

ABINGTON TOWNSHIP

FEBRUARY 8, 2024



**BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING**



TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A **February 8, 2024** **7:00 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 1176 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, BRODSKY, ROTHMAN, DIPLACIDO, LANEY-MARTIN, BROWNE, WINEGRAD, HENRY, ZAPPONE, SPIEGELMAN, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

- a. Motion to approve the Minutes from the Board of Commissioners Organization Meeting of January 2, 2024 and the Regular Meeting of January 11, 2024.
- b. BOC-01-020824 Motion to adopt additional Resolution No. 24-008, Resolution No. 24-009, and Resolution No. 24-010 for collection of the Local Services Tax.
- c. BOC-02-020824 Motion to adopt Resolution #24-011 affirming it's policy for purchases involving trade in or exchange.

- d. BOC-03-020824 Motion to advertise Traffic Safety Ordinance amending an ordinance Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations" Section 14 - "Stop Intersections"; 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"; and Section 28 - Specialized Parking signs to add the following: a stop sign westbound and eastbound on Woodrow Avenue at the intersection of Tennis Avenue; westbound and eastbound on Rothley Avenue at Triebel Avenue; westbound on Fairacres Road at Washington Lane; northbound and southbound on Tennis Avenue at Jefferson Avenue; No Parking on northside on Guernsey Avenue at Old York Road and the western driveway edge of 1151 Old York Road; Sherman Avenue, eastside at Rockledge Avenue and point 150' north; and Handicapped Parking signs at 1119 Hall Avenue; Easton Road in front of Roslyn VFW; and remove Handicapped Parking sign at 2123 Curtis Avenue.
- e. BOC-04-020824 Motion to ratify and approve the agreement between the Township of Abington and the Abington Township Police Department Lieutenants, and ratifying and allowing the current qualifying DROP participants to extend their DROP period in accordance with the ATPA CBA and ratifying and approving the terms and conditions of employment of the Chief of Police.
- f. BOC-05-020824 Motion to approve Change Order No: 1 from Clipper Pipe and Services, Inc. in the amount of \$7,436.30 for the Abington Township Building HVAC upgrade project.

UNFINISHED BUSINESS

NEW BUSINESS

- a. BOC-06-020824 Motion to accept Ward 10, Commissioner Jessica Carswell's resignation from the Board of Commissioners effective February 16, 2024.
- b. BOC-07-020824 Motion to award the Abington Inclusive Park and Playground Bid to MECO Construction in the amount of \$1,951,491 and appropriate \$416,104 from the American Rescue Plan Act Capital Item, APRA-Culture-Recreation and Parks Infrastructure Investment.
- c. BOC-08-020824 Motion to refer the Galman requested DRAFT Zoning Map Amendment Ordinance to the Township Planning Commission and the Montgomery County Planning Commission (MCPC) for review and comment.

- d. BOC-09-020824 Motion to approve the Preliminary/Final Major Land Development Plan for LD-23-04 - 640 Cedar Road (Hopewell Vet) and adopt Resolution #24-012.
- e. BOC-10-020824 Motion to approve LD-23-05 - 1216 & 1236 Washington Lane and adopt Resolution No. 24-013.
- f. BOC-11-020824 Motion to approve the Baseball Field Agreement, Abington Township Facilities between the Township of Abington and Manor College.
- g. BOC-12-020824 Motion to approve settlement agreement with Cheltenham Township for cost-sharing related to the sanitary sewer Interceptor A project and authorize staff and the Solicitor to take all necessary steps in accordance with the agreement.

FINANCE COMMITTEE

- a. FC-01-020824 Motion to approve the December 2023 expenditures in the amount of \$3,967,109.97 and salaries and wages in the amount of \$3,671,999.25 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of March 2024. ([Click here to view supporting information for expenditures in December 2023](#))

(Motion and Roll Call)

PUBLIC COMMENT

ADJOURNMENT

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.

The stated Organization meeting of the Board of Commissioners of the Township of Abington was held on Tuesday, January 2, 2024 via webinar and in-person at the Township Administration Building, Abington, PA.

CALL TO ORDER: 7:02 p.m.

OATH OF OFFICE:

Township Manager Manfredi called for the administration of the Oath of Office to Commissioners.

The Honorable Judge Gail Weilheimer administered the Oath of Office to newly elected Commissioner Ayanna Laney-Martin, Ward 5 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to newly elected Commissioner Jeffrey Browne, Ward 6 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner Thomas Hecker, Ward 1 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner Drew Rothman, Ward 3 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner Stuart Winegrad, Ward 7 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner Dennis Zappone, Ward 9 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner John Spiegelman, Ward 11 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner Bill Bole, Ward 13 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

The Honorable Judge Gail Weilheimer administered the Oath of Office to reelected Commissioner Thomas Bowman, Ward 15 to the Board of Commissioners of Abington Township on this 2nd day of January 2024.

ROLL CALL: Present: Commissioners HECKER, BRODSKY, ROTHMAN, DiPLACIDO, LANEY-MARTIN, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, SPIEGELMAN, VAHEY, BOLE, SCHREIBER, BOWMAN

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON AGENDA ITEMS ONLY –

Sheila Laney, resident, commented that everyone has pledged to the Constitution of the United States, and due to the current situation, it is important to do that.

NEW BUSINESS:

Election of Officers –

Manager Manfredi opened the floor for nominations for the Office of President of the Board of Commissioners.

Commissioner Zappone made a MOTION, seconded by Commissioner Spiegelman to nominate Commissioner Thomas Hecker for President of the Board of Commissioners.

Manager Manfredi asked for any other nominations. There were none.

Commissioner Thomas Hecker was appointed President of the Board of Commissioners of the Township of Abington by unanimous vote of 15-0.

President Hecker opened the floor for nominations for the Office of Vice President of the Board of Commissioners.

Commissioner Carswell made a MOTION, seconded by Commissioner Rothman to nominate Matthew Vahey for Vice President of the Board of Commissioners.

President Hecker asked for any other nominations. There were none.

Commissioner Matthew Vahey was appointed Vice President of the Board of Commissioners of the Township of Abington by unanimous vote of 15-0.

Approve Township Manager Employment Agreement –

President Hecker made a MOTION, seconded by Commissioner Spiegelman to approve the agreement by and between Richard J. Manfredi and the Township of Abington, Montgomery County, Pennsylvania.

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

MOTION was ADOPTED 15-0.

Appoint Township Secretary –

President Hecker made a MOTION, seconded by Vice President Vahey to adopt Resolution No. 24-001 appointing Richard J. Manfredi, Township Manager to the Office of Township Secretary.

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

MOTION was ADOPTED 15-0.

Appoint Assistant Township Secretary –

President Hecker made a MOTION, seconded by Commissioner Spiegelman to adopt Resolution No. 24-002 appointing Tara Wehmeyer, Assistant Township Secretary and Chief Human Resource Officer to the Office of Township Secretary.

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

MOTION was ADOPTED 15-0.

Appoint Township Solicitor –

President Hecker made a MOTION, seconded by Commissioner Spiegelman to appoint Rudolph Clarke, LLC as Township Solicitor at the fee schedule and related scope of services as outlined as submitted on December 27, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Township Treasurer –

President Hecker made a MOTION, seconded by Commissioner DiPlacido to appoint Jay W. Blumenthal to the position of Township Treasurer.

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

MOTION was ADOPTED 15-0.

Appoint Township Engineer –

President Hecker made a MOTION, seconded by Commissioner Zappone to appoint Pennoni Associates as Township Engineer at the fee for service schedule by letter dated December 6, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Township Traffic Engineer –

President Hecker made a MOTION, seconded by Commissioner Spiegelman to appoint Traffic Planning and Design, Inc. as Township Traffic Engineer at the fee for service schedule by letter dated December 18, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Engineering Firms to perform Alternate, General, and Traffic Engineering Services –

President Hecker made a MOTION, seconded by Commissioner Browne to appoint WSP, Atlas Technical Consultants (formally BCM), Carroll Engineering and McMahon Associates, Inc. to perform alternate, general, and traffic engineering services at the proposed rate schedules as submitted on December 20, 2023, December 11, 2023, December 6, 2023, and December 12, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Alternate and General Planning and Landscape Architecture Services –

President Hecker made a MOTION, seconded by Commissioner Bole to appoint Simone Collins and WSP for alternate and general planning and landscape architecture services at the proposed rate schedules as submitted in letters dated December 26, 2023 and December 20, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Labor Counsel –

President Hecker made a MOTION, seconded by Commissioner Zappone to appoint Campbell Durrant, P.C. as Township Labor Counsel at the proposed rate schedule as submitted in letter dated December 20, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Special Counsel –

President Hecker made a MOTION, seconded by Commissioner Spiegelman to appoint Obermayer Rebmman Maxwell & Hippel, LLC as Special Counsel and Counsel for Industrial and Economic Development, general financing matters and other special legal services at the proposed rate schedule as submitted in letter dated November 27, 2023.

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

MOTION was ADOPTED 15-0.

Appoint Chair of the Township Vacancy Board –

President Hecker made a MOTION, seconded by Commissioner Zappone to adopt Resolution No. 24-003 appointing D. Gregory Holt to the position of Chairman of the Vacancy Board.

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

MOTION was ADOPTED 15-0.

ADJOURNMENT: 7:30 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The following resolutions were adopted by the Board of Commissioners on January 2, 2024:

Resolution No. 24-001

Resolution No. 24-002

Resolution No. 24-003

The stated meeting of the Board of Commissioners of the Township of Abington was held on Thursday, January 11, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:01 p.m.

ROLL CALL: Present: Commissioners BRODSKY, ROTHMAN, DiPLACIDO, LANEY-MARTIN, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, SPIEGELMAN, BOLE, SCHREIBER, VAHEY, HECKER
Excused: Commissioner BOWMAN

Also Present: Township Manager Manfredi
Assistant Legal Counsel Gallagher

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS:

President Hecker announced that Item BOC-08-011124 has been removed from the agenda and will be considered at a future date.

PUBLIC COMMENT ON AGENDA ITEMS:

Joe Rooney, resident, expressed concern about the amount of speaking time on agenda items. He requested that any openings on the Boards, Commissions, Committees and Councils to be announced at the Board of Commissioners meetings each month as well as a police report provided. Also, he asked for the status of the Economic Development Corporation.

Lora Lehmann, resident, expressed concern about reducing the number of members on the Planning Commission; also, that the traffic signal improvements were not discussed in committee prior to being approved.

CONSENT AGENDA:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve Items a. – c. as listed under Consent Agenda as follows:

To approve the minutes from the Board of Commissioners Regular Meeting of December 14, 2023.

To reject the Ardsley Wildlife Sanctuary Phase 2 Project Bids received in the amount of \$234,423.60, \$249,150.00, and \$296,992.50.

Ratify Melillo Consulting's Abington Township's IT Infrastructure Data Center Upgrade Project Change Order #1 resulting from a system failure and required mitigation work.

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

MOTION was ADOPTED 14-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item BOC-03-011124:

Vice President Vahey made a MOTION, seconded by Commissioner Bole to award the traffic signal improvements bid to Lenni Electric Corporation, Inc. in the amount of \$251,246.34 for the 2019 Green Light Go intersection improvement projects and authorize the Township Manager to execute the contract.

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

MOTION was ADOPTED 14-0.

Item BOC-04-011124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to adopt Resolution No. 24-004 authorizing, empowering, and directing the proper officials of the Board of Commissioners to execute an agreement with Berkheimer whereunder Berkheimer is retained as the exclusive Tax Officer for the collection, administration, receipt and enforcement of the provisions of the respective tax enactment of the Board of Commissioners levying and assessing the Local Services Tax for the term herein defined, together with such extensions as may be agreed upon, said tax enactment having been adopted under and pursuant to the authority of the Pennsylvania Local Tax Enabling Act (Act 511, P.L. 1257); and approving and adopting the rules and regulations prepared by Berkheimer to administer and enforce the Local Services Tax.

Mr. Blumenthal explained that administration and processing in the Tax Office has become overwhelming as staff has been inundated with new applications as well as new clients requiring additional correspondence. It would be beneficial and a savings for the Township and taxpayers to have Berkheimer collect the Local Services Tax in which they do so for many other municipalities.

President Hecker asked for any comments from Commissioners.

Commissioner Browne questioned whether an analysis could be done to determine the amount of savings at the end of the year.

Manager Manfredi replied yes, that can be done.

Commissioner Winegrad asked who should residents send their questions to?

Mr. Blumenthal replied Berkheimer.

Manager Manfredi added that taxpayers will be advised who to contact and the number to do so.

Commissioner Schreiber clarified that it is the employer who pays the LST to Berkheimer and not the citizens. Is that correct?

Mr. Blumenthal replied yes. Berkheimer will be collecting the LST from any employer who employs a resident of Abington Township, and staff from his office will certainly help residents with any questions.

MOTION was ADOPTED 14-0.

Item BOC-05-011124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to appoint members to the various Boards, Commissions, Committees and Councils as included in Exhibit "A."

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

MOTION was ADOPTED 14-0.

Item BOC-06-011124:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to approve a settlement regarding the appeal of the Zoning Hearing Board decision regarding 974 Leopard Road and authorize the Solicitor to execute the Stipulation of Settlement and take all necessary steps to resolve the appeal.

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

MOTION was ADOPTED 14-0.

Item BOC-07-011124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to adopt Resolution No. 24-006 designating Fulton Bank as the depository for Abington Township funds.

President Hecker asked for any comments from Commissioners.

Commissioner Winegrad asked for further explanation on this item.

Manager Manfredi explained that the Township used Republic Bank to deposit its funds, and after review of their services, it was determined to send out RFPs to various other financial institutions. 15 RFPs were sent out, four responded, two declined, and nine never responded. After thorough review of the proposals, it is recommended the Board consider designating Fulton Bank as the Township's depository for its funds.

Ms. Jeannette Hermann, Finance Director, added that some of the criteria reviewed were interest rates, banking features, branch location, fees, security features as well as consultative services as we want to make the process for remote deposits more efficient.

Commissioner Winegrad asked will there be any issue switching over to the new financial institution and would it take effect immediately?

Ms. Hermann replied the staff of the Finance Office have gone through bank changes previously so we are familiar with the process, and it will take effect approximately 30-60 days from now.

MOTION was ADOPTED 14-0.

FINANCE COMMITTEE:

Item FC-01-011124:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to approve the November 2023 expenditures in the amount of \$2,389,267.68 and salaries and wages in the amount of \$2,183,033.57 and authorize the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of February 2024.

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

Item FC-02-011124:

Commissioner Winegrad made a MOTION, seconded by Commissioner Brodsky to adopt Resolution No. 24-005 authorizing the Finance Director and his/her designate to invest Township funds in any and all such financial institutions as permitted by First Class Township Code.

