
						Total :	**553.58**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68612	6/17/2021	05191	UPPER DUBLIN TOWNSHIP	12071		REIMBURSEMENT TO UPPER DU	
	YTD Amount: 1,770.49						
					78064	REIMBURSEMENT TO UPPER DU	
						14-12-103-5305	1,770.49
						Total :	**1,770.49**
68613	6/17/2021	16570	VANCLEAVE, SCOTT	PROGRAM SUF		PROGRAM SUPPLIES	
	YTD Amount: 283.31						
						PROGRAM SUPPLIES	
						01-24-156-5331	283.31
						Total :	**283.31**
68614	6/17/2021	01028	VAN'S LOCK SHOP, INC	00000117867		DUPLICATE KEYS	
	YTD Amount: 2,611.22						
					78107	Duplicate Keys	
						01-24-157-5305	17.60
						Total :	**17.60**
68615	6/17/2021	00112	VERIZON	JUNE		TELEPHONE BILLINGS~	
	YTD Amount: 2,583.32						
						TELEPHONE BILLINGS~	
						01-24-153-5307	118.79
						TELEPHONE BILLINGS~	
						03-13-146-5304	39.30
						TELEPHONE BILLINGS pump stat	
						02-10-203-5307	44.38
						Total :	**202.47**
68616	6/17/2021	16354	VERIZON	MAY		TRANSFER STATION	
	YTD Amount: 661.33						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68616	6/17/2021	16354	VERIZON	(Continued)			
						SERVICE AT TRANSFER STATIOI	
						14-12-103-5305	60.78
						Total :	**60.78**
68617	6/17/2021	16377	VERIZON	JUNE		DATA CONNECTION FOR POLICE	
	YTD Amount:	1,839.40					
						Data Connection for Police cars	
						01-04-055-5305	304.90
						Total :	**304.90**
68618	6/17/2021	08044	VERIZON WIRELESS	MAY		MONTHLY VERIZON WIRELESS	
	YTD Amount:	19,859.18					

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68618	6/17/2021	08044 VERIZON WIRELESS	(Continued)			
					MONTHLY VERIZON WIRELESS~	
					01-00-000-2155 MONTHLY VERIZON WIRELESS~	266.44
					01-01-002-5307 MONTHLY VERIZON WIRELESS~	146.49
					01-04-040-5307 MONTHLY VERIZON WIRELESS~	986.44
					01-04-048-5323 MONTHLY VERIZON WIRELESS~	19.84
					01-15-092-5323 MONTHLY VERIZON WIRELESS~	102.85
					01-04-060-5323 MONTHLY VERIZON WIRELESS~	16.70
					01-07-110-5305 409.29MONTHLY VERIZON WIRE	42.34
					01-13-130-5305 MONTHLY VERIZON WIRELESS~	371.74
					01-15-057-5307 MONTHLY VERIZON WIRELESS~	122.36
					01-15-063-5307 MONTHLY VERIZON WIRELESS~	42.34
					01-24-150-5307 MONTHLY VERIZON WIRELESS~	174.66
					02-10-200-5307 MONTHLY VERIZON WIRELESS~	291.54
					14-12-100-5307	172.01

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68618	6/17/2021	08044	VERIZON WIRELESS	(Continued)			
						TECHNOLOGY	
						01-01-005-5322 POLICE CAR COMPUTERS - DAT	320.08
						01-04-043-5323 POLICE CAR COMPUTERS - DAT	80.02
						01-23-072-5334	32.34
						Total :	**3,188.19**
68619	6/17/2021	08425	VERIZON WIRELESS	MAY		WWTP PUMP STATIONS	
	YTD Amount: 589.68						
						WWTP PUMP STATIONS - METEI	
						02-10-203-5307	84.24
						Total :	**84.24**
68620	6/17/2021	12843	VERIZON WIRELESS	MAY		MODEMS/POLICE CARS	
	YTD Amount: 6,734.48						
						MODEMS FOR POLICE CARS	
						01-04-055-5305	1,120.62
						Total :	**1,120.62**
68621	6/17/2021	12631	VILE, EILEEN	APRIL		REIMBURSE RETIREES INSURAI	
	YTD Amount: 744.08						
						REIMBURSE RETIREES INSURAI	
						05-01-029-5102	183.10
						Total :	**183.10**
68622	6/17/2021	09502	WILLOW TREE SERVICE	60109		REMOVAL OF TREES @ 1063 OL	
	YTD Amount: 3,625.00						
					78053	REMOVAL OF TREES @ 1063 OL	
						07-07-566-7544	3,625.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68622	6/17/2021	09502	WILLOW TREE SERVICE	(Continued)		Total :	3,625.00
126	**Vouchers for bank code :**	ap2				Bank total :	684,370.26
126	**Vouchers in this report**					Total vouchers :	684,370.26

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68623	6/22/2021	16306	10 8 EMERGENCY VEHICLE SERVICE	23726		MOUNT KIT FOR LIGHTBAR #29-	
	YTD Amount: 517.08				78100	MOUNT KIT FOR LIGHTBAR #29-	
						01-14-186-5304	25.00
						Total :	**25.00**
68624	6/22/2021	16588	ABINGTON MEDICAL SPECIALISTS	REFUND		REFUND BUSINESS PRIVILEGE T	
	YTD Amount: 18,388.00					Refund business privledge	
						01-00-000-4312	18,388.00
						Total :	**18,388.00**
68625	6/22/2021	01306	ABINGTON TWP PUBLIC LIBRARY	APPROPRIATE		LIBRARY APPROPRIATION	
	YTD Amount: 81,319.97					LIBRARY APPROPRIATION	
						01-23-072-5334	8,318.57
						Total :	**8,318.57**
68626	6/22/2021	02961	ACKER'S HARDWARE, INC.	2106 124916		BUG SPRAY AND ANT STAKES	
	YTD Amount: 344.42				78157	Bug spray and ant stakes	
						01-24-157-5317	21.96
						Total :	**21.96**
68627	6/22/2021	08855	AIRGAS USA LLC	9979844401		JANUARY ACETYLENE/OXYGEN	
	YTD Amount: 636.64					ACETYLENE/OXYGEN CYCLINDE	
						01-24-157-5323	112.22
						Total :	**112.22**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68628	6/22/2021	12572 AIRGAS USA, LLC	9113690620 997		MAY CYLINDER RENTAL $152.8(	
	YTD Amount: 2,190.15			78093	MAY CYLINDER RENTAL $152.8(	
					01-14-186-5304	152.80
				78093	PROPANE / OXYGEN / ARGON	
					01-14-186-5304	190.03
					Total :	**342.83**
68629	6/22/2021	15971 APS	see list		AIR DRYER CARTRIDGE $61.54-	
	YTD Amount: 19,635.33			78103	AIR DRYER CARTRIDGE $61.54-	
					01-14-186-5304	2,044.74
					Total :	**2,044.74**
68630	6/22/2021	00108 BEARINGS & DRIVE SOLUTIONS	6165938		DRIVE COVERS FOR SCARAB #1	
	YTD Amount: 880.00			77696	DRIVE COVERS FOR SCARAB #1	
					07-13-575-7572	880.00
					Total :	**880.00**
68631	6/22/2021	11955 BEST LINE EQUIPMENT	w40302		CHAIN SHARPENINGS $50.44	
	YTD Amount: 2,629.37			78094	CHAIN SHARPENINGS $50.44	
					01-14-186-5304	50.44
					Total :	**50.44**
68632	6/22/2021	15802 BILLOWS ELECTRIC SUPPLY	5300564-00		ROLSYN PARK LIGHTS	
	YTD Amount: 6,361.86			78109	Rolsyn Park lights	
					07-24-800-7606	37.56
					Total :	**37.56**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68633	6/22/2021	00707 BILLOWS ELECTRIC SUPPLY INC	5203715-00514		RENOVATIONS-TOWNSHIP BOAI	
	YTD Amount: 13,836.18			77429	Renovations-Township Boardroom-	
					07-01-500-7546	712.51
			5303413-00		REPAIRS TO ALVERTHORPE MAI	
				78152	Lights for Alverthorpe Manor	
					08-24-800-9803	197.08
					Total :	**909.59**
68634	6/22/2021	16589 BLASKEY, PAMELA	REFUND		REFUND BUSINESS PRIVILEGE T	
	YTD Amount: 60.00				Refund business privledge	
					01-00-000-4312	60.00
					Total :	**60.00**
68635	6/22/2021	15896 BORTEK INDUSTRIES INC.	727907-00		BROOMS FOR SWEEPER #154 $	
	YTD Amount: 1,380.82			78099	BROOMS FOR SWEEPER #154 $	
					01-14-186-5304	336.90
					Total :	**336.90**
68636	6/22/2021	15267 BOUCHER & JAMES, INC	94763		ABINGTON TERRACE~	
	YTD Amount: 52,671.46				ABINGTON TERRACE~	
					07-00-000-2451	5,058.77
			95166		ABINGTON TERRACE~	
					ABINGTON TERRACE~	
					07-00-000-2451	8,164.90
			95224		ABINGTON TERRACE~	
					ABINGTON TERRACE~	
					07-00-000-2451	5,382.96