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

MOTION was ADOPTED 14-0.

Item FC-03-011124:

Commissioner Winegrad made a MOTION, seconded by Commissioner Bole to adopt Resolution No. 24-007 authorizing the disposition of certain Finance Office records as set forth in Exhibit "A."

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

MOTION was ADOPTED 14-0.

PUBLIC COMMENT:

Adele Kubel, resident, expressed concern about Raymour & Flanigan's parking lot being surrounded by blight and no actions have been taken to force them to make repairs. Another blighted area is the Edgehill Apartments with yards of demolished curbside, and there are two broken benches in front of Zips Cleaners that should be replaced.

Joe Rooney, resident, expressed concern that there should be a full understanding of the Local Services Tax before it is approved. Also, the ongoing theft crimes are troublesome, so we need to get rid of the "bad" ordinances and enforce "good" ordinances.

Karen Milovcich, resident, expressed concern about transparency of financial statements and that taxes have been increased by 50% in the past five years. Also, she was concerned about blight, crime, trash, and shopping carts at the mall across the street.

Ross Abel, resident, expressed concern about the roads in the Township as well as the roads across the state becoming “deadlier” for pedestrians and bicyclists. He strongly advocated for the Township to take significant firm action to pursue pedestrian and bike infrastructure, traffic calming, and automated enforcement making the streets safer for everyone. He would like the Bicycle Master Plan to include physically protected lanes for cyclists; green space near Noble; and a dedicated Parks, Recreation and Open Space Committee who would support many of the ideas from the Parks, Recreation and Open Space Master Plan.

Lora Lehmann, resident, expressed concern about the speaking rules; also, about the residents of the 100 York Apartments.

ADJOURNMENT: 7:46 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The following resolutions were adopted by the Board of Commissioners on January 11, 2024:

Resolution No. 24-004

Resolution No. 24-005

Resolution No. 24-006

Resolution No. 24-007



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-01-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Local Services Tax Collection

EXECUTIVE SUMMARY:

In addition to the Local Services Tax Agreement and Resolution No. 24-004 authorizing and empowering its Local Tax Collector, Berkheimer, to impose and retain costs of collection on delinquent taxes, approve at the January 11, 2024 Board of Commissioners meeting, the following Resolutions are in front of the Board of Commissioners for adoption:

Resolution No. 24-008 - Authorizing, empowering and directing the proper Officers of the Governing Board to execute an agreement with Berkheimer whereunder Berkheimer is retained as the exclusive tax officer for the collection, administration, receipt and enforcement of the provisions of the respective tax enactment of the Governing Board levying and assessing the Local Services Tax for the term herein defined, together with such extensions as may be agreed upon, said tax enactment having been adopted under and pursuant to the authority of the Pennsylvania Local Tax enabling Act (Act 511, P.L. 1257); and approving and adopting the rules and regulations prepared by Berkheimer to administer and enforce the Local Services Tax.

Resolution No. 24-009 - authorizing and empowering and directing the proper officers of the governing Board to appoint a liaison between it and Berkheimer, the duly appointed collector of local taxes for the district, for the express purpose of sharing confidential tax information with the district for official purposes.

Resolution No. 24-010 - authorizing, empowering and directing the proper officers of the governing board to appoint Berkheimer as its tax hearing officer under and pursuant to the local taxpayers bill of rights for the express purpose of adjudicating appeals thereunder.

PREVIOUS BOARD ACTIONS:

1-11-24 - The Board of Commissioners approved the LST agreement and Resolution.

RECOMMENDED BOARD ACTIONS:

Motion to adopt additional Resolution No. 24-008, Resolution No. 24-009, and Resolution No. 24-010 for collection of the Local Services Tax.

RESOLUTION NO. 24-008

A RESOLUTION OF THE GOVERNING BOARD OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING, EMPOWERING AND DIRECTING THE PROPER OFFICERS OF THE GOVERNING BOARD TO EXECUTE AN AGREEMENT WITH BERKHEIMER WHEREUNDER BERKHEIMER IS RETAINED AS THE EXCLUSIVE TAX OFFICER FOR THE COLLECTION, ADMINISTRATION, RECEIPT AND ENFORCEMENT OF THE PROVISIONS OF THE RESPECTIVE TAX ENACTMENT OF THE GOVERNING BOARD LEVYING AND ASSESSING THE LOCAL SERVICES TAX FOR THE TERM HEREIN DEFINED, TOGETHER WITH SUCH EXTENSIONS AS MAY BE AGREED UPON, SAID TAX ENACTMENT HAVING BEEN ADOPTED UNDER AND PURSUANT TO THE AUTHORITY OF THE PENNSYLVANIA LOCAL TAX ENABLING ACT (ACT 511, P.L. 1257); AND APPROVING AND ADOPTING THE RULES AND REGULATIONS PREPARED BY BERKHEIMER TO ADMINISTER AND ENFORCE THE LOCAL SERVICES TAX.

WHEREAS, Act No. 511 of the 1965 General Assembly of the Commonwealth of Pennsylvania, enacted December 31, 1965, and effective January 1, 1966, authorizes certain political subdivisions, including, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, to levy, assess and collect a tax on salaries, wages, commissions, compensation and **LOCAL SERVICES** of individuals, as therein with more particularity specified, generally and hereinafter referred to as the **LOCAL SERVICES TAX**; and

WHEREAS, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, by Resolution and/or Ordinance, has levied, assessed and provided for the collection of such **LOCAL SERVICES TAX**; and

WHEREAS, Section 10 of said Act of 1965, specifies that any such political subdivision may provide for the creation of such bureaus or the appointment and compensation of such officers, clerks, collectors and other assistants and employees as may be deemed necessary for the assessment and collection of taxes imposed under the authority of that Act; and

WHEREAS, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, and Berkheimer have negotiated an Agreement whereby and whereunder it will hire Berkheimer to collect the **LOCAL SERVICES TAX** levied by the **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, and

WHEREAS, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, recognizes the legal obligation and practical necessity for Berkheimer to establish and maintain consistent rules and regulations to be used in the efficient administration and collection of said taxes;

THEREFORE, BE IT RESOLVED that

1. **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, hereby **appoints BERKHEIMER** as its exclusive collector of its **LOCAL SERVICES TAXES** for the initial term commencing **January 1, 2024, and ending December 31, 2026**, said initial term is to include all quarterly and annual collections pertinent to the tax years therein. This appointment resolution shall be deemed to encompass any terms agreed upon by the parties without further reenactment of this resolution or re-appointment.

2. Further, **BERKHEIMER** is authorized to retain any costs of collection incurred in recovering delinquent taxes and assessed to the delinquent taxpayer as allowed by law.

3. And further, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, **APPROVES AND ADOPTS** the Agreement negotiated with Berkheimer for the collection of the **LOCAL SERVICES TAX**.

4. And further, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, adopts and incorporates any applicable tax rules and regulations as promulgated by Berkheimer, in their entirety..

5. Any resolution or part of this resolution conflicting with the provisions of this resolution be and the same are hereby repealed to the extent of such conflict.

ENACTED into a **RESOLUTION** this 8th day of February, 2024.

ATTEST:

BY: ABINGTON TOWNSHIP

Richard J. Manfredi Township
Manager & Secretary

Thomas Hecker, President
Board of Commissioners

RESOLUTION No. 24-009

A RESOLUTION OF THE GOVERNING BOARD OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING, EMPOWERING AND DIRECTING THE PROPER OFFICERS OF THE GOVERNING BOARD TO APPOINT A LIAISON BETWEEN IT AND BERKHEIMER, THE DULY APPOINTED COLLECTOR OF LOCAL TAXES FOR THE DISTRICT, FOR THE EXPRESS PURPOSE OF SHARING CONFIDENTIAL TAX INFORMATION WITH THE DISTRICT FOR OFFICIAL PURPOSES.

WHEREAS, the Pennsylvania Local Tax Enabling Act ("LTEA") authorizes certain political subdivisions, including **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, to provide for the creation of such bureaus or the appointment and compensation of such officers, clerks, collectors and other assistants and employees as may be deemed necessary for the assessment and collection of taxes imposed under the authority of that Act; and

WHEREAS, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, has entered into contractual agreement with **BERKHEIMER** of Bangor, Pennsylvania, whereby and whereunder **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, appointed Berkheimer to collect its local taxes; and

WHEREAS, the LTEA specifically mandates that any information gained by the appointed tax officer, his agents or by any other official or agent of the taxing district, as a result of any declarations, returns, investigations, hearings or verifications required or authorized by the taxing municipality's ordinance or resolution, be kept confidential, except for official purposes; and

WHEREAS, any person who divulges any information which is confidential under the provisions of any ordinance or resolution, upon conviction may be subject to fines and/or imprisonment, upon conviction, and dismissal from office or discharge from employment; and

WHEREAS, Berkheimer requires passage of a resolution by the governing body of **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, specifying that said confidential information is needed for official purposes and absolving Berkheimer from any liability in connection with the release of said confidential information;

NOW, THEREFORE, BE IT RESOLVED that:

1. **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, hereby **appoints** the Township Manager & Finance Director as **its authorized representative to make requests** upon and receive any and all tax information and records **from Berkheimer**, relative to the collection of taxes for **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, as desired and deemed necessary by **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, to be used for official purposes only; and

2. Berkheimer is hereby directed to provide and/or transmit any and all tax information and records, or any portion thereof, relating to the collection of taxes for the **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, upon request, to the Township Manager & Finance Director as the authorized contact representative for it.

3. **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, hereby saves harmless, indemnifies and/or absolves Berkheimer from and against any and all liability in connection with the release of said confidential information.

RESOLVED, ENACTED AND ADOPTED at a meeting held on the 8th day of February, 2024

ATTEST:

BY: ABINGTON TOWNSHIP

Richard J. Manfredi Township
Manager & Secretary

Thomas Hecker, President
Board of Commissioners

RESOLUTION NO. 24-010

A RESOLUTION OF THE GOVERNING BOARD OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING, EMPOWERING and directing the proper officers of the governing board to appoint Berkheimer as its tax hearing officer under and pursuant to the local taxpayers bill of rights for the express purpose of adjudicating appeals thereunder.

WHEREAS, the Local Tax Enabling Act (“LTEA”) authorizes certain political subdivisions, including **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, to levy, assess and collect certain local taxes on taxpayers, for general revenue producing measures; and

WHEREAS, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, by Resolution and/or Ordinance, has levied, assessed and provided for the collection of the **Local Services Tax**; and

WHEREAS, the LTEA specifies that any such political subdivision may provide for the creation of such bureaus or the appointment and compensation of such officers, clerks, collectors and other assistants and employees as may be deemed necessary for the assessment and collection of taxes imposed under the authority of that Act; and

WHEREAS, **ABINGTON TOWNSHIP, MONTGOMERY COUNTY**, has appointed Berkheimer to collect the aforementioned taxes levied by it; and

WHEREAS, Act 50 of the 1998 General Assembly of the Commonwealth of Pennsylvania, enacted May 5, 1998, and effective, in part, January 1, 1999, known as the “Local Taxpayers Bill of Rights,” requires political subdivisions levying, collecting and assessing taxes of the nature and kind aforementioned to establish an administrative process to receive and make determinations on petitions from taxpayers relating to the assessment, determination or refund of such tax, including without limitation, the appointment of a Tax Hearing Officer by a political subdivision to hear and decide such an appeal; and

WHEREAS, under Section 8432 of such Act of 1998, a political subdivision shall adopt regulations governing practice and procedure under the Local Taxpayers Bill of Rights;

THEREFORE, BE IT RESOLVED, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, hereby **appoints Berkheimer** as its **Tax Hearing Officer** and further, adopts and incorporates the Act 50 Regulations as promulgated by Berkheimer in their entirety.

ENACTED into a Resolution this 8th day of February, 2024.

ATTEST:

BY: TOWNSHIP OF ABINGTON

Richard J. Manfredi
Township Manager & Secretary

Thomas Hecker, President
Board of Commissioner



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-02-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Paver

EXECUTIVE SUMMARY:

This Resolution authorizes the Township Manager or his designee(s) to approve the trade in or exchange of a 2004 Caterpillar AP1055B Serial # 4TF85913 for a 2024 Caterpillar AP555 Serial # 4M600167 in accordance with the Pennsylvania First Class Township Code, Article XVIII and related Laws of the Commonwealth.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution #24-011 affirming it's policy for purchases involving trade in or exchange.

RESOLUTION NO. 24 – 011

A RESOLUTION OF THE TOWNSHIP OF ABINGTON
AFFIRMING ITS POLICY FOR PURCHASES INVOLVING TRADE IN OR EXCHANGE

WHEREAS it is necessary from time to time, to review and amend or affirm Township policies and procedures and the execution and handling of Township business matters, and

WHEREAS Commonwealth of Pennsylvania Law, the Pennsylvania First Class Township Code, Article XVIII, Contracts, sets forth, among other things, the power to make contracts and purchases, regulate the lawful purposes of carrying into execution the provisions of the act and the laws of the Commonwealth, and the contracts or purchases made by the Board of Commissioners which shall not require advertising, bidding, or price quotations; and,

WHEREAS Commonwealth of Pennsylvania Law, the Pennsylvania First Class Township Code, Article XVIII was amended, effective December 28, 2020, to add an exclusion to the required advertising and bidding requirements for the trade in or exchange of Township personal property for new or used personal property upon passage of a Resolution approving the trade in or exchange; and

WHEREAS the Township Board of Commissioners wishes to approve the trade in or exchange of certain personal property pursuant to the provisions of the First Class Township Code.

NOW, THEREFORE, be it RESOLVED as follows:

1. The Township Manager or his designee(s) is authorized to approve the trade in or exchange of a 2004 Caterpillar AP1055B Serial # 4TF85913 for a 2024 Caterpillar AP555 Serial # 4M600167 in accordance with the Pennsylvania First Class Township Code, Article XVIII and related Laws of the Commonwealth.
2. Existing Legal Requirements Not Abrogated. Nothing contained herein shall be construed to relieve the Township of competitive bidding requirements as may be required by applicable Pennsylvania or federal law.
3. Effective date. This Resolution shall become effective as of the date of adoption.

RESOLVED and ADOPTED this ____ day of February, 2024.