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68636	6/22/2021	15267 BOUCHER & JAMES, INC	(Continued)			
			95361		ABINGTON TERRACE~ ABINGTON TERRACE~	
					07-00-000-2451	4,569.31
			95401		ABINGTON TERRACE~ ABINGTON TERRACE~	
					07-00-000-2451	5,425.51
					Total :	**28,601.45**
68637	6/22/2021	00187 BRYNER CHEVROLET INC.	95467 954991 9		COOLANT SENSOR FOR #410 $2	
	YTD Amount: 7,379.40					
				78095	COOLANT SENSOR FOR #410 $2	
					01-14-186-5304	189.06
					Total :	**189.06**
68638	6/22/2021	15005 CAMPBELL, DURRANT P.C	71387		GENERAL LABOR & EMPLOYMEI	
	YTD Amount: 25,071.70					
					GENERAL LABOR & EMPLOYMEI	
					01-01-003-5201	3,009.00
					Total :	**3,009.00**
68639	6/22/2021	16590 CARBER, ROBERT H	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount: 1,515.00					
					Refund business privledge	
					01-00-000-4312	1,515.00
					Total :	**1,515.00**
68640	6/22/2021	15889 CHAPMAN FORD OF HORSHAM	909041 909041		EXHAUST REPAIR FOR 29-19 $17	
	YTD Amount: 180,644.71					
				78104	EXHAUST REPAIR FOR 29-19 $17	
					01-14-186-5304	176.64

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68640	6/22/2021	15889	CHAPMAN FORD OF HORSHAM	(Continued)		Total :	**176.64**
68641	6/22/2021 YTD Amount: 1,094.50	12500	CLEAN MACHINE CARWASH	CAR WASHES		CAR WASHES 5/16 - 5/23 $137.5	
					78097	CAR WASHES 5/16 - 5/23 $137.5	
						01-14-186-5304	137.50
						Total :	**137.50**
68642	6/22/2021 YTD Amount: 448.26	15371	COMCAST	JUNE		PHONE SERVICE FOR CRESTMC	
						PHONE SERVICE FOR CRESTMC	
						01-24-153-5307	64.26
						Total :	**64.26**
68643	6/22/2021 YTD Amount: 12,280.00	03261	CONROY'S CLEANING INC	CLEANING		CLEANING SERVICE	
					78194	CLEANING SERVICE	
						01-01-030-5305	1,315.00
					78162	CLEANING SERVICE	
						01-24-150-5305	100.00
						Total :	**1,415.00**
68644	6/22/2021 YTD Amount: 5,645.87	09949	COURIER TIMES, INC.	107393417 1073		ADVERTISING	
						ADVERTISING	
						01-01-002-5303	526.08
						Total :	**526.08**
68645	6/22/2021 YTD Amount: 70.00	16592	CURTIS - COHEN, MARJORIE	REFUND		REFUND BUSINESS PRIVILEGE	
						Refund business privledge	
						01-00-000-4312	70.00

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68645	6/22/2021	16592	CURTIS - COHEN, MARJORIE	(Continued)		Total :	**70.00**
68646	6/22/2021	16593	EGA ASSOCIATES LLC	REFUND		REFUND BUSINESS PRIVILEGE ~	
	YTD Amount:	781.00				Refund business privledge	
						01-00-000-4312	781.00
						Total :	**781.00**
68647	6/22/2021	16594	ELEGANCE BEAUTY SALON	REFUND		REFUND BUSINESS PRIVILEGE ~	
	YTD Amount:	122.00				Refund business privledge	
						01-00-000-4312	122.00
						Total :	**122.00**
68648	6/22/2021	13114	FASTENAL COMPANY	SEE LIST		CABLE TIES $64.41~	
	YTD Amount:	5,189.04			78092	CABLE TIES $64.41~	
						01-14-186-5304	265.48
						Total :	**265.48**
68649	6/22/2021	16595	FENERTY, DENNIS OR NORMA	REFUND		REFUND BUSINESS PRIVILEGE ~	
	YTD Amount:	47.00				Refund business privledge	
						01-00-000-4312	47.00
						Total :	**47.00**
68650	6/22/2021	16596	FOLKMAN, MARK	REFUND		REFUND BUSINESS PRIVILEGE ~	
	YTD Amount:	9.00				Refund business privledge	
						01-00-000-4312	9.00
						Total :	**9.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68651	6/22/2021	13832	FRANKLIN WEALTH SERVICES	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	794.00				Refund business privledge	
						01-00-000-4312	794.00
						Total :	**794.00**
68652	6/22/2021	16597	FRASCONE, KATHRYN	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	92.00				Refund business privledge	
						01-00-000-4312	92.00
						Total :	**92.00**
68653	6/22/2021	00462	FRIENDS OF BRIAR BUSH	REIMBURSEME		MONTHLY FEE FOR ONLINE SOF	
	YTD Amount:	6,234.28			77972	Monthly fee for online software.	
						01-24-155-5304	412.50
						Total :	**412.50**
68654	6/22/2021	00512	GEPPERT INC., WILLIAM A	F79345		RUBBER FLOAT	
	YTD Amount:	13,627.29			78217	RUBBER FLOAT	
						02-10-200-5323	9.99
				SEE ATTACHEL		REPAIRS TO CRESTMONT POOL	
					78164	Repairs to Crestmont Pool	
						01-24-153-5323	62.35

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68654	6/22/2021	00512	GEPPERT INC., WILLIAM A	(Continued)			
				SEE LIST		MATERIALS NEEDED TO REPAIR	
					78193	Materials needed to repair and inst	
						01-01-030-5317	24.27
					78193	3M safety tread tape and other	
						01-01-030-5317	149.56
					78193	Materials needed for receptionist ar	
						01-01-030-5317	54.99
					78193	Materials needed for Police IT offic	
						01-01-030-5317	243.09
					78193	Returned building materials.	
						01-01-030-5317	-14.16
					78193	Building materials.	
						01-01-030-5317	7.47
						Total :	**537.56**
68655	6/22/2021	16598	GINZBERG, SERGE	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	13.00					
						Refund business privledge	
						01-00-000-4312	13.00
						Total :	**13.00**
68656	6/22/2021	08079	GRECO CUSTOM CARPENTRY INC	4 to 14		LAWN CUTTINGS	
	YTD Amount:	1,165.00					
						LAWN CUTTINGS	
						01-06-088-5305	905.00
						Total :	**905.00**
68657	6/22/2021	16599	HAND IN HAND THERAPY LLC	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	78.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68657	6/22/2021	16599	HAND IN HAND THERAPY LLC	(Continued)			
						Refund business privledge	
						01-00-000-4312	78.00
						Total :	**78.00**
68658	6/22/2021	16600	HITE, KRISTEN	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount: 87.00						
						Refund business privledge	
						01-00-000-4312	87.00
						Total :	**87.00**
68659	6/22/2021	00851	HOME DEPOT CREDIT SERVICES	2251687		BATTERIES FOR TRANSFER STA	
	YTD Amount: 18,325.78						
					78059	BATTERIES FOR TRANSFER STA	
						14-12-103-5304	72.30
						Total :	**72.30**
68660	6/22/2021	16611	HOWELL, JOANNE	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount: 66.00						
						Refund business privledge	
						01-00-000-4312	66.00
						Total :	**66.00**
68661	6/22/2021	03417	IF IT'S WATER, INC.	58694		REPAIRS TO CRESTMONT POOL	
	YTD Amount: 1,050.88						
					78153	Repairs to Crestmont Pool	
						01-24-153-5323	1,050.88
						Total :	**1,050.88**
68662	6/22/2021	16573	INVESTIGATIVE RESOURCES LLC, STRA	06082021		POLYGRAPH FOR 2 POTENTIAL	
	YTD Amount: 750.00						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68662	6/22/2021	16573	INVESTIGATIVE RESOURCES LLC, STRA	(Continued)			
					78168	Polygraph for 2 potential candidates	
						01-04-040-5319	750.00
						Total :	**750.00**
68663	6/22/2021	16602	KAGANOVICH, YEVGENY	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	71.00					
						Refund business privledge	
						01-00-000-4312	71.00
						Total :	**71.00**
68664	6/22/2021	03665	KANE, LINDA R	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	358.00					
						Refund business privledge	
						01-00-000-4312	358.00
						Total :	**358.00**
68665	6/22/2021	16601	KD2 PROPERTIES LLC	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	100.00					
						Refund business privledge	
						01-00-000-4312	100.00
						Total :	**100.00**
68666	6/22/2021	10513	KESWICK THEATRE	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	19,876.00					
						Refund business privledge	
						01-00-000-4312	19,280.00
						REFUND MERCANTILE TAX	
						01-00-000-4312	596.00
						Total :	**19,876.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68667	6/22/2021	16603	LARKIN ESTATE, REV. CLARENCE	REFUND		REFUND MERCANTILE TAX	
	YTD Amount:	13.00				REFUND MERCANTILE TAX	
						01-00-000-4312	13.00
						Total :	**13.00**
68668	6/22/2021	12361	LIBERTY PRODUCTS GROUP, INC	0179150		BUSINESS CARDS FOR S. LITTLI	
	YTD Amount:	225.00				Business cards for S. Littlefield	
						01-06-081-5300	45.00
						Total :	**45.00**
68669	6/22/2021	14049	LINCOLN AQUATICS	sr046634		POOL FILTER SAND	
	YTD Amount:	615.70			78155	Pool filter sand	
						01-24-153-5323	157.20
					78155	Pool filter sand	
						01-24-154-5323	157.20
						Total :	**314.40**
68670	6/22/2021	16604	LOFT #1918	REFUND		REFUND MERCANTILE TAX	
	YTD Amount:	1,176.00				REFUND MERCANTILE TAX	
						01-00-000-4312	1,176.00
						Total :	**1,176.00**
68671	6/22/2021	16605	MADE INTERIORS LLC	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	810.00				Refund business privledge	
						01-00-000-4312	810.00
						Total :	**810.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68672	6/22/2021	15689	MATCO TOOLS	173205		SCANNER UPDATE $1,235.00	
	YTD Amount: 1,235.00						
					78120	SCANNER UPDATE $1,235.00	
						01-14-186-5304	1,235.00
						Total :	**1,235.00**
68673	6/22/2021	16606	MCDONALD, PRICILLA OR JOHNNY	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount: 73.00						
						Refund business privledge	
						01-00-000-4312	73.00
						Total :	**73.00**
68674	6/22/2021	06896	MILLS, ROBERT K.	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount: 100.00						
						Refund business privledge	
						01-00-000-4312	100.00
						Total :	**100.00**
68675	6/22/2021	04730	MOSES DO, RICHARD	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount: 64.00						
						Refund business privledge	
						01-00-000-4312	64.00
						Total :	**64.00**
68676	6/22/2021	14202	MOUAT, DOUGLAS B	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount: 34.00						
						Refund business privledge	
						01-00-000-4312	34.00
						Total :	**34.00**
68677	6/22/2021	00928	MUNICIPAL SUPPLY CO.,INC, U.S.	6184155		WIDE SWEEP BROOM FOR #153	
	YTD Amount: 5,429.34						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68677	6/22/2021	00928	MUNICIPAL SUPPLY CO.,INC, U.S.	(Continued)			
					78098	WIDE SWEEP BROOM FOR #153	
						01-14-186-5304	410.00
						Total :	**410.00**
68678	6/22/2021	01034	NAPA AUTO PARTS	see list		BRAKE LINE NUT $2.04~	
	YTD Amount:	5,771.13					
					78091	BRAKE LINE NUT $2.04~	
						01-14-186-5304	159.57
				SEE LIST		AIR FILTERS $10.53~	
					78102	AIR FILTERS $10.53~	
						01-14-186-5304	118.38
						Total :	**277.95**
68679	6/22/2021	16607	PARAGON CHEMICAL TECHNOLOGIES	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	339.00					
						Refund business privledge	
						01-00-000-4312	339.00
						Total :	**339.00**
68680	6/22/2021	04032	PREMIUM CLEANING SERVICE CORP	510932		MONTHLY CLEANING SERVUCE,	
	YTD Amount:	4,485.00					
					78191	Monthly cleaning servuce,	
						01-24-155-5305	540.00
						Total :	**540.00**
68681	6/22/2021	16608	PRICELESS HOMES LLC	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	829.00					
						Refund business privledge	
						01-00-000-4312	829.00
						Total :	**829.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68682	6/22/2021	16609	PRILUKER, LOUIS	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount: 56.00					Refund business privledge	
						01-00-000-4312	56.00
						Total :	**56.00**
68683	6/22/2021	16610	ROSENBERG, SAM	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount: 126.00					Refund business privledge	
						01-00-000-4312	126.00
						Total :	**126.00**
68684	6/22/2021	15540	THE HOME DEPOT PRO	620220863		PAPER PRODUCTS AND JANITOI	
	YTD Amount: 7,183.99				78192	Paper products and janitorial suppli	
						01-01-030-5318	1,360.43
				620220871		TRASH BAGS, PAPER TOWELS,	
					78161	Trash bags, paper towels, toilet pap	
						01-24-152-5318	601.45
						Total :	**1,961.88**
68685	6/22/2021	14228	UNIFIRST	B126401		REPLENISH FIRST AID KITS.	
	YTD Amount: 273.10				78196	Replenish first aid kits.	
						01-01-002-5300	42.40
						Total :	**42.40**
68686	6/22/2021	10015	USDA, APHIS WS	3003831650		GOOSE MANAGEMENT	
	YTD Amount: 4,353.23				78154	Goose Management	
						01-24-157-5305	160.53