TOWNSHIP OF ABINGTON

Attest:

Richard J. Manfredi,
Township Manager & Secretary

By: _____
Thomas Hecker, President
Board of Commissioners



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-03-020824

DATE

AGENDA ITEM NUMBER

Police

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Traffic Safety Ordinance ADVERTISEMENT

EXECUTIVE SUMMARY:

Over the last several months the Traffic Safety Unit has received the following requests:

Stop Sign On	Direction of Travel	At Intersection of
Woodrow Avenue	Westbound and Eastbound	Tennis Avenue
Rothley Avenue	Westbound and Eastbound	Triebel Avenue
Fairacres Road	Westbound	Washington Lane
Tennis Avenue	Northbound and Southbound	Jefferson Avenue

No Parking	Side	Location
Guernsey Avenue	North Side	Old York Road and the western driveway edge of 1151 Old York Road

Sherman Avenue	East Side	Rockledge Avenue and a point 150' north
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Name of Highway	Authorized Purpose of Vehicle	Location
Hall Avenue	Handicapped Parking	1119 Hall Avenue
Easton Road	Handicapped Parking	West Side in front of the Roslyn VFW
Curtis Avenue	Handicapped Parking	2123 Curtis Avenue

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to advertise Traffic Safety Ordinance amending an ordinance Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations" Section 14 - "Stop Intersections"; 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"; and Section 28 - Specialized Parking signs to add the following: a stop sign westbound and eastbound on Woodrow Avenue at the intersection of Tennis Avenue; westbound and eastbound on Rothley Avenue at Triebel Avenue; westbound on Fairacres Road at Washington Lane; northbound and southbound on Tennis Avenue at Jefferson Avenue; No Parking on northside on Guernsey Avenue at Old York Road and the western driveway edge of 1151 Old York Road; Sherman Avenue, eastside at Rockledge Avenue and point 150' north; and Handicapped Parking signs at 1119 Hall Avenue; Easton Road in front of Roslyn VFW; and remove Handicapped Parking sign at 2123 Curtis Avenue.

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. XXXX

**AN ORDINANCE AMENDING
CHAPTER 156 – “VEHICLES AND TRAFFIC,”
ARTICLE II – “TRAFFIC REGULATIONS,”
SECTION 14 – “STOP INTERSECTIONS”;
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”; AND
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 1502.20 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.20, 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 1502.6 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.6, 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. §56579.24, 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 14 - “Stop Intersections,” 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 14 – “Stop Intersections,” to **add** the following restrictions:

Stop Sign On	Direction of Travel	At Intersection of
Woodrow Avenue	Westbound and Eastbound	Tennis Avenue
Rothley Avenue	Westbound and Eastbound	Triebel Avenue
Fairacres Road	Westbound	Washington Lane
Tennis Avenue	Northbound and Southbound	Jefferson Avenue

2. 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
Guernsey Avenue	North Side	Old York Road and the western driveway edge of 1151 Old York Road
Sherman Avenue	East Side	Rockledge Avenue and a point 150' north

3. 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
Hall Avenue	Handicapped Parking	1119 Hall Avenue West Side in front of
Easton Road	Handicapped Parking	the Roslyn VFW

4. Chapter 156 – “Vehicles and Traffic,” Article III, “Parking Regulations,” Section 28 – “Special Purpose Parking Zones” shall be amended to **remove** the following restrictions:

Handicapped Parking	Side	Location
Curtis Avenue		2123 Curtis Avenue

5. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.
6. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2024.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Richard J. Manfredi,
Township Manager & Secretary

By: _____
Thomas Hecker, President



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-04-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Lt Agreement and Chief of Police Compensation

EXECUTIVE SUMMARY:

The Township of Abington Board of Commissioners at their December 14, 2023 Regular Meeting, approved the Collective Bargaining Agreement (CBA) between the Township and the Abington Township Police Association. That agreement contains a component that the Deferred Retirement Option Plan (DROP) have a maximum period of 60 months for Officers. As DROP is part of the Abington Township Police Pension Plan, and this period has now increased from 48 months to 60 months maximum in that agreement, the Township must amend the plan document accordingly.

In addition, the Township Board of Commissioners approving the DROP change in that agreement necessitates an amendment to the Abington Township Police Pension Plan where the Township may permit or deny a Lieutenant seeking to extend their DROP term from 48 months to 60 months. The motion to ratify would allow the current qualifying DROP participants to extend their DROP period accordingly.

Traditionally, the Township Police Department Lieutenants agreements and terms and conditions follow the Abington Township Police Association (ATPA) collective bargaining agreement (CBA) and the Chief of Police benefit package primarily follows the Lieutenants agreement or terms and conditions.

This current agenda item ratifies and approves the negotiated benefits, terms and conditions for the Township Police Lieutenants and Chief of Police as provided for in their specific documents.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to ratify and approve the agreement between the Township of Abington and the Abington Township Police Department Lieutenants, and ratifying and allowing the current qualifying DROP participants to extend their DROP period in accordance with the ATPA CBA and ratifying and approving the terms and conditions of employment of the Chief of Police.



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-05-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Contract Change Order #1 - Clipper Pipe & Service Inc HVAC Project

EXECUTIVE SUMMARY:

The HVAC system in the Township building is currently being upgraded. This change order request is due to an unexpected mandatory requirement from the heat pump condenser manufacturer to have the condensers on stands in order to avoid any potential clogs or interference from snow. Unforeseen expenses for this project have been budgeted for given the nature of the project.

PREVIOUS BOARD ACTIONS:

November 10, 2022, Board of Commissioners meeting: "Motion to award the Abington Township Building HVAC Upgrade to Clipper Pipe & Service Inc. in the amount of \$1,371,000.00 and the Electric Upgrade Supporting the HVAC upgrade to Electri-Tech Inc. in the amount of \$202,460.00 and authorize the Township Manager to execute the contract."

RECOMMENDED BOARD ACTIONS:

Motion to approve Change Order No: 1 from Clipper Pipe and Services, Inc. in the amount of \$7,436.30 for the Abington Township Building HVAC upgrade project.



CONTRACT CHANGE ORDER

Contract No. HVAC Upgrades

Date 01/25/2024

Change Order No. 1

Project No. ABINT22003

Location Abington Township

To: (Contractor) Clipper Pipe & Service Inc.

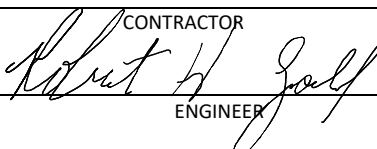
You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No. (1)	Description of changes – quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in Contract Price (3)	Increase in Contract Price (4)
1	Additional stands for heat pump condensers		\$8,736.30
2	Subtracting 2 new roof rails for CU	\$1,300.00	
	Change in contract price due to this Change Order:		
	Total decrease	\$1,300.00	
	Total increase		\$8,736.30
	Difference between Col. (3) and (4)		\$7,436.30
	Net (increase/decrease) contract price		\$7,436.30

The sum of \$7,436.30 is hereby ☒ added to, ☐ deducted from, the total contract price and the total adjusted contract price to date thereby \$1,378,436.30.

The time provided for completion in the contract is ☒ unchanged, ☐ increased, ☐ decreased, by 0 calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted by: Clipper Pipe & Service, Inc. **Richard R. Winters** Digitally signed by Richard R. Winters
Date: 2024.01.25 15:48:50 -05'00'

Recommended by:  **ENGINEER** DATE 01/29/2024

Approved by: _____ DATE _____
OWNER

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: HVAC Upgrades

Contract No.: _____

Change Order No.: 1

NECESSITY FOR CHANGE:

Additional concrete pads and stands for the heat pump condensers are proposed. A description of the construction changes and cost breakdowns are provided below:

- **Additional Costs:**

- Heat Pump Stands

Description of Change: Originally these units were proposed at grade, but the stands will raise them above grade level. Heat pump stands were not originally included in the base scope, but these are an added value as they will allow the heat pumps to operate without blockages from known snow drifts. Snow drifts could block the drain for the condenser units and cause the units to not operate properly, which could result in additional maintenance for the units.

Qty 10, For CU – 1, 5, 6, 7, 8, 9, 10, 11, 12, 13

Total Additional Cost: \$4,941.00

- Description of Change: Additional labor is needed for the heat pump stand installation.

Steamfitter 24 hours @ \$151.00 hr.

Total Additional Cost: \$3,624.00

- Bond charge of 2%

Total Additional Cost: \$171.30

Total Additions: **\$8,736.30**

- **Credit:**

- Subtracting 2 new roof rails for CU 1 since this CU will be moved to the ground, and the roof rails will no longer be needed.

Total Credit: **\$1,300.00.**

Total Change Order Request **\$8,736.30 + (-\$1,300.00) = \$7,436.30**



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-06-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Resignation and of Ward 10 Commissioner

EXECUTIVE SUMMARY:

Acceptance of Ward 10, Commissioner Jessica Carswell's resignation from the Board of Commissioners effective February 16, 2024.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to accept Ward 10, Commissioner Jessica Carswell's resignation from the Board of Commissioners effective February 16, 2024.

January 11, 2024

President Tom Hecker
Abington Township Board of Commissioners
1176 Old York Road
Abington, PA 19001

Dear Tom,

With this letter, I formally resign from my seat on the Abington Township Board of Commissioners, effective February 16, 2024.

It has been my honor to serve the residents of Ward 10 and the greater community of Abington Township these past six years. As you know, balancing my many roles as mother, employee, graduate student, and Commissioner has not been easy. As my graduate school demands increase, I believe it wise for me to step down and to invite a new leader to serve in this role.

I will be eternally grateful for this experience to work alongside Abington's most dedicated volunteers, elected officials, and Township staff. We are a truly special community because of the efforts of this group.

Thank you for your mentorship, support, and leadership.

With gratitude,

A handwritten signature in blue ink that reads "Jessica Carswell". The signature is written in a cursive, flowing style.

Jessica O'Neil Carswell



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-07-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Inclusive Park Bid Award

EXECUTIVE SUMMARY:

The Inclusive Park and Playground Project will establish the first inclusive playground within the Township that incorporates physical, cognitive, social, sensory, and communicative elements to enhance the play of children who have different abilities and removes the barriers that limit their experiences. The project will be built at Roychester Park and will feature inclusive play strategies and equipment for both primary age groups (two to five and five to twelve) and will be designed to maximize the benefits of play for children of a wide range of physical and mental abilities. The Park will be renovated to provide ADA accessibility to the Inclusive Playground and the playground will be constructed to ensure access and participation to youth of different physical and mental capabilities.

Led by a local parent group and former Commissioner Michael Thompson, and later Commissioner Carswell, this project went to design in July 2022 and went out to bid on November 20, 2023. The bid closed on January 11, 2024. Three bids were received on the project in the amounts of \$1,282,824, \$1,951,491, 2,001,923.50. The lowest bidder did not meet the necessary qualifications. Subsequently, the recommendation is to award the lowest, qualified bidder, MECO Construction, in the amount of \$1,951,491.

For more information, [Inclusive Park and Playground | Abington Township, PA \(abingtonpa.gov\)](https://abingtonpa.gov)

PREVIOUS BOARD ACTIONS:

FY 2022, 2023 & 2024 ARPA Capital Budget: Allocation in the amount of \$735,000.

July 14, 2022: The Board of Commissioners approved awarding the design and engineering of this project to Engineering & Land Planning Associates, Inc.

RECOMMENDED BOARD ACTIONS:

Motion to award the Abington Inclusive Park and Playground Bid to MECO Construction in the amount of \$1,951,491 and appropriate \$416,104 from the American Rescue Plan Act Capital Item, APRA-Culture-Recreation and Parks Infrastructure Investment.