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68686	6/22/2021	10015	USDA, APHIS WS	(Continued)		Total :	**160.53**
68687	6/22/2021	01028	VAN'S LOCK SHOP, INC	0000117925		DUPLICATE KEYS FOR HR CLOS	
	YTD Amount:	2,646.57					
					78195	Duplicate keys for HR closet.	
						01-01-030-5317	10.98
				0000117935		KEYS FOR TRANSFER STATION	
					78138	KEYS FOR TRANSFER STATION	
						14-12-103-5304	24.37
						Total :	**35.35**
68688	6/22/2021	05066	VASTA, STEPHANIE	REFUND		REFUND BUSINESS PRIVILEGE	
	YTD Amount:	12.00					
						Refund business privledge	
						01-00-000-4312	12.00
						Total :	**12.00**
68689	6/22/2021	00114	VERIZON	JUNE		TELEPHONE BILLINGS	
	YTD Amount:	5,530.69					

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68689	6/22/2021	00114 VERIZON	(Continued)			
					TELEPHONE BILLINGS ~	
					01-01-002-5307 TELEPHONE BILLINGS~	338.74
					01-15-091-5307 TELEPHONE BILLINGS~	128.07
					14-12-100-5307 TELEPHONE BILLINGS~	0.01
					01-24-150-5307 TELEPHONE BILLINGS~	0.01
					01-24-152-5307 TELEPHONE BILLINGS~	64.93
					01-24-154-5307 TELEPHONE BILLINGS~	19.16
					01-24-155-5307 TELEPHONE BILLINGS~	0.01
					02-10-200-5307 TELEPHONE BILLINGS~	211.93
					02-10-203-5307 TELEPHONE BILLINGS~	91.62
					01-00-000-1300 TELEPHONE BILLINGS HIGHWA\	0.01
					01-01-002-5307	67.54
					Total :	**922.03**
68690	6/22/2021	16612 VOSKANIAN, POGOS H	REFUND		REFUND BUSINESS PRIVILEGE -	
	YTD Amount:	161.00			Refund business privledge	
					01-00-000-4312	161.00

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68690	6/22/2021	16612	VOSKANIAN, POGOS H	(Continued)		Total :	**161.00**
68691	6/22/2021 YTD Amount: 1,360.00	16569	WAXLER, CATHERINE	1		LIFEGUARDING CERTIFICATION	
					78148	Lifeguarding Certification Course	
						01-24-156-5331	1,360.00
						Total :	**1,360.00**
68692	6/22/2021 YTD Amount: 30.00	16613	WILHELM, RALF	REFUND		REFUND BUSINESS PRIVILEGE -	
						Refund business privledge	
						01-00-000-4312	30.00
						Total :	**30.00**
68693	6/22/2021 YTD Amount: 57.00	16614	XIN, ZHITAO	REFUND		REFUND BUSINESS PRIVILEGE -	
						Refund business privledge	
						01-00-000-4312	57.00
						Total :	**57.00**
71 Vouchers for bank code : ap2						Bank total :	**104,904.06**
71 Vouchers in this report						Total vouchers :	**104,904.06**

Replaced Checks Listing
TWP OF ABINGTON

Bank: ap2
Account: 1210645

Orig check	Date	Voided	Check amt	EFT	Paid to	Repl check	Date	Reason
66737	3/4/2021	6/22/2021	120.00	No	RODON SIGNS INC.	68694	6/22/2021	CHECK NOT RECEIVED
		Bank total:	120.00					
		Checks total:	**120.00**					

06/28/2021 3:24:16PM

Voucher List
TWP OF ABINGTON

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68695	6/28/2021	00907	21ST CENTURY MEDIA	2157102 216319		LEGAL ADVERTISING	
	YTD Amount: 7,538.04					LEGAL ADVERTISING	
						01-06-081-5303	1,436.78
				2169985 216709		LEGAL ADVERTISING	
						LEGAL ADVERTISING	
						01-06-081-5303	485.72
				POLICE TEST		LEGAL ADVERTISING	
						LEGAL ADVERTISING	
						06-04-062-5323	582.15
						Total :	**2,504.65**
68696	6/28/2021	01306	ABINGTON TWP PUBLIC LIBRARY	ADLUT LITERC		ADULT LITERCY PROGRAM	
	YTD Amount: 82,229.97					ADULT LITERCY PROGRAM	
						01-23-072-5702	910.00
						Total :	**910.00**
68697	6/28/2021	07884	AIRGAS USA, LLC	99797333978		PROPANE, WELDING GAS SUPP	
	YTD Amount: 537.18				78222	PROPANE, WELDING GAS SUPP	
						02-10-200-5305	51.50
						Total :	**51.50**
68698	6/28/2021	12572	AIRGAS USA, LLC	9114008450		FUME EXTRACTOR FOR WELDI	
	YTD Amount: 4,385.15				78184	FUME EXTRACTOR FOR WELDI	
						01-14-180-5322	2,195.00
						Total :	**2,195.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68699	6/28/2021	14706	AQUATIC ANALYSTS, INC.	POND		ALVERTHORPE PARK POND MAI	
	YTD Amount: 1,525.00				78116	Alverthorpe Park Pond Maintenanc	
						01-24-158-5305	1,525.00
						Total :	**1,525.00**
68700	6/28/2021	10093	ARDMORE TIRE COMPANY	61583		REFUSE TRUCK TIRES	
	YTD Amount: 30,461.72				78177	REFUSE TRUCK TIRES	
						01-14-186-5304	1,154.45
						Total :	**1,154.45**
68701	6/28/2021	08186	ASPHALT CARE EQUIP/SUPPLY INC	114799		TAR & ASPHALT REMOVER	
	YTD Amount: 231.79				78174	TAR & ASPHALT REMOVER	
						01-14-186-5304	231.79
						Total :	**231.79**
68702	6/28/2021	14931	AUTOMATIC FIRE ALARM ASSOC	5741		ASSOCIATION DUES & SEMINAR	
	YTD Amount: 600.00				78201	ASSOCIATION DUES & SEMINAR	
						01-15-057-5301	25.00
					78201	ASSOCIATION DUES & SEMINAR	
						01-15-057-5234	575.00
						Total :	**600.00**
68703	6/28/2021	00825	BERGEY'S INC.	PH723109R		ROOT LAMPS FOR #118	
	YTD Amount: 20,704.33				78176	ROOT LAMPS FOR #118	
						01-14-186-5304	76.50
						Total :	**76.50**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68704	6/28/2021	00707	BILLOWS ELECTRIC SUPPLY INC	5220160-00		HANOVER LED POST TOP FIXTU	
	YTD Amount:	17,231.69			77359	HANOVER LED POST TOP FIXTU	
						01-13-117-5325	1,267.04
				5314012-00		SPLICING TAPE AND CABLE TIES	
					78131	SPLICING TAPE AND CABLE TIES	
						01-13-117-5320	81.51
				5320519-00 531		24 (36) WATT LED LAMPS~	
					78260	24 (36) WATT LED LAMPS~	
						01-13-117-5320	2,046.96
						Total :	**3,395.51**
68705	6/28/2021	16581	BOTTONE, MICHELLE	REFUND		REFUND CLASS	
	YTD Amount:	170.00				REFUND CLASS	
						01-00-000-4427	170.00
						Total :	**170.00**
68706	6/28/2021	13928	BUREAU OF WASTE MANAGEMENT, COI	ANNUAL REPO		ANNUAL SOLID WASTE FOR TRA	
	YTD Amount:	700.00			78316	ANNUAL SOLID WASTE FOR TRA	
						14-12-103-5304	700.00
						Total :	**700.00**
68707	6/28/2021	16616	CANNON, TIFFANY	REFUND		REFUND CLASS	
	YTD Amount:	170.00				REFUND CLASS	
						01-00-000-4427	170.00
						Total :	**170.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68708	6/28/2021	14962	CASALINA, JOSE	ZHB MEETING		ZHB MEETING	
	YTD Amount: 525.00					ZHB MEETING	
						01-06-087-5030	75.00
						Total :	**75.00**
68709	6/28/2021	06812	CDW-GOVERNMENT, INC.	F067375		2 VIDEO CARDS FOR TRAFFIC S	
	YTD Amount: 5,033.81				77332	2 video cards for Traffic Safety unit	
						07-04-525-7559	2,127.12
						Total :	**2,127.12**
68710	6/28/2021	12432	CINTAS	190222485		RUBBER GLOVES	
	YTD Amount: 2,897.63				78186	RUBBER GLOVES	
						01-14-186-5304	165.00
				MAY		UNIFORMS FOR V.M.	
					78208	UNIFORMS FOR V.M.	
						01-14-180-5316	344.48
						Total :	**509.48**
68711	6/28/2021	12200	COLONIAL ELECTRIC SUPPLY CO	139999637 140(		SEALTIGHT AND FITINGS FOR M	
	YTD Amount: 4,137.12				78219	SEALTIGHT AND FITINGS FOR M	
						02-10-203-5320	190.36
						Total :	**190.36**
68712	6/28/2021	13415	COMCAST	MAY		8499 10 138 0274354	
	YTD Amount: 259.08					HIGHWAY PUBLIC WORKS	
						01-13-130-5305	31.60

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68712	6/28/2021	13415	COMCAST	(Continued)		Total :	**31.60**
68713	6/28/2021	13433	COMCAST	JUNE		JANUARY ALVERTHORPE PARK (	
	YTD Amount:	1,539.10			76669	JUNE ALVERTHORPE PARK CON	
						01-24-151-5305	201.31
						Total :	**201.31**
68714	6/28/2021	14979	COMCAST	JUNE		INTERNET SERVICE FOR TRAIN(	
	YTD Amount:	24,260.43				PUBLIC WORKS, TRAINING CEN	
						01-01-002-5307	3,458.98
						Total :	**3,458.98**
68715	6/28/2021	06524	COMCAST BUSINESS	JUNE		JANUARY PARKS DEPT PHONES	
	YTD Amount:	6,433.74			76672	JUNE	
						01-24-150-5307	246.81
					76672	JUNE	
						01-24-151-5307	125.35
					76672	JUNE	
						01-24-152-5307	142.30
					76672	JUNE	
						01-24-155-5307	404.82
						Total :	**919.28**
68716	6/28/2021	05441	COMCAST CABLE	JULY		CABLE SERVICE YORK & HORAC	
	YTD Amount:	174.31				CABLE SERVICE YORK & HORAC	
						01-01-030-5305	23.70
						Total :	**23.70**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68717	6/28/2021	05894	COMCAST CABLE	JUNE		JANUARY MONTHLY CABLE 515	
	YTD Amount: 1,467.55						
					76671	JUNE MONTHLY CABLE 515 MEE	
						01-24-150-5302	205.85
						Total :	**205.85**
68718	6/28/2021	06339	COMCAST CABLE	JUNE		video arraignments police dept	
	YTD Amount: 999.95						
						video arraignments police dept	
						01-04-040-5307	142.85
						Total :	**142.85**
68719	6/28/2021	10783	COMCAST CABLE	JUNE		MONTHLY CABLE ROSLYN PARK	
	YTD Amount: 683.66						
						MONTHLY CABLE ROSLYN PARK	
						01-24-158-5305	108.35
						Total :	**108.35**
68720	6/28/2021	10224	COMMUNICATION SOLUTIONS	14921A		PROFESSIONAL SERVICES / SAF	
	YTD Amount: 12,981.25						
					78142	PROFESSIONAL SERVICES / SAF	
						01-15-064-5319	31.25
					78142	PROFESSIONAL SERVICES / SAF	
						06-15-067-5319	875.00
						Total :	**906.25**
68721	6/28/2021	16169	CONNELLY, SAMANTHA	PERMIT REFUN		REFUND FOR HVAC PERMIT	
	YTD Amount: 109.50						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68721	6/28/2021	16169	CONNELLY, SAMANTHA	(Continued)			
						REFUND FOR HVAC PERMIT	
						01-00-000-4325 REFUND FOR HVAC PERMIT	75.00
						12-00-000-2510	4.50
						Total :	**79.50**
68722	6/28/2021	09216	CONTRACTORS HAULING SERVICE	422216		HAULING SERVICE FOR ENGINE	
	YTD Amount:	8,925.00					
					78203	HAULING SERVICE FOR ENGINE	
						07-07-566-7544	400.00
				422224		HAULING SERVICES FOR ENGIN	
					78205	HAULING SERVICES FOR ENGIN	
						07-07-566-7544	400.00
				423682		HAULING CHARGES FOR 1051 O	
					78243	HAULING CHARGES FOR 1051 O	
						07-07-566-7544	400.00
						Total :	**1,200.00**
68723	6/28/2021	13388	COVANTA ENERGY, LLC	341755MNTLP		MUNICIPAL SOLID WASTE	
	YTD Amount:	659,381.77					
						MUNICIPAL SOLID WASTE	
						14-12-103-5305	6,612.22
				349572ABING		MUNICIPAL SOLID WASTE	
						MUNICIPAL SOLID WASTE	
						14-12-103-5305	115,353.52
						Total :	**121,965.74**
68724	6/28/2021	00290	DAVIDHEISER'S INC.	24423		19 STOPWATCHES TESTED	
	YTD Amount:	1,773.00					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68724	6/28/2021	00290	DAVIDHEISER'S INC.	(Continued)			
					78283	19 stopwatches tested - Invoice 24	
						01-04-048-5304	342.00
						Total :	**342.00**
68725	6/28/2021	07688	DENISH, ADAM	202103		ANNUAL INSPECTION NECESSA	
	YTD Amount:	175.00					
					78214	Annual Inspection for USDA compl	
						01-24-155-5323	175.00
						Total :	**175.00**
68726	6/28/2021	08094	DIPRIMIO, JOHN	ZHB MEETING		ZONING HEARING BOARD	
	YTD Amount:	525.00					
						ZONING HEARING BOARD	
						01-06-087-5030	75.00
						Total :	**75.00**
68727	6/28/2021	16510	DJI SERVICE LLC	CAS 6488176 P		REPAIR OF OUR DJI MAVIC 2 EN	
	YTD Amount:	1,388.00					
					78267	Repair of our DJI Mavic 2 Enterpris	
						01-15-092-5320	435.00
						Total :	**435.00**
68728	6/28/2021	09408	EAGLE POINT GUN SHOP	147727		INVOICE 147727 - PARTIAL DROF	
	YTD Amount:	6,631.11					
					78282	Invoice 147727 - partial drop shipm	
						01-04-056-5322	769.65
						Total :	**769.65**
68729	6/28/2021	09146	EDGE HILL FIRE COMPANY	PREV MAINT		PREVENTIVE MAINTENANCE - M	
	YTD Amount:	6,052.18					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68729	6/28/2021	09146	EDGE HILL FIRE COMPANY	(Continued)			
					78248	PREVENTIVE MAINTENANCE - M	
						01-15-064-5342	3,308.36
						Total :	**3,308.36**
68730	6/28/2021	12516	EFORCE COMPLIANCE	19991		EVENT FEE - COLLECTION EVEN	
	YTD Amount:	5,000.00					
					78251	EVENT FEE - COLLECTION EVEN	
						14-12-103-5305	2,500.00
						Total :	**2,500.00**
68731	6/28/2021	01100	EUREKA STONE QUARRY, INC.	421750		STONE FOR CONSTRUCTION CF	
	YTD Amount:	32,977.80					
					78169	STONE FOR CONSTRUCTION CF	
						07-07-566-7544	965.49
						Total :	**965.49**
68732	6/28/2021	13608	FISHER ACE HARDWARE	7681 8865		NITRITE GLOVES	
	YTD Amount:	589.24					
					78216	NITRITE GLOVES	
						02-10-200-5321	104.36
					78216	POWER WASH AND FITTINGS	
						02-10-200-5322	126.19
				9020		RAIN BARREL SUPPLIES	
						RAIN BARREL SUPPLIES	
						01-00-000-2512	33.77
						Total :	**264.32**
68733	6/28/2021	00530	FOLEY CAT	PA100109248		FLASHING FOR PAVER #192 $45	
	YTD Amount:	3,003.63					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68733	6/28/2021	00530	FOLEY CAT	(Continued)			
					78183	FLASHING FOR PAVER #192 $45	
						07-13-575-7572	660.58
						Total :	**660.58**
68734	6/28/2021	00512	GEPPERT INC., WILLIAM A	85604		REPAIR HAZP IN TRANSFER STA	
	YTD Amount:	13,873.34			78207	REPAIR HAZP IN TRANSFER STA	
						14-12-103-5304	17.98
				85768		CONCRETE FOR PUBLIC WORK:	
					78190	CONCRETE FOR PUBLIC WORK:	
						01-13-131-5323	89.85
				86334 86549 86		REPAIRS TO CRESMONT AND PE	
					78240	Repairs to Cresmont and Penbryn I	
						01-24-157-5323	113.98
					78240	Painting supplies for Crestmont anc	
						01-24-153-5323	12.12
					78240	Painting supplies for Crestmont anc	
						01-24-154-5323	12.12
						Total :	**246.05**
68735	6/28/2021	16227	HANES, LAURA	ZHB		ZHB MEETING	
	YTD Amount:	525.00				ZHB MEETING	
						01-06-087-5030	75.00
						Total :	**75.00**
68736	6/28/2021	16578	HIGH TIDE TECHNOLOGIES	inv202113784 2(		COMMUNICATIONS AND TELEME	
	YTD Amount:	2,100.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68736	6/28/2021	16578	HIGH TIDE TECHNOLOGIES	(Continued)			
					78224	COMMUNICATIONS AND TELEME	
						02-10-203-5305	2,100.00
						Total :	**2,100.00**
68737	6/28/2021	04507	HIGHWAY MATERIALS, INC.	217112		HOTPATCHING 5/19/21	
	YTD Amount:	5,378.55					
					78172	HOTPATCHING 5/19/21	
						07-00-000-2437	430.73
				219240		HOTPATCHING FOR P.W. 6/2/21	
					78263	HOTPATCHING FOR P.W. 6/2/21	
						07-00-000-2437	2,504.57
						Total :	**2,935.30**
68738	6/28/2021	10668	HOLLY DAY NURSERY &	464667		FLOWERS FOR PENBRYN PARK	
	YTD Amount:	917.00					
					78239	Flowers for Penbryn Park	
						01-24-158-5323	717.00
						Total :	**717.00**
68739	6/28/2021	00851	HOME DEPOT CREDIT SERVICES	1622744 80456(		2 - PORTABLE TABLES, IMPACT E	
	YTD Amount:	18,769.51					
					78218	2 - PORTABLE TABLES, IMPACT E	
						02-10-200-5323	92.90
					78218	SHOVEL~	
						02-10-205-5322	65.32