Abington Township Inclusive Park and Playground Bid Results 1/11/2024

Abington Township Inclusive Park and Playground Bid Results 1/11/2024							DEPAUL AND COMPANY INC.		MECO Constructors, Inc.		Ocean Construction, LLC	
							Total Cost	\$ 1,282,824.0	\$ 1,951,491.0		\$ 2,001,923.5	
							Selected #	0	0		0	
							Selected (\$)	\$ 0	\$ 0		\$ 0	
#	Locked	Items	Selected	Lowest	Unit of Measure	Quantity Required	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1 General Requirements (1)												
#1-1	FALSE	Perform and provide all labor, materials, equipment and services required to complete all work associated with Mobilization & De-Mobilization as described in the	\$ 0	\$ 21,240.0	LS	1	\$ 90,000.0	\$ 90,000.0	\$ 162,000.0	\$ 162,000.0	\$ 21,240.0	\$ 21,240.0
2 Existing Conditions (2)												
#2-1	FALSE	Remove and dispose of existing playground equipment and footings, drinking fountain, ADA parking sign, wood chips, timber edging, including all provisions of the	\$ 0	\$ 5,000.0	LS	1	\$ 25,000.0	\$ 25,000.0	\$ 5,000.0	\$ 5,000.0	\$ 46,020.0	\$ 46,020.0
#2-2	FALSE	Transplant trees	\$ 0	\$ 4,000.0	EA	2	\$ 4,000.0	\$ 8,000.0	\$ 2,000.0	\$ 4,000.0	\$ 3,682.0	\$ 7,364.0
3 Concrete (3)												
#3-1	FALSE	Furnish and Install concrete pavement, wire mesh, DGA	\$ 0	\$ 110,000.0	SF	4400	\$ 26	\$ 114,400.0	\$ 25.6	\$ 112,640.0	\$ 25	\$ 110,000.0
#3-2	FALSE	Furnish and Install concrete pump track, DGA, weep holes, walls/curbs, decorative concrete scoring	\$ 0	\$ 24,750.0	SF	330	\$ 75	\$ 24,750.0	\$ 180	\$ 59,400.0	\$ 112	\$ 36,960.0
#3-3	FALSE	Furnish and Install concrete cheek walls at We-Go Swing Ramp	\$ 0	\$ 3,200.0	LF	20	\$ 160	\$ 3,200.0	\$ 422	\$ 8,440.0	\$ 205	\$ 4,100.0
4 Earthwork (8)												
#4-1	FALSE	Strip and stockpile topsoil	\$ 0	\$ 5,760.0	CY	384	\$ 40	\$ 15,360.0	\$ 15	\$ 5,760.0	\$ 96	\$ 36,864.0
#4-2	FALSE	Furnish and install imported topsoil	\$ 0	\$ 3,417.0	CY	51	\$ 67	\$ 3,417.0	\$ 103	\$ 5,253.0	\$ 268	\$ 13,668.0
#4-3	FALSE	Furnish and install imported structural fill	\$ 0	\$ 15,000.0	CY	150	\$ 100	\$ 15,000.0	\$ 108	\$ 16,200.0	\$ 326	\$ 48,900.0
#4-4	FALSE	Earthwork - rough grading	\$ 0	\$ 27,660.0	SY	2305	\$ 39	\$ 89,895.0	\$ 18	\$ 41,490.0	\$ 12	\$ 27,660.0
#4-5	FALSE	Earthwork - fine grading	\$ 0	\$ 10,494.0	SY	1166	\$ 9	\$ 10,494.0	\$ 50	\$ 58,300.0	\$ 20	\$ 23,320.0
#4-6	FALSE	Furnish, Install, Maintain, Remove silt fence	\$ 0	\$ 3,720.0	LF	465	\$ 18	\$ 8,370.0	\$ 8	\$ 3,720.0	\$ 20	\$ 9,300.0
#4-7	FALSE	Furnish, Install, Maintain, and Remove erosion control matting, complete	\$ 0	\$ 4,200.0	SF	2800	\$ 10	\$ 28,000.0	\$ 1.5	\$ 4,200.0	\$ 4	\$ 11,200.0
#4-8	FALSE	Furnish, Install, Maintain, and Remove tree protection	\$ 0	\$ 3,320.0	LF	415	\$ 8	\$ 3,320.0	\$ 9	\$ 3,735.0	\$ 25	\$ 10,375.0
5 Exterior Improvements (34)												
#5-1	FALSE	Furnish and Install poured-in-place rubber play surfacing	\$ 0	\$ 161,175.0	SF	4605	\$ 39	\$ 179,595.0	\$ 35	\$ 161,175.0	\$ 55	\$ 253,275.0
#5-2	FALSE	Furnish and Install hot mix asphalt, Superpave HMA Wearing Course (1.5" depth), per	\$ 0	\$ 1,200.0	TON	2	\$ 600	\$ 1,200.0	\$ 781	\$ 1,562.0	\$ 602	\$ 1,204.0
#5-3	FALSE	Furnish and Install hot mix asphalt, Superpave HMA base- course (4.5" depth), per ton	\$ 0	\$ 600	TON	1	\$ 600	\$ 600	\$ 1,500.0	\$ 1,500.0	\$ 832	\$ 832
#5-4	FALSE	Furnish and Install Densely Graded Aggregate	\$ 0	\$ 400	TON	1	\$ 400	\$ 400	\$ 1,100.0	\$ 1,100.0	\$ 503	\$ 503
#5-5	FALSE	Mill and pave existing asphalt	\$ 0	\$ 1,800.0	SY	18	\$ 100	\$ 1,800.0	\$ 170	\$ 3,060.0	\$ 205	\$ 3,690.0
#5-6	FALSE	Furnish and Install 6 Ft curved wooden bench (Bench B), footings	\$ 0	\$ 8,990.0	EA	2	\$ 4,500.0	\$ 9,000.0	\$ 4,495.0	\$ 8,990.0	\$ 8,758.0	\$ 17,516.0
#5-7	FALSE	Furnish and Install 6 ft wooden backed bench (Bench A), surface mount	\$ 0	\$ 2,595.0	EA	1	\$ 3,600.0	\$ 3,600.0	\$ 2,595.0	\$ 2,595.0	\$ 3,752.0	\$ 3,752.0
#5-8	FALSE	Furnish and Install 6 ft wooden backed bench (Bench A), footings	\$ 0	\$ 7,100.0	EA	2	\$ 4,000.0	\$ 8,000.0	\$ 3,550.0	\$ 7,100.0	\$ 5,027.0	\$ 10,054.0
#5-9	FALSE	Furnish and Install ADA parking signage, footings	\$ 0	\$ 1,170.0	EA	3	\$ 700	\$ 2,100.0	\$ 390	\$ 1,170.0	\$ 944	\$ 2,832.0
#5-10	FALSE	Furnish and Install painted ADA symbol	\$ 0	\$ 560	EA	4	\$ 150	\$ 600	\$ 140	\$ 560	\$ 2,266.0	\$ 9,064.0
#5-11	FALSE	Furnish and Install ADA accessible parking striping	\$ 0	\$ 604	LF	151	\$ 4	\$ 604	\$ 6	\$ 906	\$ 17	\$ 2,567.0
#5-12	FALSE	Furnish and Install ADA gore striping	\$ 0	\$ 1,905.0	SF	635	\$ 40	\$ 25,400.0	\$ 3	\$ 1,905.0	\$ 14	\$ 8,890.0
#5-13	FALSE	Furnish and Install ADA detectable warning surface	\$ 0	\$ 1,482.0	SF	26	\$ 88	\$ 2,288.0	\$ 57	\$ 1,482.0	\$ 69	\$ 1,794.0
#5-14	FALSE	Furnish and Install ADA Ramp Handrails, footings	\$ 0	\$ 118,125.0	LF	375	\$ 470	\$ 176,250.0	\$ 315	\$ 118,125.0	\$ 372	\$ 139,500.0
#5-15	FALSE	Furnish and Install 4' Ht Chain Link Fence, footings	\$ 0	\$ 11,880.0	LF	165	\$ 134	\$ 22,110.0	\$ 72	\$ 11,880.0	\$ 156	\$ 25,740.0
#5-16	FALSE	Furnish and Install 18" high aluminum plant rail	\$ 0	\$ 22,960.0	LF	82	\$ 280	\$ 22,960.0	\$ 313	\$ 25,666.0	\$ 281	\$ 23,042.0
#5-17	FALSE	Furnish and Install drinking fountain, utility connections	\$ 0	\$ 7,600.0	EA	1	\$ 7,600.0	\$ 7,600.0	\$ 10,000.0	\$ 10,000.0	\$ 56,640.0	\$ 56,640.0
#5-18	FALSE	Furnish and Install custom maze walls, recycled lumber, footings, hardware, threaded	\$ 0	\$ 46,800.0	LF	78	\$ 600	\$ 46,800.0	\$ 2,590.0	\$ 202,020.0	\$ 1,584.0	\$ 123,552.0
#5-19	FALSE	Furnish and Install Custom Treehouse, ramps, slide, accessories, footings	\$ 0	\$ 45,090.0	LS	1	\$ 45,090.0	\$ 45,090.0	\$ 450,000.0	\$ 450,000.0	\$ 360,020.0	\$ 360,020.0
#5-20	FALSE	Furnish and Install Universal Carousel, footings	\$ 0	\$ 18,000.0	EA	1	\$ 18,000.0	\$ 18,000.0	\$ 31,500.0	\$ 31,500.0	\$ 52,392.0	\$ 52,392.0
#5-21	FALSE	Furnish and Install We-Go-Swing, footings	\$ 0	\$ 17,000.0	EA	1	\$ 17,000.0	\$ 17,000.0	\$ 62,700.0	\$ 62,700.0	\$ 89,208.0	\$ 89,208.0
#5-22	FALSE	Furnish and Install Custom Community Swing, footings	\$ 0	\$ 30,000.0	EA	1	\$ 30,000.0	\$ 30,000.0	\$ 47,000.0	\$ 47,000.0	\$ 60,888.0	\$ 60,888.0
#5-23	FALSE	Furnish and install Wall Mounted Calypso Chimes (set of 8)	\$ 0	\$ 1,400.0	EA	1	\$ 1,400.0	\$ 1,400.0	\$ 6,800.0	\$ 6,800.0	\$ 9,523.0	\$ 9,523.0
#5-24	FALSE	Furnish and Install Harmony Bells (set of 6), footings	\$ 0	\$ 9,000.0	EA	2	\$ 4,500.0	\$ 9,000.0	\$ 7,600.0	\$ 15,200.0	\$ 15,364.0	\$ 30,728.0
#5-25	FALSE	Furnish and Install Standing Emperor Chimes (set of 6), footings	\$ 0	\$ 4,500.0	EA	1	\$ 4,500.0	\$ 4,500.0	\$ 13,700.0	\$ 13,700.0	\$ 14,726.0	\$ 14,726.0
#5-26	FALSE	Furnish and Install Rotating Disks, footing	\$ 0	\$ 27,200.0	EA	4	\$ 6,800.0	\$ 27,200.0	\$ 17,700.0	\$ 70,800.0	\$ 16,461.0	\$ 65,844.0
#5-27	FALSE	Furnish and Install Liberty Bells, footings	\$ 0	\$ 9,600.0	EA	2	\$ 4,800.0	\$ 9,600.0	\$ 12,400.0	\$ 24,800.0	\$ 8,213.0	\$ 16,426.0
#5-28	FALSE	Furnish and install sod, incl. all provisions of the specifications	\$ 0	\$ 8,762.5	SF	3505	\$ 4	\$ 14,020.0	\$ 2.5	\$ 8,762.5	\$ 9	\$ 31,545.0
#5-29	FALSE	Furnish and install bioretention soil, incl. all provisions of the specification	\$ 0	\$ 10,400.0	CY	52	\$ 400	\$ 20,800.0	\$ 200	\$ 10,400.0	\$ 234	\$ 12,168.0

#5-30	FALSE	Furnish and Install seeding for bioretention basins, incl. all provisions of the	\$ 0	\$ 300	LB	1	\$ 300	\$ 300	\$ 3,600.0	\$ 3,600.0	\$ 531	\$ 531
#5-31	FALSE	Furnish and Install plugs, incl. all provisions of the specification	\$ 0	\$ 7,425.0	EA	495	\$ 15	\$ 7,425.0	\$ 17	\$ 8,415.0	\$ 19	\$ 9,405.0
#5-32	FALSE	Furnish and Install canopy trees 1" - 1 1/2" cal. Deciduous trees, incl. all provisions of	\$ 0	\$ 18,408.0	EA	13	\$ 1,500.0	\$ 19,500.0	\$ 2,050.0	\$ 26,650.0	\$ 1,416.0	\$ 18,408.0
#5-33	FALSE	Furnish and Install shrubs 24"-30" ht., incl. all provisions of the specification	\$ 0	\$ 816	EA	12	\$ 68	\$ 816	\$ 167	\$ 2,004.0	\$ 218	\$ 2,616.0
#5-34	FALSE	Furnish and Install stone fines paving	\$ 0	\$ 136.5	TON	0.5	\$ 2,000.0	\$ 1,000.0	\$ 5,600.0	\$ 2,800.0	\$ 273	\$ 136.5
6	Utilities (14)											
#6-1	FALSE	Furnish and Install 3/4" Clean stone	\$ 0	\$ 16,800.0	CY	280	\$ 60	\$ 16,800.0	\$ 163	\$ 45,640.0	\$ 190	\$ 53,200.0
#6-2	FALSE	Furnish and Install gabion weir basket, stone	\$ 0	\$ 1,800.0	EA	1	\$ 1,800.0	\$ 1,800.0	\$ 5,450.0	\$ 5,450.0	\$ 7,045.0	\$ 7,045.0
#6-3	FALSE	Furnish and Install 12" HDPE flared end section	\$ 0	\$ 300	EA	1	\$ 300	\$ 300	\$ 450	\$ 450	\$ 938	\$ 938
#6-4	FALSE	Furnish and Install 6" dia. HDPE perforated underdrain	\$ 0	\$ 13,725.0	LF	305	\$ 98	\$ 29,890.0	\$ 57	\$ 17,385.0	\$ 45	\$ 13,725.0
#6-5	FALSE	Furnish and Install 8" dia. HDPE perforated underdrain	\$ 0	\$ 1,581.0	LF	17	\$ 100	\$ 1,700.0	\$ 129	\$ 2,193.0	\$ 93	\$ 1,581.0
#6-6	FALSE	Furnish and Install 6" dia. solid HDPE pipe, geotextile, stone, excavation, backfill	\$ 0	\$ 1,880.0	LF	20	\$ 130	\$ 2,600.0	\$ 94	\$ 1,880.0	\$ 149	\$ 2,980.0
#6-7	FALSE	Furnish and Install 8" dia. solid HDPE pipe, geotextile, stone, excavation, backfill	\$ 0	\$ 8,092.0	LF	68	\$ 140	\$ 9,520.0	\$ 119	\$ 8,092.0	\$ 164	\$ 11,152.0
#6-8	FALSE	Furnish and Install 12" dia. solid HDPE pipe, geotextile, stone, excavation, backfill	\$ 0	\$ 2,478.0	LF	21	\$ 150	\$ 3,150.0	\$ 118	\$ 2,478.0	\$ 247	\$ 5,187.0
#6-9	FALSE	Furnish and Install 12" dia. domed riser with outlet controls (weir, orifice, etc.)	\$ 0	\$ 2,400.0	EA	1	\$ 2,400.0	\$ 2,400.0	\$ 2,800.0	\$ 2,800.0	\$ 4,460.0	\$ 4,460.0
#6-10	FALSE	Furnish and Install 12" junction structure	\$ 0	\$ 3,900.0	EA	2	\$ 2,200.0	\$ 4,400.0	\$ 1,950.0	\$ 3,900.0	\$ 2,903.0	\$ 5,806.0
#6-11	FALSE	Furnish and Install 24" junction structure	\$ 0	\$ 3,250.0	EA	1	\$ 3,500.0	\$ 3,500.0	\$ 3,250.0	\$ 3,250.0	\$ 4,673.0	\$ 4,673.0
#6-12	FALSE	Furnish and Install 24" dia. outlet control structure, weir	\$ 0	\$ 5,600.0	EA	1	\$ 5,600.0	\$ 5,600.0	\$ 6,300.0	\$ 6,300.0	\$ 6,089.0	\$ 6,089.0
#6-13	FALSE	Furnish and Install scour hole, stone	\$ 0	\$ 690.5	TON	0.5	\$ 2,000.0	\$ 1,000.0	\$ 1,895.0	\$ 947.5	\$ 1,381.0	\$ 690.5
#6-14	FALSE	Furnish and Install riprap at pump track weep holes	\$ 0	\$ 474.5	TON	0.5	\$ 2,000.0	\$ 1,000.0	\$ 8,000.0	\$ 4,000.0	\$ 949	\$ 474.5
7	Add Alternate 1 (1)											
#7-1	FALSE	furnish and Install flush concrete curb , complete, per linear foot	\$ 0	\$ 10,660.0	LF	130	\$ 180	\$ 23,400.0	\$ 82	\$ 10,660.0	\$ 138	\$ 17,940.0



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-08-020824

DATE

AGENDA ITEM NUMBER

Code

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Galman Zoning Amendment

EXECUTIVE SUMMARY:

Motion to refer the Galman requested DRAFT Zoning Map Amendment Ordinance to the Township Planning Commission and the Montgomery County Planning Commission (MCPC) for review and comment.

PREVIOUS BOARD ACTIONS:

1-11-24 - Applicant presented to the Board of Commissioners at the Working Session.

RECOMMENDED BOARD ACTIONS:

Motion to refer the Galman requested DRAFT Zoning Map Amendment Ordinance to the Township Planning Commission and the Montgomery County Planning Commission (MCPC) for review and comment.