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Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68739	6/28/2021	00851	HOME DEPOT CREDIT SERVICES	(Continued)				
				4041008		REPAIRS TO POOLS		
					78238	Repairs to pools		
						01-24-153-5323		142.76
					78238	Repairs to pools		
						01-24-154-5323		142.75
							Total :	**443.73**
68740	6/28/2021	10673	IEH AUTO PLUS LLC	SEE LIST		BRAKE ROTORS $160.38~		
	YTD Amount: 3,543.53							
					78179	BRAKE ROTORS $160.38~		
						01-14-186-5304		606.40
							Total :	**606.40**
68741	6/28/2021	15782	INFRASTRUCTURE SOLUTIONS INC, WC	M30101449		STORMWATER PLAN		
	YTD Amount: 25,475.96							
						STORMWATER PLAN		
						07-07-566-7550		1,160.00
							Total :	**1,160.00**
68742	6/28/2021	05526	INTEGRATED SERVICE SOLUTION	90696		LABORATORY CALIBRATION OF		
	YTD Amount: 1,082.00							
					77860	LABORATORY CALIBRATION OF		
						02-10-200-5335		1,082.00
							Total :	**1,082.00**
68743	6/28/2021	10824	INTERSTATE BATTERY SYSTEM	181125304		POLICE CAR BATTERIES		
	YTD Amount: 3,035.65							
					78180	POLICE CAR BATTERIES		
						01-14-186-5304		244.90
							Total :	**244.90**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68744	6/28/2021	01190 J.D.M. MATERIALS CO.	422211		PRECAST CONCRETE FOR ENG	
	YTD Amount: 48,755.25			78202	PRECAST CONCRETE FOR ENG	
					07-07-566-7544	2,942.00
			422220		1051 OLD HUNTINGDON PIKE EN	
				78206	1051 OLD HUNTINGDON PIKE EN	
					07-07-566-7544	3,336.00
			423680		CONCRETE FOR 1051 OLD HUN	
				78242	CONCRETE FOR 1051 OLD HUN	
					07-07-566-7544	2,938.00
					Total :	**9,216.00**
68745	6/28/2021	12348 J.P. MASCARO & SONS	0000000578		MAY COMMINGLE TONNAGE	
	YTD Amount: 122,180.36				MAY COMMINGLE TONNAGE	
					14-12-103-5305	3,068.03
					Total :	**3,068.03**
68746	6/28/2021	12833 JNA MATERIALS	18412		COLD PATCHING FOR P.W. DEP	
	YTD Amount: 9,014.38			78189	COLD PATCHING FOR P.W. DEP	
					07-00-000-2437	700.90
					Total :	**700.90**
68747	6/28/2021	03119 JOHN KENNEDY FORD JENKINTOWN	SEE LIST		HUB BEARINGS FOR #29-25 $14	
	YTD Amount: 19,893.05			78178	HUB BEARINGS FOR #29-25 $14	
					01-14-186-5304	679.11
					Total :	**679.11**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68748	6/28/2021	16587	JOHNSON, MATTHEW	AUTO DETAILIN		CLEANING AND WAXING THE EX	
	YTD Amount: 850.00				78265	Cleaning and waxing the exteriors (	
						01-15-064-5305	850.00
						Total :	**850.00**
68749	6/28/2021	03652	KENCO HYDRAULICS, INC.	22486		HYDRAULIC CYLINDER REPLACI	
	YTD Amount: 11,886.75				78128	HYDRAULIC CYLINDER REPLACI	
						14-12-103-5304	9,948.75
						Total :	**9,948.75**
68750	6/28/2021	16591	KUKLINSKY, BARBARA	REIMBURSEME		REIMBURSEMENT FOR THE TRA	
	YTD Amount: 350.00				78266	REIMBURSEMENT FOR THE TRA	
						07-07-566-7544	350.00
						Total :	**350.00**
68751	6/28/2021	11430	LEE'S HOAGIE HOUSE	MEETING 06/15		DINNER FOR CHIEF'S ADVISORY	
	YTD Amount: 818.08				78303	Dinner for Chief's advisory council	
						01-04-040-5340	297.90
						Total :	**297.90**
68752	6/28/2021	16615	LI-ZHANG, MAGGIE	REFUND		REFUND CLASS	
	YTD Amount: 360.00					REFUND CLASS	
						01-00-000-4427	360.00
						Total :	**360.00**
68753	6/28/2021	16576	LOGAN-GILLETTE, NADIAN	PERMIT REFUN		PERMIT REFUND	
	YTD Amount: 84.50						

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68753	6/28/2021	16576	LOGAN-GILLETTE, NADIAN	(Continued)			
						PERMIT REFUND	
						01-00-000-4325 PERMIT REFUND	80.00
						12-00-000-2510	4.50
						Total :	**84.50**
68754	6/28/2021	05516	LOWE'S BUSINESS ACCOUNT	01646		LADDERS , SUPPLIES , REPLACE	
	YTD Amount:	4,126.12					
					78198	LADDERS , SUPPLIES , REPLACE	
						01-13-131-5323	322.97
						Total :	**322.97**
68755	6/28/2021	12369	MAC HYDRAULICS	41959		YEARLY HYDRAULIC MAINTENAI	
	YTD Amount:	9,529.75					
					78204	YEARLY HYDRAULIC MAINTENAI	
						14-12-103-5304	9,529.75
						Total :	**9,529.75**
68756	6/28/2021	04209	MALDEN, W.G.	18197		COLLECTION SYSTEM METER S	
	YTD Amount:	6,263.40					
					78225	COLLECTION SYSTEM METER S	
						02-10-204-5305	2,107.80
						Total :	**2,107.80**
68757	6/28/2021	10655	MARINO CORPORATION	Payment 3		TAP TRAIL #1	
	YTD Amount:	200,741.55					
						TAP TRAIL #1	
						06-01-220-5305	25,293.00
						Total :	**25,293.00**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68758	6/28/2021	16580	MAXWELL, KATALIE	REFUND		REFUND CLASS	
	YTD Amount: 140.00					REFUND CLASS	
						01-00-000-4427	140.00
						Total :	**140.00**
68759	6/28/2021	09144	MC KINLEY FIRE COMPANY	PREV MAINT		PREVENTIVE MAINTENANCE - M	
	YTD Amount: 6,244.33				78246	PREVENTIVE MAINTENANCE - M	
						01-15-064-5342	5,374.33
						Total :	**5,374.33**
68760	6/28/2021	08257	MCDONALD UNIFORMS	195989		50 DC BADGE PATCHES	
	YTD Amount: 6,757.13				77471	50 DC badge patches	
						01-04-040-5316	150.00
				196818 01 1969		GREGORY CHERRY CROSSING	
					77838	Gregory Cherry Crossing Guard Ur	
						01-04-048-5316	683.42
					77838	John Kutty Crossing Guard Uniform	
						01-04-048-5316	700.95
						Total :	**1,534.37**
68761	6/28/2021	16544	MCGARD, LLC	802028		MANHOLE LOCKING INSERT	
	YTD Amount: 3,512.32				77861	MANHOLE LOCKING INSERT	
						02-10-205-5320	3,372.70
					77861	FREIGHT	
						02-10-205-5320	139.62
						Total :	**3,512.32**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68762	6/28/2021	13449	MCGARRY-ROSEN, KARIN	REIMBURSEME		REIMBURSEMENT FOR RAIN BAI	
	YTD Amount:	441.70				REIMBURSEMENT FOR RAIN BAI	
						01-00-000-2512	406.82
						Total :	**406.82**
68763	6/28/2021	09393	MCMASTER-CARR SUPPLY CO.	59642084		REPAIRS TO PENBRYN POOL	
	YTD Amount:	1,628.20			78150	Repairs to Penbryn Pool	
						01-24-154-5323	1,628.20
						Total :	**1,628.20**
68764	6/28/2021	11137	MELILLO CONSULTING INC	50407		CONSULTING SERVICES FOR PC	
	YTD Amount:	4,230.00			78052	Consulting services for police serve	
						01-01-005-5319	2,820.00
						Total :	**2,820.00**
68765	6/28/2021	16577	MENNITI, CHRISTOPHER	Permit Refund		PERMIT REFUND	
	YTD Amount:	50.00				PERMIT REFUND	
						01-00-000-4325	50.00
						Total :	**50.00**
68766	6/28/2021	14388	METAL STOCK INC.	534816		REPAIRS TO PENBRYN POOL	
	YTD Amount:	255.84			78149	Repairs to Penbryn Pool	
						01-24-154-5323	255.84
						Total :	**255.84**
68767	6/28/2021	08278	MSC INDUSTRIAL SUPPLY COMPANY	88761563		MARKING PAINT & SUPPLIES FO	
	YTD Amount:	1,552.16					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68767	6/28/2021	08278	MSC INDUSTRIAL SUPPLY COMPANY	(Continued)			
					78171	MARKING PAINT & SUPPLIES FO	
						03-13-143-5325	336.18
				89140583 95038		CUT OFF BLADES FOR BAND SA	
					78221	CUT OFF BLADES FOR BAND SA	
						02-10-203-5304	396.19
				91423853		MARKING PAINT FOR TRANSFEF	
					78139	MARKING PAINT FOR TRANSFEF	
						14-12-103-5304	111.04
				91423863		WAND MARKING ACCESSORIES	
					78170	WAND MARKING ACCESSORIES	
						14-12-103-5304	24.66
						Total :	**868.07**
68768	6/28/2021	12333	NUCHEM CORP.	211094		SLUDGE BOILERS WATER TREA	
	YTD Amount:	603.90					
					78220	SLUDGE BOILERS WATER TREA	
						02-10-200-5305	301.95
						Total :	**301.95**
68769	6/28/2021	13035	O'CONNOR, MICHAEL	ZHB		ZHB MEETING	
	YTD Amount:	525.00					
						ZHB MEETING	
						01-06-087-5030	75.00
						Total :	**75.00**
68770	6/28/2021	03020	PA CHIEFS OF POLICE ASSOC	4173		LIVESCAN/CPIN ANNUAL MAINTE	
	YTD Amount:	9,450.00					
					78284	Livescan/CPIN annual maintenanc	
						01-04-040-5305	990.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68770	6/28/2021	03020	PA CHIEFS OF POLICE ASSOC	(Continued)		Total :	**990.00**
68771	6/28/2021 YTD Amount: 700.00	13804	PA RURAL WATER	63532		TREATMENT PLANT OPERATOR	
					78223	TREATMENT PLANT OPERATOR	
						02-10-200-5234	140.00
						Total :	**140.00**
68772	6/28/2021 YTD Amount: 7,271.71	01889	PECO ENERGY	TRAFFIC LIGHT		TRAFFIC LIGHT ACCOUNT-DISTI	
						TRAFFIC LIGHT ACCOUNT-DISTI	
						03-13-146-5308	7.97
						Total :	**7.97**
68773	6/28/2021 YTD Amount: 53,513.75	01189	PENNONI ASSOCIATES INC.	1068757		LD 19-08 GALMANRESIDENTIAL	
						LD 19-08 GALMANRESIDENTIAL	
						07-00-000-2451	783.75
						Total :	**783.75**
68774	6/28/2021 YTD Amount: 24,478.30	08842	POLYDYNE INC.	1549609		40 BAGS OF POLYMER MA-017	
					78137	40 BAGS OF POLYMER MA-017	
						02-10-200-5326	4,895.66
						Total :	**4,895.66**
68775	6/28/2021 YTD Amount: 3,943.85	04121	PORTNOFF LAW ASSOC., LTD.	1821		COLLECTION OF DELIQUENT SE	
						COLLECTION OF DELIQUENT SE	
						02-27-207-5201 COLLECTION OF DELIQUENT SE	1,971.92
						14-12-105-5201	1,971.93

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68775	6/28/2021	04121	PORTNOFF LAW ASSOC., LTD.	(Continued)		Total :	**3,943.85**
68776	6/28/2021	14691	PROCESSING CENTER/SUMMARY BILL,	MAY		SUMMARY BILLING ACCT #3019(	
	YTD Amount:	100,105.22				ELECTRIC FOR TOWNSHIP ACC(	
						01-01-030-5308 ELECTRIC FOR FIRE TRAINING (	2,273.66
						01-15-064-5308 ELECTRIC FOR POLICE TRAININ	71.73
						01-04-062-5308 ELECTRIC FOR HIGHWAY	423.88
						01-13-130-5308 184.49ELECTRIC FOR REFUSE	1,405.15
						14-12-100-5308 ELECTRIC FOR ARDSLEY COMM	129.20
						01-24-152-5308 ELECTRIC FOR CRESTMONT PC	933.92
						01-24-153-5308 ELECTRIC FOR PENBRYN POOL	211.48
						01-24-154-5308 ELECTRIC FOR BRIAR BUSH NA'	77.59
						01-24-155-5308 ELECTRIC FOR PARKS FACILITIE	406.07
						01-24-157-5308	6,228.90
						Total :	**12,161.58**
68777	6/28/2021	16582	RACKOW, JENNIFER	REFUND		REFUND CLASS	
	YTD Amount:	170.00					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68777	6/28/2021	16582	RACKOW, JENNIFER	(Continued)			
						REFUND CLASS	
						01-00-000-4427	170.00
						Total :	**170.00**
68778	6/28/2021	14105	RIGGINS, INC.	75048656		6041.7 GALLONS OF UNLEADED	
	YTD Amount: 245,143.84						
					78173	6041.7 GALLONS OF UNLEADED	
						01-14-186-5310	13,400.49
				75048659		6000 GALLONS OF DIESEL FUEL	
					78175	6000 GALLONS OF DIESEL FUEL	
						01-14-186-5310	13,653.68
						Total :	**27,054.17**
68779	6/28/2021	05194	RODON SIGNS INC.	1064		18X24 DOUBLE SIDED LAWN SIG	
	YTD Amount: 406.00						
					78235	18x24 Double Sided Lawn Signs	
						06-04-101-5322	286.00
						Total :	**286.00**
68780	6/28/2021	09147	ROSLYN FIRE COMPANY	PREVENTIVE M		PREVENTIVE MAINTENANCE - M	
	YTD Amount: 7,520.98						
					78249	PREVENTIVE MAINTENANCE - M	
						01-15-064-5342	6,901.62
						Total :	**6,901.62**
68781	6/28/2021	14395	ROSLYN FIRE COMPANY	INSURANCE		INSURANCE REIMBURSEMENT -	
	YTD Amount: 25,346.50						
					78305	INSURANCE REIMBURSEMENT -	
						01-15-091-5216	8,310.50
						Total :	**8,310.50**

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68782	6/28/2021	00981	ROSLYN SUPPLY-GULFEAGLE 103	s977931.001		REPAIRS TO PENBRYN POOL	
	YTD Amount:	12,255.03					
					78185	Repairs to Penbryn Pool	
						01-24-154-5323	88.00
						Total :	**88.00**
68783	6/28/2021	05907	RUMSEY ELECTRIC	S6024768.003		SPROCKETS FOR SCARAB (OUT	
	YTD Amount:	1,739.73					
					78181	SPROCKETS FOR SCARAB (OUT	
						07-13-575-7572	1,539.73
						Total :	**1,539.73**
68784	6/28/2021	00053	SAXON OFFICE TECHNOLOGY, INC.	102488		SAXON JUNE 2021 INVOICE	
	YTD Amount:	14,723.00					
					78197	Saxon June 2021 Invoice	
						01-01-005-5305	752.00
						Total :	**752.00**
68785	6/28/2021	16585	SEDORE, MADELEINE	POOL REFUND		Refund pool membership	
	YTD Amount:	200.00					
						Refund pool membership	
						01-00-000-4426	200.00
						Total :	**200.00**
68786	6/28/2021	15124	SHECHTMAN TREE CARE, LLC	24449		TREE REMOVAL~	
	YTD Amount:	7,760.00					
					77985	Tree Removal~	
						07-24-800-7604	4,050.00
				24675		TREE REMOVAL~	
					78121	Tree Removal~	
						07-24-800-7604	3,710.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68791	6/28/2021	16498	THE STAIRWAY SHOP, INDUSTRIAL PRO	(Continued)			
					77594	DRAIN GUARDS AND SORBENT I	
						14-12-101-5320	834.99
				40234597-1		HARD HATS FOR P.W. DEPT.	
					77968	HARD HATS FOR P.W. DEPT.	
						01-13-131-5323	142.84
						Total :	**977.83**
68792	6/28/2021	15874	UNITEDHEALTHCARE	JUNE		RETIREES & COBRA MEIDCARE	
	YTD Amount:	123,371.66					
						Police-No Prescription	
						05-01-028-5111	1,658.70
						Police-With Prescription	
						05-01-028-5111	5,743.14
						Non-Police-No Prescription	
						05-01-029-5111	2,856.65
						Non-Police-with Prescription	
						05-01-029-5111	10,462.76
						Cobra-No Prescription	
						01-28-012-5111	184.30
						Total :	**20,905.55**
68793	6/28/2021	01028	VAN'S LOCK SHOP, INC	0000118137		WALL MOUNTED LOCK BOX FOF	
	YTD Amount:	2,688.56					
					78269	Wall mounted lock box for the ATFI	
						01-15-064-5322	41.99
						Total :	**41.99**
68794	6/28/2021	13436	VERIZON	JUNE		ALVERTHORPE MANOR PHONE-	
	YTD Amount:	239.30					