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-09-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

640 Cedar Road

EXECUTIVE SUMMARY:

Under this Preliminary/Final Land Development application, the Applicant is proposing to maintain the existing features on the site with the exception of the following:

- Construct a 1,048 SF building expansion to the rear of the existing 2-story masonry and frame veterinary hospital building.
- Remove the existing detached frame garage located directly to the rear of the veterinary hospital building, adjacent pavement area, and 4' high chain link fencing and gate for parking lot expansion to include 10 additional off-street parking spaces. Portions of the existing parking lot adjacent the 2-story frame garage/barn building and the driveway entrance area adjacent to 700 Cedar Road will be milled and slightly widened as part of this work. The entire existing bituminous parking lot will be resurfaced.
- Remove the existing landscape tie wall and AC ducts along the northern side of the veterinary hospital building to extend the existing concrete walk from the front of the building with a new concrete walkway along the northern side of the building, side entrance, and new concrete ramp along the western side of the building addition to the new rear entrance.
- Remove the existing stone wall and walkway adjacent the existing 2-story frame garage/barn and reconstruct a new 1' high stone wall along the parking lot edge in front of the 2-story frame garage/barn and new concrete walkway with steps leading from the parking lot to the 2-story frame garage/barn.
- Install new stormwater bmp facilities; e.g., an underground 80' long x 20' wide underground infiltration bed; stormwater basin; trench and yard drains; and stormwater inlets and piping for stormwater management of the site.

- Install a new 4' high chain link fence and gate attached to the existing 4' high chain link fence located in the yard area of the site behind the 626 Cedar Road and 639 Roseland Avenue properties.
 - A designated loading area is provided on the parking lot to the rear and western corner of the veterinary hospital building.
 - Provide additional landscape plantings adjacent the building addition, along portions of the parking lot perimeter, and along the lot lines for increased buffering.
-

PREVIOUS BOARD ACTIONS:

01-11-24 - Board of Commissioners at their Working Session approved the application to go in front of the full Board for a vote at the February 8, 2024 Regular Business meeting.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Preliminary/Final Major Land Development Plan for LD-23-04 - 640 Cedar Road (Hopewell Vet) and adopt Resolution #24-012.

BEFORE THE ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

Applicant:
Rutkowski LP

Property:
640 Cedar Road, Jenkintown, PA 19046

Parcel No:
30-00-06992-00-7

Application No.:
LD-23-04

LAND DEVELOPMENT APPROVAL

BE IT RESOLVED, the Board of Commissioners grants Conditional Preliminary/Final Approval of Applicant's Land Development Application number, LD-23-04, Sheet 1 of 9, prepared by Charles E. Shoemaker, Inc. dated October 3, 2023 ("Plan")¹ proposing the construction of an addition and expansion of parking area ("Project") of the property located at 640 Cedar Road, Jenkintown, PA 19046 ("Property")².

This Conditional Approval is subject to Applicant satisfying the following conditions prior to the Plan's recording:

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 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.

¹ More fully detailed on the Plan, attached as Exhibit "A."

² The Property is further identified as Tax Parcel number 30-00-06992-00-7.

2. Complying with all applicable Township review letters, as amended, including:³
 - a. Township Engineer's November 16, 2023 Review Letters;
 - b. Montgomery County Planning Commission's November 13, 2023 and November 14, 2023 Review Letters;
 - c. Traffic Planning and Design, Inc. November 10, 2023 Review Letter.⁴
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, 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.
5. 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;
 - 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.

³ See Review Letters attached as Exhibit "B."

⁴ This Resolution will be supplemented with the Minutes after they are approved, and they will be added to Exhibit "B."

6. 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.
7. 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.
8. The Applicant shall sign a Developer's Agreement with the Township.
9. 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.
10. 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.
11. 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.

BE IT FURTHER RESOLVED that the following waivers are GRANTED at Applicant's request as follows:

1. §146.9.A.(1) and (2) – Preliminary and Final Plan Stages – A waiver to permit preliminary and final stages to run concurrently.
2. §146-11.B.(3) – Existing Features Plan – A partial waiver from the requirement that existing features plan shall include property lines and names of landowners within 400 feet of the site.
3. §146-11.B.(7) – Utilities – A partial waiver from the requirement to provide all utility information within 400 feet of the subject property.
4. §146-11.J – Recreational Facilities Plan – A waiver from the requirement to provide recreational facilities.
5. §146-33.C – Drainage Location – A waiver to permit storm drainage pipes on-site to have a protected cover less than 24 inches.

6. §146-33.D–Drainage Size, Grade, and Type–A waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches in diameter with grades less than 0.5%.
7. §146-43.C.(3).(a)–Cut and Fill Slopes–A waiver from the requirement that cut and fill slopes shall not be 15% or steeper.

NOTE:

This Resolution shall become effective on the date upon which all of the above stated conditions are acknowledged and accepted by the Applicant in writing below. If, for any reason, Applicant fails to sign the Acknowledgment and Acceptance below within 10 days from this Resolution's date, then the Applicant's conditional approval granted herein shall become null and void, the waivers and/or deferrals requested shall be deemed denied; and the Subdivision Application and Plan shall be denied for failure to comply with the Township's Zoning and/or Subdivision and Land Development Ordinances for the reasons cited herein or as set forth in the Review Letters referenced above and attached to this Resolution.

DULY PRESENTED AND ADOPTED by the Board of Commissioners at a duly advertised public meeting held this ____ day of ____.

MOTION BY:

SECOND BY:

VOTE:

APPLICANT'S ACKNOWLEDGEMENT AND
ACCEPTANCE OF APPROVAL CONDITIONS

Applicant acknowledges and accepts the above approval conditions this ____ day
of ____, 2024.

Rutkowski LP

By: _____

Name: _____

Title: _____

DRAFT

DRAFT

Exhibit “A”
Plan

DRAFT

Exhibit “B”
Review Letters



November 17, 2023

ABINT130035

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

RE: Executive Summary for LD-23-04-640 Cedar Road (Hopewell Vet)
PARID: 30-00-06992-00-7/ TMID: 30049 004
Preliminary/Final Major Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Land Development Plans" consisting of eleven (11) sheets dated October 3, 2023, as well as a Stormwater Management & Erosion and Sediment Control Plan Narrative, dated October 3, 2023, and both received on October 18, 2023; as prepared by Charles E. Shoemaker, Inc., located at 110 Keystone Drive, Montgomeryville, PA, for the above referenced project on behalf of the Applicant, Rutkowski LP, c/o Dr. Timothy Rutkowski, DVM.

Under this Preliminary/Final Land Development application, the Applicant is proposing to maintain the existing features on the site with the exception of the following:

- Construct a 1,048 SF building expansion to the rear of the existing 2-story masonry and frame veterinary hospital building.
- Remove the existing detached frame garage located directly to the rear of the veterinary hospital building, adjacent pavement area, and 4' high chain link fencing and gate for parking lot expansion to include 10 additional off-street parking spaces. Portions of the existing parking lot adjacent the 2-story frame garage/barn building and the driveway entrance area adjacent to 700 Cedar Road will be milled and slightly widened as part of this work. The entire existing bituminous parking lot will be resurfaced.
- Remove the existing landscape tie wall and AC ducts along the northern side of the veterinary hospital building to extend the existing concrete walk from the front of the building with a new concrete walkway along the northern side of the building, side entrance, and new concrete ramp along the western side of the building addition to the new rear entrance.
- Remove the existing stone wall and walkway adjacent the existing 2-story frame garage/barn and reconstruct a new 1' high stone wall along the parking lot edge in front of the 2-story frame garage/barn and new concrete walkway with steps leading from the parking lot to the 2-story frame garage/barn.
- Install new stormwater bmp facilities; e.g., an underground 80' long x 20' wide underground infiltration bed; stormwater basin; trench and yard drains; and stormwater inlets and piping for stormwater management of the site.
- Install a new 4' high chain link fence and gate attached to the existing 4' high chain link fence located in the yard area of the site behind the 626 Cedar Road and 639 Roseland Avenue properties.
- A designated loading area is provided on the parking lot to the rear and western corner of the veterinary hospital building.
- Provide additional landscape plantings adjacent the building addition, along portions of the parking lot perimeter, and along the lot lines for increased buffering.

In accordance with the Montgomery County property records, the site is comprised of two (2) consolidated parcels with a total irregular shaped tract size of 2.4753 acres. The site, with the veterinary hospital building and accessory buildings and structures, is primarily located within the CS – Community Service Zoning District, with the northern and western vacant land extensions located within the R-4 Residential Zoning District. The site is fronted by Cedar Road to the east; commercial properties zoned within the CS – Community Service Zoning District to the north; and residential properties zoned within the R-4 Residential Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0403G, effective March 2, 2016, the tract is identified to be located within Zone X which is identified as an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site based on our calculations of the topographic contours on the Existing Features Plan (Sheet 3). However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the steep slope conservation overlay district, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

Variances Received:

The Applicant was granted the following variances by the Abington Township Zoning Hearing Board under Zoning Application No. 23-15, based on the Zoning Decision dated July 19, 2023:

1. **§905.G.4 – Special Development Regulations** – A variance to permit two (2) parking spaces in the required front yard;
2. **§2103.C.38.1 – Veterinary Clinic** – A variance to permit the proposed expanded building to be setback 55 feet from the side yard property line;
3. **§1907.A.1 – Expansion of a Nonconforming Structure** – A variance to allow the expansion of a nonconforming nonresidential structure;
4. **§1907.A.2 – Expansion of a Nonconforming Structure** – A variance to allow expansion of a nonconforming structure from 58.4 feet to 55 feet from the side property line;
5. **§2403.B.4.a.[1] – Buffers and Screens** – A variance to install a low-intensity buffer as required by adjoining land uses pursuant to Ordinance Figure 24.5; and
6. **§2403.B.4.a.[2] – Buffers and Screens** – A variance to install a medium-intensity buffer as required by adjoining land uses pursuant to Figure 24.5.

The variances were granted subject to the conditions:

- 1) That all development and use of the subject property be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter, including (without limitation) the Plan Exhibit attached hereto (the "Plan"); and
- 2) That a stockade fence or similar fence be installed along the northwest side of the expanded parking area, to assist in blocking automobile headlamps from lighting abutting residential uses.

Waivers Requested:

1. **§146.9.A.(1) and (2) – Preliminary and Final Plan Stages** – A waiver to permit preliminary and final stages to run concurrently.
2. **§146-11.B.(3) – Existing Features Plan** – A partial waiver from the requirement that existing features plan shall include property lines and names of landowners within 400 feet of the site.
3. **§146-11.B.(7) – Utilities** – A partial waiver from the requirement to provide all utility information within 400 feet of the subject property.
4. **§146-11.J – Recreational Facilities Plan** – A waiver from the requirement to provide recreational facilities.
5. **§146-33.C – Drainage Location** – A waiver to permit storm drainage pipes on-site to have a protected cover less than 24 inches.
6. **§146-33.D – Drainage Size, Grade, and Type** – A waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches in diameter with grades less than 0.5%.
7. **§146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver from the requirement that cut and fill slopes shall not be 15% or steeper.

Issues:

The following issues have been identified from the staff reviews as follows:

- **Traffic and Parking:**
 - Revise the proposed driveway widening closest to 700 Cedar Road to comply with the 20' maximum driveway width requirement and not more than the existing nonconforming width of approximately 20'-9" adjacent the driveway apron. The driveway area should be clearly dimensioned on the plans.
 - Confirm the total number of doctor(s) that will be operating on the premises to ensure adequate total number of off-street parking spaces are provided on site.
 - Provide curbing, wheel stops, or bollards for the planting island to the west of underground infiltration bed.
 - Provide a stop sign at the main driveway closest to 700 Cedar Road.
 - Install DO NOT ENTER signs at the additional driveway entrance closest to 626 Cedar Road.
- **Dimensional Requirements:**
 - Provide a building height and elevations on the architectural and site plans.
- **Grading and Utilities:**
 - Delineate the areas of precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) throughout the site.
 - Clarify location of any and all mechanical equipment servicing the building.
 - Elevation on plans shall be based on Abington Township Sanitary Sewer datum.
- **Landscaping and Fencing:**
 - Revise the caliper size for the Acer Rubrum shade trees on the planting schedule to be a minimum of three (3) inches in caliper.
 - Relocate the street trees to be a minimum of fifteen (15) feet from the overhead utility wires.
 - Provide the stockade fence to the northwest side of the expanded parking lot on the plans. Fence

- is shown on the landscape plans but not the site plans.
- Provide tree protection for existing trees on site.
- Stormwater Management:
 - Provide a PCSM Plan as part of this LD application.
 - Provide the location of the downspouts and roof leaders for the building on the plans.
 - Clarify the discrepancy between the plans and in the PCSM report regarding the basin size.
 - Provide the limiting layer elevation under the infiltration BMP.
 - Clarify and confirm the discrepancies between the elevations provided on the plans and in the PCSM report.
 - Provide the 100-year stormwater elevation for the seepage bed cross-section to ensure the BMP can adequately capture and convey the 100-year storm.
 - Revise the stormwater management facilities on site to capture more of the proposed bypass runoff from the site.
 - Provide pipe conveyance calculations from yard drain 3 to the mitered end pipe in the PCSM report.
- Miscellaneous:
 - Clarify and resolve the existing fencing encroachments.

Summary:

The Applicant would be eligible for Preliminary/Final Major Land Development Plans approval contingent the Applicant adequately addressed all review comments prior to recording plans review, in particular the zoning and traffic comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130035 - LD-23-04 - 640 CEDAR ROAD (HOPEWELL VET)\ADMIN\LD-23-04-PC MTG EXEC SUMMARY - 640 CEDAR 11.17.23.DOCX

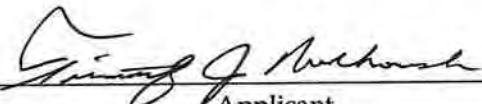


ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR PRE-SUBMISSION MEETING

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(s), 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.

Signature: 
Applicant

Date: 10-3-2023



APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: 640 Cedar Road

APPLICANT NAME: Rutkowski LP

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-23-04

Date Complete: _____

Project Title: 640 Cedar Road (Hopewell Vet)

90 Day Date: Waived

File Date: 10/19/2023

Ward No.: 3

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**

Rutkowski LP, c/o Dr. Timothy Rutkowski, DVM

Name

640 Cedar Road, Jenkintown, PA 19046

Address

215-880-5622

Phone

Fax

lisa@hopewellvet.com

Email Address

**Property
Owners
Information
(if different
than applicant)**

Name

Address

Phone

Fax

Email Address

**Architect/
Planner**

Professional Design and Construction

Name

61a Church Street, Landisville, PA 17538

Address

717-892-2780

Phone

Fax

kevinm@prodc.com

Email Address



**Engineer/
Surveyor**

Charles E. Shoemaker, Inc. c/o Chad W. Brensinger, PE

Name

110 Keystone Drive, Montgomeryville, PA 18936

Address

**Engineer/
Surveyor
Cont'd**

215-887-2165

Phone

Fax

cbrensinger@ceshoemaker.com

Email Address

Attorney

Gavin Laboski, ESQ., Laboski Law, P.C.

Name

314 W Broad Streets, #124, Quakertown, PA 18951

Address

215-536-3800

Phone

Fax

gavin@laboskilaw.com

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: 640 Cedar Road, Jenkintown, PA 19046

Tax Parcel No.: 30-00-06992-00-7 County Deed Book No.: 5480 Page No.: 1222

Description of Proposed Work: Building addition and parking area expansion

Total Tract Acreage: 2.4753 AC Project Acreage: 0.62 AC

Zoning District: R-4 Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 1 EDU

Proposed Land Use:

☐ Single Family Detached ☐ Single Family Attached ☐ Single Family Semi-Detached
☐ Multi-Family ☐ Commercial ☐ Office ☐ Industrial
☒ Other (Describe): CS - Community Service (Use: C-38 Veterinary Clinic)



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
- Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past? 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 typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature  10-3-2023
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:

S.O. Sec. 146-11.B.(7) - UTILITIES

Partial waiver to allow showing existing feature via and aerial plan

S.O. Sec. 146.9.A (1) & (2)

To allow Preliminary and Final stages to run concurrently

S.O. Sec. 146-11.J - RECREATIONAL FACILITIES PLAN

Waiver from the requirement to provide recreational facilities;

S.O. Sec. 146-43.C.(3)(a) - CUT AND FILL SLOPES

Waiver from the requirement cut and fill slopes not be 15% or steeper. Some lawn area exceeds 15% but shown not greater than 25% (4:1)

S.O. Sec. 146-33.C - DRAINAGE LOCATION

Waiver to permit storm drainage pipes on-site to have a protected cover of less than 24 inches. Due to site conditions, the pipe will outfall at a mitered end section which will involve cover of less than 24 inches

S.O. Sec. 146-33.D - DRAINAGE SIZE, GRADE, AND TYPE

Waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches diameter and with grades less than 0.5 percent.



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.

- ☒ Application Form: completed and signed by the owner/applicant
- ☒ 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"
- ☒ One (1) reduced copy of the proposed plan, no larger than 11" x 17"
- ☒ 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)
- ☐ Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- ☐ Two (2) copies of Sewage Facilities Planning Module Applications
- ☐ Letter of Water availability from AQUA PA
- ☒ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- ☒ One (1) digital copy of all submitted documents
- ☒ 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.



Signature of Applicant

10-3-2023

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

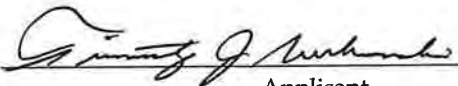
FOR

640 Cedar Road

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: 
Applicant

Date: 10-3-2023

Received: _____
Township

Date: _____

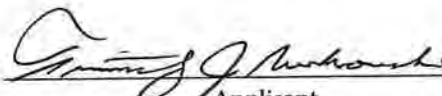


ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

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Signed: 
Applicant

Date: 10-3-2023

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS OF PROPOSED BUILDING ADDITION LOCATED AT 640 CEDAR ROAD ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA. PREPARED FOR HOPEWELL VETERINARY HOSPITAL 640 CEDAR ROAD JENKINTOWN, PA. 19046

DRAWING LIST

SHEET NO.	TITLE
1 OF 9	COVER SHEET
2 OF 9	LAND DEVELOPMENT PLAN
3 OF 9	EXISTING FEATURES PLAN
4 OF 9	AERIAL PHOTO
5 OF 9	GRADING / UTILITY PLAN
6 OF 9	EROSION AND SEDIMENTATION CONTROL PLAN
7 OF 9	EROSION AND SEDIMENTATION CONTROL DETAILS
8 OF 9	CONSTRUCTION DETAILS & STORM PROFILES
9 OF 9	CONSTRUCTION DETAILS

LANDSCAPE PLANS

LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS



LOCATION MAP
SCALE: 1" = 600'

SOIL SCIENTISTS
VW CONSULTANTS, LLC
1590 CANARY ROAD
QUAKERTOWN, PA 18951
215-536-7006

LANDSCAPE ARCHITECT
In Focus Planning
1121 N. BETHLEHEM PIKE
SUITE 60, #206
SPRING HOUSE, PA 19477
215-758-2540

PREPARED BY
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA. 18936
215 - 887 - 2165

DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 30-00-08992-00-7	BLOCK - UNIT 049-004	SITE ADDRESS 640 CEDAR ROAD JENKINTOWN, PA 19046	DEED BOOK - PAGE 5480-1222
RECORD OWNER RUTKOWSKI LP	640 CEDAR ROAD JENKINTOWN, PA 19046		

CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 110 KEYSTONE DRIVE MONTGOMERYVILLE, PA 18936 PHONE: 215-887-2165 E-MAIL: cshoemaker@comcast.net

COVER SHEET OF 640 CEDAR ROAD ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA PREPARED FOR HOPEWELL VETERINARY HOSPITAL

DATE OCTOBER 3, 2023
DWG NO. A-11-609
JOB NO. 27023
SHEET NO. 1 OF 9



R4 MEDIUM - HIGH - DENSITY RESIDENTIAL	
REGULATIONS	REQUIREMENT
LOT AREA (MIN.)	7,000 S.F.
LOT WIDTH (MIN.)	50'
FRONT YARD (MIN.)	40'
SIDE YARD (MIN.)	40'
REAR YARD (MIN.)	50'
BUILDING COVERAGE (MAX.)	40%
IMPERVIOUS COVERAGE (MAX.)	55%
GREEN AREA (MIN.)	45%
BUILDING HEIGHT (MAX.)	35'

CS - COMMUNITY SERVICE (USE: C-38 - VETERINARY CLINIC) *			
REGULATIONS	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA (MIN.)	5 ACRES	2.4753 ACRES *	2.4753 ACRES
LOT WIDTH (MIN.)	400'	242.46' *	242.46' *
LOT DEPTH (MIN.)	400'	355' *	355' *
FRONT YARD (MIN.)	150'	78.4'	78.4'
SIDE YARD (MIN.)	100'	58.4' *	55.0' **
REAR YARD (MIN.)	100'	226.4'	217.6'
BUILDING COVERAGE (MAX.)	25%	5.3% (5,700 SF)	6.0% (6,436 SF)
IMPERVIOUS COVERAGE (MAX.)	40%	17.7% (19,092 SF)	25.3% (27,268 SF)
GREEN AREA (MIN.)	60%	82.3% (88,731 SF)	70.9% (76,480 SF)
BUILDING HEIGHT (MAX.)	45'	29'	29'

* EXISTING NON-CONFORMING CONDITION
** VARIANCE REQUIRED
1. SECTION 2103 C USE C-38 1. UNDER THE ORDINANCE THE MINIMUM SETBACK REQUIREMENTS FOR THE VETERINARY CLINIC USE ARE DOUBLED

PARKING REQUIREMENTS

5 SPACES FOR EACH DOCTOR OPERATING ON PREMISES, OR
1 SPACE / 200 SF. GROSS LEASEABLE FLOOR AREA

EXISTING GROSS LEASEABLE FLOOR AREA = 2,804 SF 2,804 / 200 = 14 SPACES REQUIRED

PROPOSED GROSS LEASEABLE FLOOR AREA = 3,550 SF 3,550 / 200 = 18 SPACES REQUIRED

PROVIDED PARKING = 28 SPACES

STORMWATER MANAGEMENT

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date of _____, has _____ (Municipal Official or designee)

reviewed and certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100

APPLICANT / OWNERS ACKNOWLEDGEMENT

I, _____, on this date of _____, 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, Chad W. Brensinger, 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

ABINGTON TOWNSHIP BOARD OF COMMISSIONERS

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____ 20____

Attest _____
President
Secretary
Engineer

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of deeds, etc. Norristown, PA in Plan Book _____
Page no _____ on _____ by _____ Name _____

REVIEWED BY THE TOWNSHIP ENGINEER

This Land Development Plan was reviewed by the appointed Township Engineer for the Township of Abington
Township Engineer _____ Date _____ 20____

VARIANCES GRANTED ON JULY 23, 2023 BY THE ABINGTON TOWNSHIP ZONING HEARING BOARD

- A variance from Section 805 G 4 to permit two parking spaces in the required front yard. Ordinance was granted
- A variance from Section 2103 C 38 1 to permit the proposed expanded building to be setback 55 feet from the side property line was granted
- A variance from Section 1907 A 1 to allow the expansion of a nonconforming nonresidential structure where the Ordinance does not permit expansion of nonresidential structures was granted
- A variance from Section 1907 A 2 to allow expansion of a nonconforming structure closer to the side property line was granted
- A variance from the requirement in Section 2403 B 4 a[3] to install a High-Intensity Buffer as required based on adjoining land uses pursuant to Figure 24.5
- A variance from the requirement in Section 2403 B 7 b to install a High-Intensity Buffer along the yards that adjoin a residential zoning district

NOTES

- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD PLANS AND FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING SEPTEMBER, 2022
METES AND BOUNDS AS SHOWN ARE BASED ON DEED BEARINGS. ROTATION TO STATE PLANE COORDINATE SYSTEM IS 10°21'52" COUNTER CLOCKWISE
- TOPOGRAPHICAL SURVEY PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING OCTOBER, 2022
- HORIZONTAL DATUM BASED ON NAD83 (SPCA PENNSYLVANIA (SOUTH) GEOID MODEL)
ELEVATIONS USING TOPCON TOPSERV VIRTUAL NETWORK SYSTEM
SITE BENCH MARK IS CUT NAIL SET IN UTILITY POLE. ELEVATION = 260.66
- EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 131 (2008) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 131 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC. PHONE NO. 1-800-242-1778 SERIAL NO. 2022040915 & 2022050915
- REFERENCE WAS MADE TO THE FOLLOWING:
 - PLAN OF FOX CHASE MANOR, PREPARED BY ALBRIGHT & MEBUS CIVIL ENGINEERS DATED MARCH 25, 1926
 - PLAN OF PROPERTIES ON PLAN OF FOX CHASE MANOR MADE FOR ALLEN S. VANSANT PREPARED BY GEORGE B. MEBUS, INC. DATED JULY 1, 1958
 - LOT LOCATION PLAN PART OF FOX CHASE MANOR MADE FOR WILLIAM LAWRENCE STROH PREPARED BY CHARLES E. MEBUS 2ND DATED MAY 7, 1973
 - FLOOD DESIGNATION IS ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DEPICTED IN FIRM OF MONTGOMERY COUNTY, MAP NO. 42081C040G, EFFECTIVE DATE, MARCH 2, 2016
 - ALL LOCATION DIMENSIONS ARE SHOWN IN U.S. STANDARD
 - SOILS ARE MAPPED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY OF MONTGOMERY COUNTY, PA. VERSION 16 DATED SEPTEMBER 1, 2021. ALL SOILS ARE CLASSIFIED AS: UG8B URBAN LAND-LOOPTHENTS, 0-9% SLOPES

PROFESSIONAL ENGINEER'S CERTIFICATION

I, Chad W. Brensinger, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 0742209-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 _____, 20____

SIGNATURE: CHAD W. BRENSINGER, P.E.
PROFESSIONAL ENGINEER

DATE _____



CERTIFICATE OF ACCURACY

I, GARY A. TILFORD, hereby certify that I am a Professional Land Surveyor in the State of Pennsylvania and that the plan shown and described hereon, represents a survey made by me and is true and correct to the accuracy required by accepted surveying standards and practices and by the ABINGTON Township Subdivision and Land Development regulations to the extent it describes the bearings and distances of the property, the location of planimetric features, and that the existing monuments shown herein actually exist and that their positions are accurately shown _____, 20____

GARY A. TILFORD, P.L.S.
PA LICENSE NO. SU-033144-E



LOCATION MAP
SCALE: 1" = 800'

OWNER CERTIFICATION

I hereby certify RUTKOWSKI, LP, is the registered owner of the lands shown being County Parcel No. 30-00-06992-00-7, (Block 049, Unit 010), herein subdivided or developed

Dr. Timothy Rutkowski
Managing Partner Rutkowski LP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in Montgomery County, personally appeared Dr. Timothy Rutkowski of RUTKOWSKI LP, who acknowledged himself/herself to be the managing partner, being authorized to do so, executed the foregoing plan by signing that said corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded

Notary Public

My Commission Expires _____

LAND DEVELOPMENT WAIVERS REQUESTED

- SECTION 146-11 B (7) EXISTING FEATURES PLAN
Requiring the plan to include all underground and above ground public and private utilities within 400 feet of the site
- SECTION 146-19 A (1) and (2) PLAN STAGES
Requiring Preliminary and Final plan stages
- SECTION 146-11 J RECREATIONAL FACILITIES PLAN
Waiver from the requirement to provide recreational facilities
- SECTION 146-11 B (3) EXISTING FEATURES PLAN
Requiring the plan to include property lines and names of landowners within 400 feet of the site. Property lines and landowner names are provided on the Property Identification Plan
- SECTION 146-43 C (3)(a) EROSION AND SEDIMENT CONTROL
Cut and Fill slopes shall not be 15% or steeper except as approved by the Township Zoning Hearing Board
- SECTION 146-33 C DRAINAGE LOCATION
Waiver to permit storm drainage pipes on-site to have a protected cover of less than 24 inches
- SECTION 146-33 D DRAINAGE SIZE, GRADE AND TYPE
Waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches diameter and with grades less than 0.5 percent

MCPC No. _____

PROCESSED AND REVIEWED Report prepared by
Montgomery County Planning Commission
in accordance with the Municipalities Planning Code

Certified this date _____

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION



DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 30-00-06992-00-7	BLOCK - UNIT 049-004	SITE ADDRESS 640 CEDAR ROAD JENKINTOWN, PA 19046	DEED BOOK - PAGE 5480-1222
RECORD OWNER RUTKOWSKI LP		540 CEDAR ROAD JENKINTOWN, PA 19046	

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 19366
PHONE: 215-269-1835
E-MAIL: ceshoemaker@comcast.com

GRAPHIC SCALE
1 INCH = 30 FEET

LAND DEVELOPMENT PLAN OF
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

DATE	OCTOBER 3, 2023
DWG NO.	A-11-610
JOB NO.	27023
SHEET NO.	2 OF 9

AREA TO TITLE LINE
107,823 SF or 2.4753 ACRES



DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 3D-00-00992-00-7	RECORD OWNER
BLOCK - UNIT 049-004	RUTKOWSKI LP
SITE ADDRESS 640 CEDAR ROAD	640 CEDAR ROAD
JENKINTOWN, PA 19046	JENKINTOWN, PA 19046
DEED BOOK - PAGE 5480-01222	

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE 215-887-2165 FAX 215-576-7791
E-MAIL: cs@cesshoemaker.com
GRAPHIC SCALE
1 INCH = 50 FEET