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68786	6/28/2021	15124	SHECHTMAN TREE CARE, LLC	(Continued)		Total :	**7,760.00**
68787	6/28/2021	01882	SHERWIN WILLIAMS CO.	REIMBURSEME		REIMBURSEMENT FOR RAIIN BA	
	YTD Amount:	10,893.80				REIMBURSEMENT FOR RAIIN BA	
						01-00-000-2512	56.63
						Total :	**56.63**
68788	6/28/2021	16583	STEWART, KEELY	POOL REFUND		Refund pool membership	
	YTD Amount:	170.00				Refund pool membership	
						01-00-000-4426	170.00
						Total :	**170.00**
68789	6/28/2021	15274	TAP DESIGN GROUP, LLC	2520		150 - MASKS POLYESTER WITH /	
	YTD Amount:	600.00			78262	150 - masks polyester with APD ba	
						01-04-043-5322	600.00
						Total :	**600.00**
68790	6/28/2021	15540	THE HOME DEPOT PRO	621611326		SPRAY NINE, SPICNSPAN, TOILE	
	YTD Amount:	7,715.71			78156	Spray Nine, SpicNSpan, toilet pape	
						01-24-154-5318	217.75
					78156	Spray Nine, SpicNSpan, toilet pape	
						01-24-153-5318	217.75
					78156	Spray Nine, SpicNSpan, toilet pape	
						01-24-157-5318	96.22
						Total :	**531.72**
68791	6/28/2021	16498	THE STAIRWAY SHOP, INDUSTRIAL PRO	40232518-2 402		DRAIN GUARDS AND SORBENT I	
	YTD Amount:	1,168.25					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68794	6/28/2021	13436	VERIZON	(Continued)			
					76744	June	
						01-24-150-5307	37.18
						Total :	**37.18**
68795	6/28/2021	07500	VILE, SUSAN ELIZABETH	JUNE 16, 2021		TRANSCRIPTION/EDITING OF MI	
	YTD Amount:	7,568.00					
						Transcription/Editing of minutes for	
						01-01-002-5305	247.25
						Total :	**247.25**
68796	6/28/2021	16559	VOGEL, ANTHONY	05212021		CLEANING AND DISINFECTING C	
	YTD Amount:	300.00					
					78021	Cleaning and disinfecting of 29-32 (	
						01-04-043-5305	150.00
						Total :	**150.00**
68797	6/28/2021	01922	WERTHEIMER, BARBARA M.	ZHB		ZHB MEETING	
	YTD Amount:	525.00					
						ZHB MEETING	
						01-06-087-5030	75.00
						Total :	**75.00**
68798	6/28/2021	11733	WITMER PUBLIC SAFETY GROUP INC	2127747		25 PACK OF MAGNETIC MIC - FO	
	YTD Amount:	1,766.75					
					77793	25 pack of Magnetic Mic - for Patro	
						07-04-525-7556	724.75
						Total :	**724.75**

104 Vouchers for bank code : ap2 **Bank total :** **345,213.89**

104 Vouchers in this report **Total vouchers :** **345,213.89**

Bank: ap2
Account: 1210645

Orig check	Date	Voided	Check amt	EFT	Paid to	Repl check	Date	Reason
68227	5/26/2021	6/28/2021	220.00	No	TREASURER OF MONTGOMERY COUNTY	68799	6/28/2021	CHECK NOT RECEIVED
		Bank total:	220.00					
		Checks total:	**220.00**					

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68800	6/29/2021	16417	AQUA	WATER		TRANSFER STATION	
	YTD Amount:	196.06				TRANSFER STATION	
						14-12-103-5305	37.11
						Total :	**37.11**
68801	6/29/2021	15013	AQUA PA	WATER		ROUND HOUSE-WATER	
	YTD Amount:	648.94				WATER FOR ROUND HOUSE AT	
						01-24-153-5311	117.59
						Total :	**117.59**
68802	6/29/2021	15014	AQUA PA	WATER		SPRINKLER FOR ROUND HOUSE	
	YTD Amount:	584.20				SPRINKLER FOR ROUND HOUSE	
						01-24-153-5311	97.50
						Total :	**97.50**
68803	6/29/2021	16472	AQUA PA	WATER		WATER FOR TRANSFER STATIOI	
	YTD Amount:	590.31				WATER FOR TRANSFER STATIOI	
						14-12-103-5311	137.60
						Total :	**137.60**
68804	6/29/2021	05816	AQUA PENNSYLVANIA	WATER		925 FITZWATERTOWN ROAD	
	YTD Amount:	710.47				925 FITZWATERTOWN	
						14-12-100-5311	3.16
						Total :	**3.16**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68805	6/29/2021	05817	AQUA PENNSYLVANIA	WATER		2828 SPEAR		
	YTD Amount: 1,014.33					2828 SPEAR		
						01-24-152-5311		172.27
							Total :	**172.27**
68806	6/29/2021	05820	AQUA PENNSYLVANIA	WATER		1212 EDGE HILL		
	YTD Amount: 2,064.47					1212 EDGE HILL		
						01-24-155-5311		254.75
							Total :	**254.75**
68807	6/29/2021	05822	AQUA PENNSYLVANIA	WATER		1059 Jenkintown Rd, Meetinghouse		
	YTD Amount: 123.16					1059 Jenkintown Rd, Meetinghouse		
						01-24-157-5311		18.73
							Total :	**18.73**
68808	6/29/2021	05823	AQUA PENNSYLVANIA	WATER		1383 EASTON RD		
	YTD Amount: 114.44					1383 EASTON RD		
						01-24-157-5311		19.83
							Total :	**19.83**
68809	6/29/2021	05824	AQUA PENNSYLVANIA	WATER		2810 ANZAC		
	YTD Amount: 653.83					2810 ANZAC		
						01-24-157-5311		111.40
							Total :	**111.40**
68810	6/29/2021	05826	AQUA PENNSYLVANIA	WATER		NS CLEVELAND		
	YTD Amount: 326.64							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68810	6/29/2021	05826	AQUA PENNSYLVANIA	(Continued)				
						NS CLEVELAND		
						01-24-157-5311		54.63
							Total :	**54.63**
68811	6/29/2021	05829	AQUA PENNSYLVANIA	WATER		SS OLD WELSH RD		
	YTD Amount: 811.43							
						SS OLD WELSH RD		
						01-24-157-5311		105.20
							Total :	**105.20**
68812	6/29/2021	05830	AQUA PENNSYLVANIA	WATER		WS FORREST		
	YTD Amount: 2,878.47							
						WS FORREST		
						01-24-157-5311		1,006.12
							Total :	**1,006.12**
68813	6/29/2021	05831	AQUA PENNSYLVANIA	WATER		WS FORREST		
	YTD Amount: 584.74							
						WS FORREST		
						01-24-157-5311		110.47
							Total :	**110.47**
68814	6/29/2021	05832	AQUA PENNSYLVANIA	WATER		1013 INDIAN CREEK		
	YTD Amount: 489.50							
						1013 INDIAN CREEK		
						01-24-157-5311		93.02
							Total :	**93.02**
68815	6/29/2021	05833	AQUA PENNSYLVANIA	WATER		865 JENKINTOWN		
	YTD Amount: 122.94							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68815	6/29/2021	05833	AQUA PENNSYLVANIA	(Continued)				
						865 JENKINTOWN		
						01-24-157-5311		19.47
							Total :	**19.47**
68816	6/29/2021	05834	AQUA PENNSYLVANIA	WATER		511 MEETINGHOUSE		
	YTD Amount:	2,090.77						
						511 MEETINGHOUSE		
						01-24-157-5311		350.61
							Total :	**350.61**
68817	6/29/2021	05836	AQUA PENNSYLVANIA	WATER		1010 FITZWATERTOWN		
	YTD Amount:	1,284.21						
						1010 FITZWATERTOWN		
						02-10-200-5311		214.78
							Total :	**214.78**
68818	6/29/2021	05840	AQUA PENNSYLVANIA	WATER		NS KIMBALL		
	YTD Amount:	326.64						
						NS KIMBALL		
						02-10-203-5311		54.63
							Total :	**54.63**
68819	6/29/2021	05841	AQUA PENNSYLVANIA	WATER		1119 TOWNSHIP LINE		
	YTD Amount:	125.39						
						1119 TOWNSHIP LINE		
						02-10-203-5311		18.73
							Total :	**18.73**
68820	6/29/2021	05843	AQUA PENNSYLVANIA	WATER		ES VALLEY		
	YTD Amount:	217.57						