AERIAL PLAN
of
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

DATE OCTOBER 3, 2023
DWG NO. A-11-609
JOB NO. 27023
SHEET NO. 4 OF 9



BEFORE YOU DO ANYWHERE IN PENNSYLVANIA, CALL 1-800-242-1776. HIGH-ADVERTISED MUST BE CONDUCTED DIRECTLY BY THE ENGINEER. PENNSYLVANIA BOARD OF PROFESSIONAL ENGINEERS. SERIAL NUMBER: 20222580915 & 20222580916

N/L
Slacey E. Blaudy &
Christopher Bergmann
IPN 30-00-58336-00-8
Block 049, Unit 002
627 Roseland Avenue

N/L
Albert H. & Christine H. Peterson
IPN 30-00-58340-00-4
Block 049, Unit 003
633 Roseland Avenue

N/L
Thomas J. & Rosemary Grady
IPN 30-00-58344-00-9
Block 049, Unit 011
639 Roseland Avenue

N/L
Joseph Jr. & Amy Mangano
IPN 30-00-58348-00-5
Block 049, Unit 007
643 Roseland Avenue

Christina J. Pichert
IPN 30-00-58352-00-1
Block 049, Unit 029
647 Roseland Avenue

N/L
Robert J. Jr. & Evelyn I. O'Neill
IPN 30-00-58356-00-6
Block 049, Unit 030
651 Roseland Avenue

N/L
Stephan W.R. & Pegina M. Louie
IPN 30-00-58360-00-7
Block 049, Unit 031
657 Roseland Avenue

IMPERVIOUS AREA

BUILDING	6,434 SF
ASPHALT	19,678 SF
CONCRETE/WALKS	1,156 SF
TOTAL	27,268 SF



LOCATION MAP
SCALE: 1" = 800'

LEGEND	
EXISTING FEATURES	PROPOSED FEATURES
— FENCE	— STORM SEWER
— OVERHEAD WIRE	— CONTOUR
— MAILBOX	— CONCRETE SIDEWALK
— GAS VALVE	— CURB
— WATER VALVE	— ROOF DRAIN
— UTILITY POLE	— WALL
— SIGN	
— LIGHT STANDARD	
— MAN-HOLE	
— SANITARY SEWER	
— STORM SEWER	
— BRUSH LINE	
— DECIDUOUS TREE	
— WATER MAIN	
— WATER SERVICE	
— GAS MAIN	
— UNDERGROUND ELECTRIC	
— LATERAL	
— CONTOUR	

NOTES

- Soils are mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 16 dated September 1, 2021. All soils are classified as Upland Urban Land-Use/Soils, 0.8% slopes.
- All proposed improvements (grading, paving, curbing, etc.) shall be constructed in accordance with applicable portions of the PennDOT Publication 408 standards and specifications and with all township standards and specifications.
- Any utility conflicts with proposed construction are to be brought to the immediate attention of the township engineer and the engineer of record. All existing utilities that are to be relocated or altered in any manner are to be done in accordance with the respective utility company standards. All existing utilities exposed during construction are to be supported until backfill is in place. Any crossing less than one foot clear is to be supported with a saddle (concrete or sand as noted). Egress (18 inches of vertical clearance) must be provided between the utilities at the crossings or concrete encasement of the utilities will be required.
- Limits of disturbance, as shown on the plans, shall be clearly marked in the field prior to the start of the construction. (including installation of staking/enclosure markers). The limits of disturbance shall be marked with stakes yellow safety ribbon or other materials acceptable to the township. The marking materials shall be maintained, repaired or reset until construction within the enclosed areas is complete and until the service areas achieve a 75% ground cover. The disturbance of ground cover, cuts or fill placement shall be permitted outside the stated limits of disturbance.
- During construction, the developer/owner is solely responsible for insuring the proper functioning of the erosion and sediment control measures. The developer/owner shall take whatever measures are required to insure that no sediment leaves the site.
- Unless otherwise approved by the Montgomery County Conservation District, all swales with slopes greater than 5%, all cut slopes greater than 4:1 and all embankment slopes greater than 4:1 shall be stabilized with a geotextile at the time of raking and seeding or with sodding.
- The developer/owner shall be responsible for supervising debris disposal from all contractors on the site (whether employed by the township or not) from the start of construction to the issuance by the township of the certificate of occupancy. The developer/owner shall bear the expense of any cleanup operations indicated by the township.
- No debris disposal pits shall be permitted.
- No open burning shall be permitted.
- No additional subdivision of any lot shown hereon shall be permitted.
- 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 her 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 her 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 township engineer in writing.
- The site grading and stormwater drainage for each lot is an integral part of the overall site grading and stormwater drainage. Accordingly, no regrading, landscaping, grading, installation of barriers, etc. (i.e. raised landscape beds, solid fencing, etc.) that adversely impacts the stormwater drainage system shall be permitted.

POST CONSTRUCTION STORMWATER BMP'S

PER PAPER - M54 REQUIREMENTS			
BMP #	TYPE OF BMP	SECTION(S) (SEE NITRATION COMPLIANCE TABLE)	RECOMMENDED OPERATION MAINTENANCE PROCEDURES FOR EACH BMP
001	INFILTRATION BED	FRONT YARD AS SHOWN ON PLAN	BEDS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS GREATER THAN THE 10-YEAR STORM. THE SYSTEM SHOULD BE INSPECTED TO ENSURE WATER DRAINS WITHIN 72 HOURS IF THE SYSTEM DOES NOT DRAIN WITHIN 72 HOURS, CONTACT THE DESIGN ENGINEER OR TOWNSHIP ENGINEER TO DETERMINE A CORRECTIVE ACTION PLAN. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM BEDS AND PIPES WITHIN THE SYSTEM AS REQUIRED.

AREA TO TITLE LINE
107,823 SF or 2.4753 ACRES



DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 30-00-06992-00-7	RECORD OWNER RUTKOWSKI LP
BLOCK - UNIT 049-004	640 CEDAR ROAD JENKINTOWN, PA 19046
SITE ADDRESS 640 CEDAR ROAD JENKINTOWN, PA 19046	DEED BOOK - PAGE 5480 - 122

CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 110 KEYSTONE DRIVE MONTGOMERYVILLE, PA 19360 PHONE: 215-887-2165, FAX: 215-576-7791 E-MAIL: cshoemaker@cs-engineers.com	GRAPHIC SCALE 1" = 20 FEET
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GRADING & UTILITY PLAN OF 640 CEDAR ROAD ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA PREPARED FOR HOPEWELL VETERINARY HOSPITAL
--

DATE OCTOBER 3, 2023	DWG NO. A-11-610
JOB NO. 27023	SHEET NO. 5 OF 9



BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-242-1776
NON-RESIDENTS MUST BE LICENSED IN PENNSYLVANIA
IN ACT 121 (PDE) REQUIRES THAT ANYONE
GIVE ADVICE TO ANYONE BEFORE EXAMINE
THEIR ADVICE OR DESIGN
SERIAL NUMBER:
20222580915 & 20222580916

N/A
Stacey E. Boudry &
Christopher Bergmann
TPN 30-00-58336-00-8
Block 049, Unit 002
627 Roseland Avenue

N/A
Albert H. & Christine H. Petersen
TPN 30-00-58340-00-4
Block 049, Unit 003
633 Roseland Avenue

N/A
Thomas J. & Rosemary Grady
TPN 30-00-58344-00-9
Block 049, Unit 011
639 Roseland Avenue

N/A
Joseph Jr. & Amy Mangione
TPN 30-00-58348-00-3
Block 049, Unit 007
643 Roseland Avenue

Christina & Robert
TPN 30-00-58352-00-1
Block 049, Unit 029
647 Roseland Avenue

N/A
Robert J. Jr. & Evelyn I. O'Neill
TPN 30-00-58356-00-6
Block 049, Unit 030
651 Roseland Avenue

N/A
Stephen R. & Regina M. Laurie
TPN 30-00-58360-00-2
Block 049, Unit 031
657 Roseland Avenue



LOCATION MAP
SCALE: 1" = 800'

LEGEND	
EXISTING FEATURES	PROPOSED FEATURES
8" W/	FENCE
6" W/	OVERHEAD WIRE
4" W/	MAILBOX
2" W/	GAS VALVE
1" W/	WATER VALVE
0" W/	SANITARY CLEANOUTS
0" W/	UTILITY POLE
0" W/	SIGN
0" W/	LIGHT STANDARD
0" W/	MANHOLE
0" W/	SANITARY SEWER
0" W/	STORM SEWER
0" W/	BRUSH LINE
0" W/	DECIDUOUS TREE
0" W/	WATER MAIN
0" W/	GAS MAIN
0" W/	UNDERGROUND ELECTRIC
0" W/	LATERAL
0" W/	CONTOUR
0" W/	15-25% SLOPES
0" W/	25%+ SLOPES
0" W/	STORM SEWER
0" W/	CONCRETE SIDEWALK
0" W/	CURB
0" W/	ROOF DRAIN
0" W/	MANHOLE
0" W/	LIMIT OF DISTURBANCE
0" W/	EROSION AND SEDIMENTATION
0" W/	SILT SOCK
0" W/	ROCK CONSTRUCTION ENTRANCE
0" W/	TOPSOIL STOCKPILE
0" W/	EAS BLANKET (ON 4:1+ SLOPES OR AREAS OF CONCENTRATED FLOW)

EROSION CONTROL PLAN OBJECTIVES

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE - The overall layout of this project will help to contribute to minimization of land clearing and grading activities. However, this area is to be worked extensively to achieve final grades. The proposed buildings are situated in the center of the site, which is a wooded area. In these wooded areas, where disturbance is inevitable, heavy construction activity will be very limited and only from grading and seeding will be necessary in most cases. The roads, utility infrastructure, and building pads will be constructed early in the project life, and the minimal disturbance is required for construction after these improvements are established. The limits of disturbance are delineated on the Erosion Control Plan.

MAXIMIZED PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION - Existing drainage patterns on site will be maintained and improved upon. The property currently empties into a tributary to the Mill Creek located offsite. Therefore, protection of this resource is of the utmost importance. Existing trees and vegetation will be preserved to the greatest extent possible.

MINIMIZED COMPACTION - The overall layout of this project will help to contribute to minimization of compaction. The proposed buildings are situated towards the center of the site with the peripheral areas being left undisturbed as much as possible. In these wooded areas, where disturbance is inevitable, heavy construction will be limited and only from grading and seeding will be necessary in most cases. Utilization of compactors and grading will be minimized during construction with a focus on seeding and mulching. Areas of minimal disturbance are shaded on the Final Construction Stormwater Management Plan.

OTHER MEASURES - Construction activities on the site will help improve local stormwater management conditions. Silt socks and silt fences will be used until the site is stabilized to prevent sediment laden water from entering the creek. These BMPs are depicted on the Erosion Control Plan. In the event of anticipated erosion situations or malfunctioning structural BMP devices, the Owner should immediately contact the Township Engineer, Project Engineer, or BCO 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 contributors to the thermal pollution. During the construction phases of the project, thermal impacts will be minimal due to the lack of heat retaining impervious areas. The previous disturbed area will contribute minimally to the pollution source, and these temporary thermal impacts will be limited by limiting disturbance whenever possible and completing construction in a timely fashion. Any potential for thermal impacts will be mitigated through the use of the stormwater conveyance system. The conveyance pipe will cool the water through conduction and the drops in the outfall system will dissipate the outfall water which will further cool it in the process of being discharged.

IMPORT OR EXPORT OF FILL

If the site will need to import or export material from the site, the responsibility for performing "Due Diligence" and determination of "Clean Fill" will be with the contractor.

Clean Fill is defined as uncontaminated, non-water soluble, non-decomposable, inert solid material. The term includes soil, rock, stone, dredged material, waste asphalt, and rock, brick, or concrete from demolition and demolition activities that is separable 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 "Clean Fill" does not include material that has been previously used as fill.)

Clean fill affected by a spill or release of a regulated substance. Fill materials affected by a spill or release of a regulated substance will qualify as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Table 1.1 and 1.2 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 for 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 inspection, electronic data base searches, review of property ownership, review of property history, Sanborn maps, environmental questionnaires, transaction records, analytical testing, environmental assessments, or audits. Analytical testing is not required as a part of Due Diligence unless visual inspection and/or review of past land use of the property indicates that the fill may have been subjected to a spill or release of a 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 Chapter 387. Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available online at www.passtate.com.

NOTES

- USE OF EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) IS EXTENSIVE THROUGH THE PROJECT AREA DUE TO LOT GRADING. BLANKET IS REQUIRED FOR ANY SLOPES OF 4:1 OR GREATER, ANY AREAS OF CONCENTRATED FLOW, OR OTHER AREAS, AS DIRECTED BY TOWNSHIP OFFICIALS, PROJECT ENGINEER OR CONSERVATION DISTRICT.
- INFILTRATION BMPs SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS RECEIVED FINAL STABILIZATION.
- AREAS PROPOSED FOR INFILTRATION BMPs SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE, SO AS TO MAINTAIN THEIR MAXIMUM INFILTRATION CAPACITY.
- INFILTRATION BEDS SHOULD BE WRAPPED IN FILTER FABRIC UNTIL TRIBUTARY AREAS ARE STABILIZED.

TOTAL AREA TO BE DISTURBED = 0.81 ACRES

SITE DRAINS TO PENNSYLVANIA CREEK
(CHAPTER 93 STORMWATER CLASSIFICATION - TSF, MF)
AND TO JENKINTOWN CREEK
(CHAPTER 93 STORMWATER CLASSIFICATION - WWF, MF)

AREA TO TITLE LINE
107,823 SF or 2.4753 ACRES



DATE	NO.	REVISION

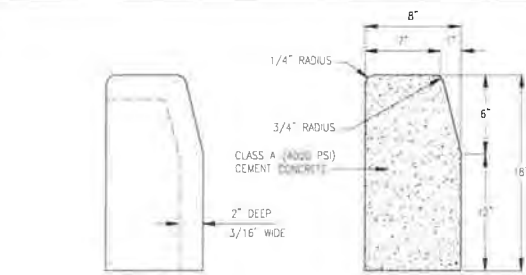
COUNTY PARCEL NO.
30-00-06982-00-1
BLOCK
049-004
SITE ADDRESS
640 CEDAR ROAD
JENKINTOWN, PA 19046
DEED BOOK - PAGE
5480-1222

RECORD OWNER
RUTKOWSKI LP
640 CEDAR ROAD
JENKINTOWN, PA 19046

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE 215-887-2165 FAX 215-576-7781
E-MAIL: charles@eshoemaker.com
GRAPHIC SCALE
1" = 20 FEET

EROSION & SEDIMENT CONTROL PLAN
OF
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

DATE
OCTOBER 3, 2023
DWG NO.
A-11-B14
JOB NO.
27023
SHEET NO.
6 OF 9



DETAIL A
CONTRACTION JOINT

TYPICAL ON-SITE
CROSS SECTION

NOTES:
1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DERESSED CURB, SECTION 640 FOR ALL PLAIN CEMENT CONCRETE CURB CUTTER, AND SECTION 694 FOR CONCRETE CURB CUT RAMP.

2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTION

3. PROVIDE 3/4\"/>

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

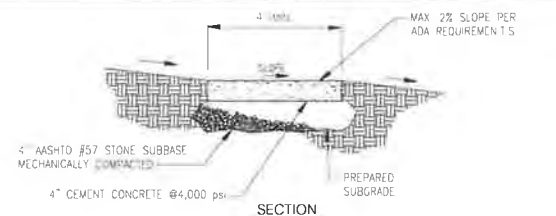
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB CUT RAMP BY COARSE BROODING TRAVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB CUT RAMP INCLUDING FLARED SIDE RAMP.

6. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL IN ACCORDANCE WITH PUBLICATION 408

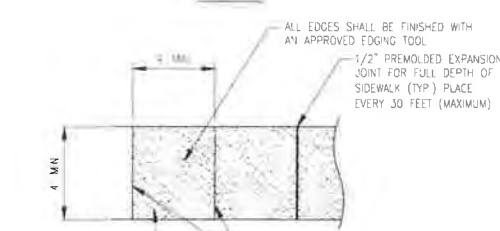
7. DOWEL PIN CURB WHERE CURB ABUTS INLET HOODS

PLAIN CEMENT CONCRETE CURB

N.T.S.



SECTION



PLAN

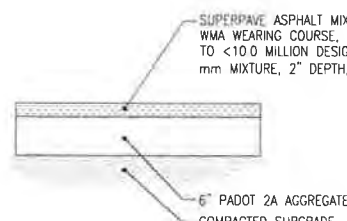
NOTES:

1. CONCRETE TO BE 4000 PSI AT 28 DAYS.

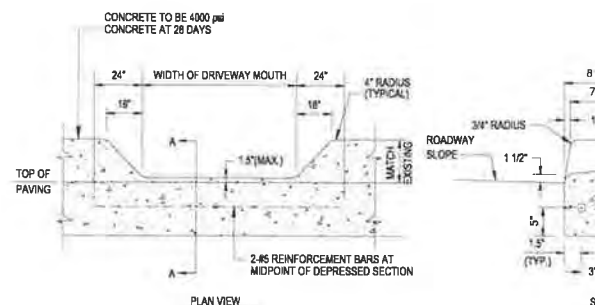
2. 1/2\"/>

CONCRETE SIDEWALK DETAIL

N.T.S.

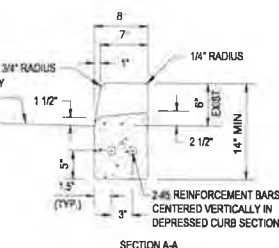


DRIVEWAY PAVING DETAIL

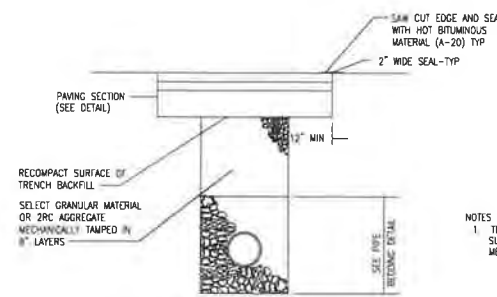


DEPRESSED CONCRETE CURB FOR DRIVES

N.T.S.

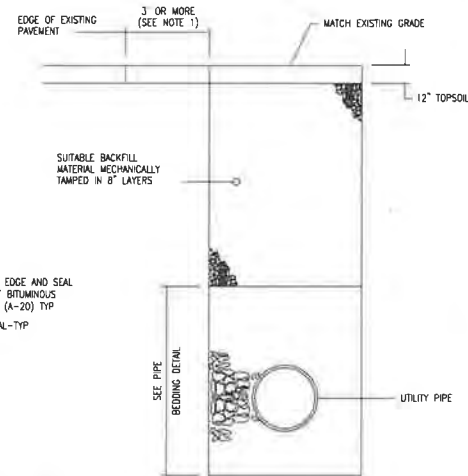


SECTION A-A



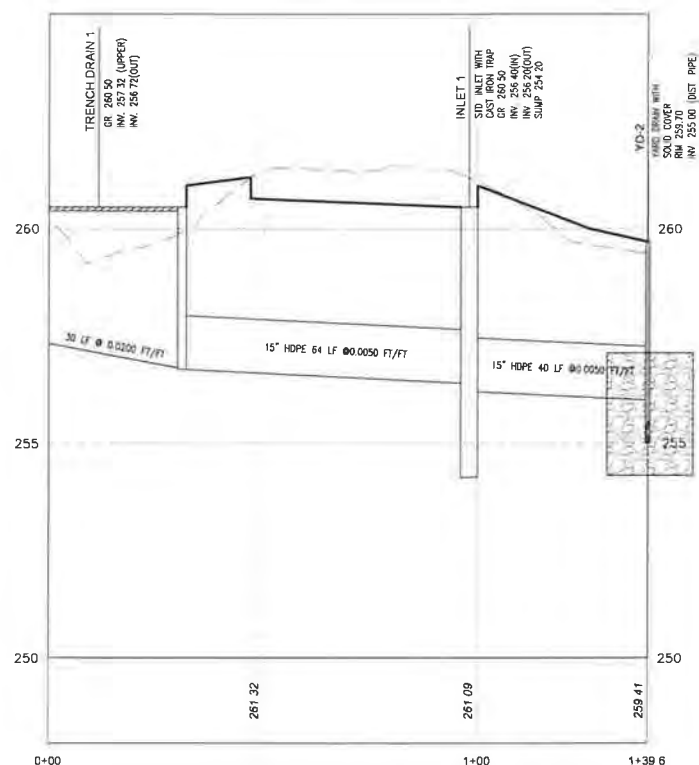
TRENCH RESTORATION IN PAVED AREA

N.T.S.



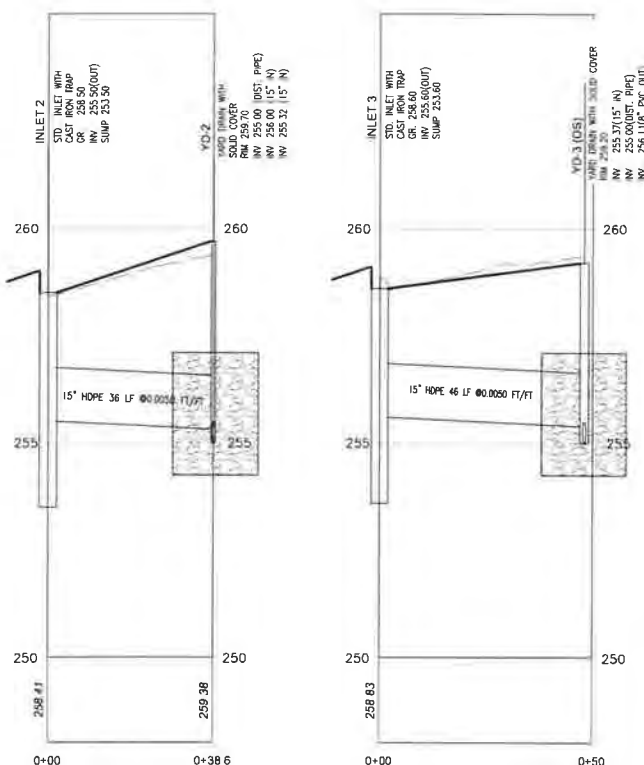
TRENCH RESTORATION IN UNPAVED AREA

N.T.S.



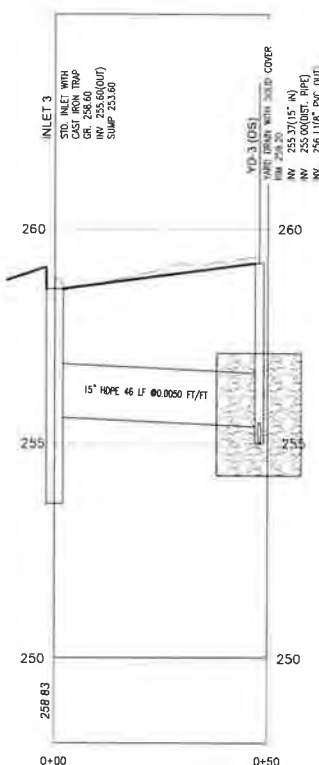
TRENCH DRAIN TO YD - 2

SCALE: H-1\"/>



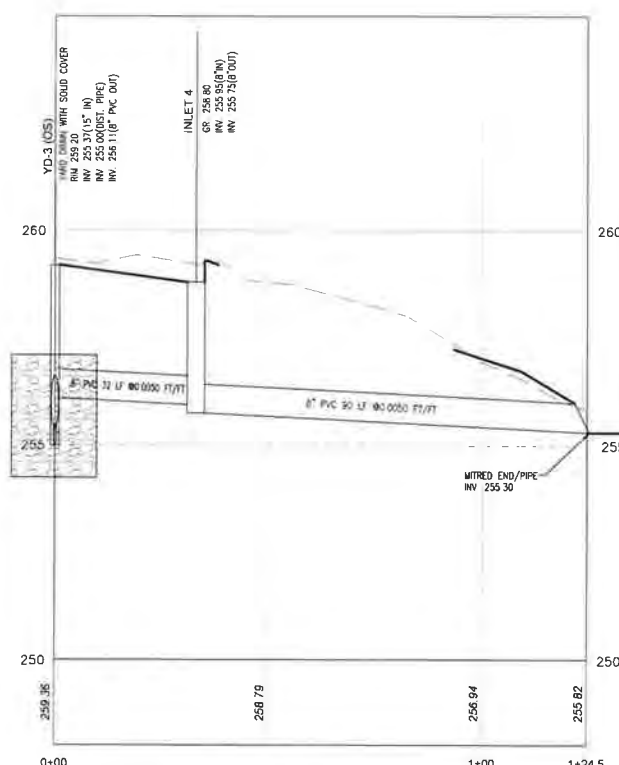
INLET 2 TO YD - 2

SCALE: H-1\"/>



INLET 3 TO BED

SCALE: H-1\"/>



YD - 3 (OS) TO STORMWATER OUTFALL

SCALE: H-1\"/>



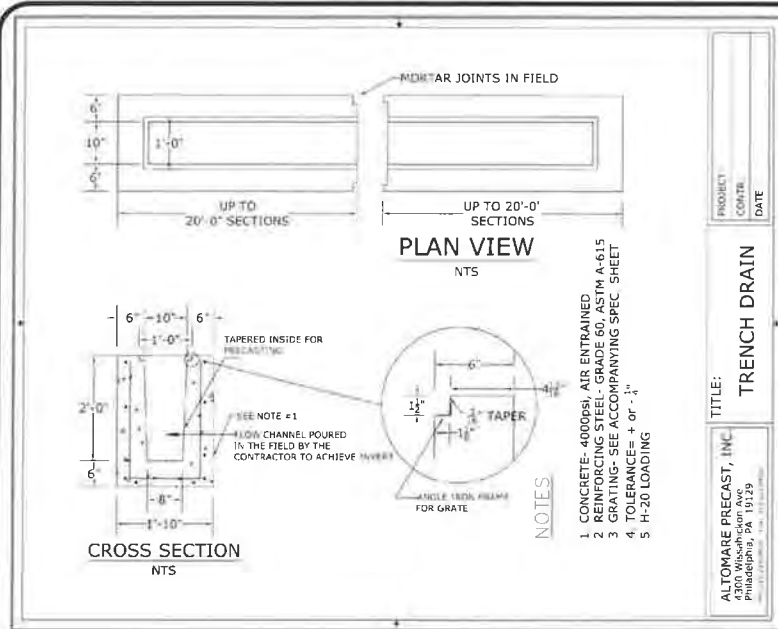
NO.	DATE	BY

COUNTY PARCEL NO. 30-00-0892-00-7	RECORD OWNER RUTKOWSKI LP
BLOCK - UNIT 049-004	SITE ADDRESS 640 CEDAR ROAD JENKINTOWN, PA 19046
DEED BOOK - PAGE 5480-1222	

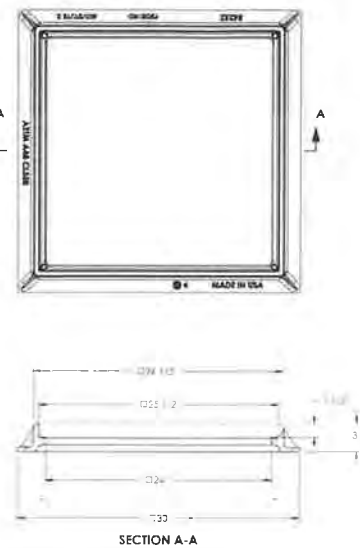
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165
E-MAIL: charles@ceshoemaker.com

CONSTRUCTION DETAILS & STORM PROFILES
OF
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

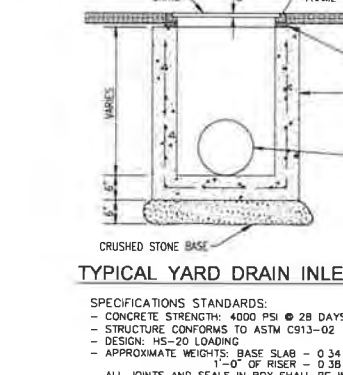
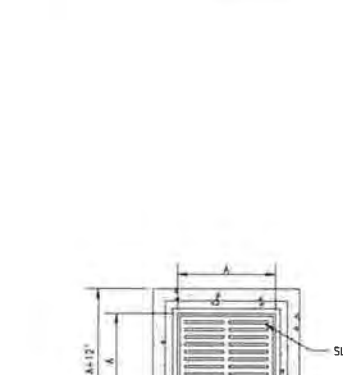
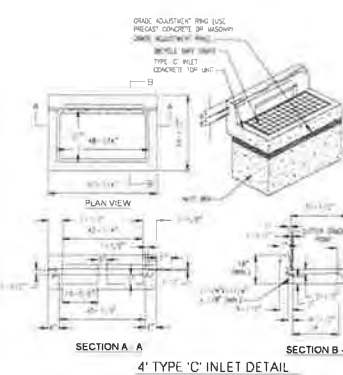
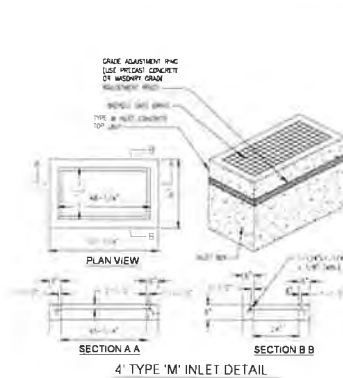