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68820	6/29/2021	05843	AQUA PENNSYLVANIA	(Continued)				
						ES VALLEY		
						02-10-203-5311		32.15
							Total :	**32.15**
68821	6/29/2021	05845	AQUA PENNSYLVANIA	WATER		1858 OLD WELSH		
	YTD Amount: 123.72							
						1858 OLD WELSH		
						02-10-203-5311		18.73
							Total :	**18.73**
68822	6/29/2021	05846	AQUA PENNSYLVANIA	WATER		BRIARCLIFF		
	YTD Amount: 126.89							
						BRIARCLIFF		
						02-10-203-5311		19.97
							Total :	**19.97**
68823	6/29/2021	05847	AQUA PENNSYLVANIA	WATER		WS DAVISVILLE		
	YTD Amount: 113.46							
						WS DAVISVILLE		
						02-10-203-5311		19.97
							Total :	**19.97**
68824	6/29/2021	05848	AQUA PENNSYLVANIA	WATER		635 MOREDON		
	YTD Amount: 122.72							
						635 MOREDON		
						02-10-203-5311		18.73
							Total :	**18.73**
68825	6/29/2021	05849	AQUA PENNSYLVANIA	WATER		2571 RUBICAM CRESTMONT PO		
	YTD Amount: 4,488.59							

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
68825	6/29/2021	05849	AQUA PENNSYLVANIA	(Continued)			
						2571 RUBICAM CRESTMONT PO	
						01-24-153-5311	3,432.02
						Total :	**3,432.02**
68826	6/29/2021	07415	AQUA PENNSYLVANIA	WATER		MEADOWBROOK BIRD SANCTU/	
	YTD Amount:	123.18					
						MEADOWBROOK BIRD SANCTU/	
						01-24-157-5311	18.73
						Total :	**18.73**
68827	6/29/2021	15814	AQUA PENNSYLVANIA	WATER		WAR MEMORIAL PARK	
	YTD Amount:	118.10					
						WAR MEMORIAL PARK	
						01-01-030-5311	23.68
						Total :	**23.68**
68828	6/29/2021	16626	AZIZI, KHOSOROW & ROYA	ASSESSMENT I		1639 STOCTON RD	
	YTD Amount:	1,246.00					
						1639 STOCTON RD	
						01-00-000-4030	1,009.00
						1639 STOCTON RD	
						01-00-000-4075	237.00
						Total :	**1,246.00**
68829	6/29/2021	16622	CRAIG, THOMAS & KATHLEEN	ASSESSMENT I		1027 LINDSAY CIRCLE	
	YTD Amount:	542.00					
						1027 LINDSAY CIRCLE	
						01-00-000-4030	439.00
						1027 LINDSAY CIRCLE	
						01-00-000-4075	103.00

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68829	6/29/2021	16622	CRAIG, THOMAS & KATHLEEN	(Continued)			Total :	**542.00**
68830	6/29/2021 YTD Amount: 1,338.00	16627	GABER, RAMON & ILENE	ASSESSMENT I		1730 STOCTON RD		
						1730 STOCTON RD		
						01-00-000-4030 1730 STOCTON RD		1,085.00
						01-00-000-4075		253.00
							Total :	**1,338.00**
68831	6/29/2021 YTD Amount: 280.00	09298	JEFFCOAT, THOMAS & HILDA	ASSESSMENT I		2742 NORMAN RD		
						2742 NORMAN RD		
						01-00-000-4030 2742 NORMAN RD		227.00
						01-00-000-4075		53.00
							Total :	**280.00**
68832	6/29/2021 YTD Amount: 513.00	16619	JSF EASTON ROAD LLC	ASSESSMENT I		1538 EASTON RD		
						1538 EASTON RD		
						01-00-000-4030 1538 EASTON RD		416.00
						01-00-000-4075		97.00
							Total :	**513.00**
68833	6/29/2021 YTD Amount: 283.00	16620	JSF EASTON ROAD LLC	ASSESSMENT I		1546 EASTON RD		

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68833	6/29/2021	16620	JSF EASTON ROAD LLC	(Continued)				
						1546 EASTON RD		
						01-00-000-4030 1546 EASTON RD		229.00
						01-00-000-4075		54.00
							Total :	**283.00**
68834	6/29/2021	16628	MARKOV, MARINA GOLDMAN & DIMITRI	ASSESSMENT I		1444 TALLYHO RD		
	YTD Amount: 357.00							
						1444 TALLYHO RD		
						01-00-000-4030 1444 TALLYHO RD		289.00
						01-00-000-4075		68.00
							Total :	**357.00**
68835	6/29/2021	16624	MENEZES, PAULO	ASSESSMENT I		1246 MILL ROAD		
	YTD Amount: 73.00							
						1246 MILL ROAD		
						01-00-000-4030 1246 MILL ROAD		59.00
						01-00-000-4075		14.00
							Total :	**73.00**
68836	6/29/2021	01189	PENNONI ASSOCIATES INC.	1071500		1247 OLD FORD ROAD		
	YTD Amount: 63,208.75							
						1247 OLD FORD ROAD		
						01-07-110-5305		670.00
				1071501		BEADERWOOD~ BEADERWOOD~		
						07-00-000-2442		70.00

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68836	6/29/2021	01189 PENNONI ASSOCIATES INC.	(Continued)			
			1071502		LD 19-010 966 & 968 OYR~ LD 19-010 966 & 968 OYR~	
			1071503		07-00-000-2442 1053 1057 EASTON RD~ 1053 1057 EASTON RD~	27.50
			1071504		07-00-000-2451 SOCCER CLUB NEW SYNTHE SOCCER CLUB NEW SYNTHE	27.50
			1071505		07-00-000-2442 1231 SUSQUEHANNA ~ 1231 SUSQUEHANNA ~	585.00
			1071507		07-00-000-2451 1405 ROTHLEY AVE~ 1405 ROTHLEY AVE~	500.00
			1071508		07-00-000-2436 NORTH HILLS WELL STATION IM NORTH HILLS WELL STATION IM	93.75
			1071509		07-00-000-2442 PLAZA APARTMENTS/1250 GREE PLAZA APARTMENTS/1250 GREE	612.50
			1071510		07-00-000-2442 1648 HUNTINGDON PIKE HRH-C/ 1648 HUNTINGDON PIKE HRH-C/	920.00
			1071511		07-00-000-2442 521 MOREDON RD SISTERS RE~ 521 MOREDON RD SISTERS RE~	55.00
					07-00-000-2451	180.00

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
68836	6/29/2021	01189 PENNONI ASSOCIATES INC.	(Continued)			
			1071512		GALMAN GROUP GALMAN GROUP	
			1071513		07-00-000-2442 NEW LIFE PRESBY CHURCH NEW LIFE PRESBY CHURCH	125.00
			1071515		07-00-000-2442 BLEMONT AVE~ BLEMONT AVE~	960.00
			1071516		07-00-000-2436 118 & 122 CRICKET AVE~ 118 & 122 CRICKET AVE~	238.75
			1071517		01-07-110-5305 RYDAL WATERS~ RYDAL WATERS~	263.75
			1071518		07-00-000-2451 776 GARFIELD AVE~ 776 GARFIELD AVE~	1,417.50
			1071519		01-07-110-5305 CHOP~ CHOP~	210.00
			1071522		07-00-000-2451 GALMAN~ GALMAN~	137.50
			1071523		07-00-000-2451 1768 KIMBALL AVE~ 1768 KIMBALL AVE~	82.50
					07-00-000-2451	566.25

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68836	6/29/2021	01189	PENNONI ASSOCIATES INC.	(Continued)				
				1071525		PREIT PREIT		
				1071526		07-00-000-2451 RESTONE AT BEADERWOOD~ RESTONE AT BEADERWOOD~		250.00
				1071527		07-00-000-2442 GENERAL CONSULTING SERVIC GENERAL CONSULTING SERVIC		280.00
				1071528		01-07-110-5305 ZONING REVIEW ZONING REVIEW		1,357.50
						01-07-110-5305		65.00
							Total :	**9,695.00**
68837	6/29/2021 YTD Amount: 437.00	16625	PEPE, ROSALIA VITERBO & MICHAEL	ASSESSMENT I		1070 MILL ROAD 1070 MILL ROAD		
						01-00-000-4030 1070 MILL ROAD		353.00
						01-00-000-4075		84.00
							Total :	**437.00**
68838	6/29/2021 YTD Amount: 2,454.00	16623	PROVOST TR, MARY LOUISE & KEITH	ASSESSMENT I		1417 MARSHALL LANE 1417 MARSHALL LANE		
						01-00-000-4030 1417 MARSHALL LANE		1,989.00
						01-00-000-4075		465.00
							Total :	**2,454.00**

Bank code : ap2

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
68839	6/29/2021	11110	SHUSMAN, EUGENE & FRANCES	ASSESSMENT I		1550 CHERRY LANE		
	YTD Amount:	469.00				1550 CHERRY LANE		
						01-00-000-4030 1550 CHERRY LANE		359.00
						01-00-000-4075		110.00
							Total :	**469.00**
68840	6/29/2021	16629	SOLTANI, MOSTAFA	ASSESSMENT I		1453 TALLYHO RD		
	YTD Amount:	528.00				1453 TALLYHO RD		
						01-00-000-4030 1453 TALLYHO RD		428.00
						01-00-000-4075		100.00
							Total :	**528.00**
68841	6/29/2021	16621	STADVEC III, JOHN	ASSESSMENT I		68 MAPLE AVE		
	YTD Amount:	308.00				68 MAPLE AVE		
						01-00-000-4030 68 MAPLE AVE		249.00
						01-00-000-4075		59.00
							Total :	**308.00**

42 Vouchers for bank code : ap2 — **Bank total : 25,104.58**

42 Vouchers in this report — **Total vouchers : 25,104.58**

Bank code : ap2

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount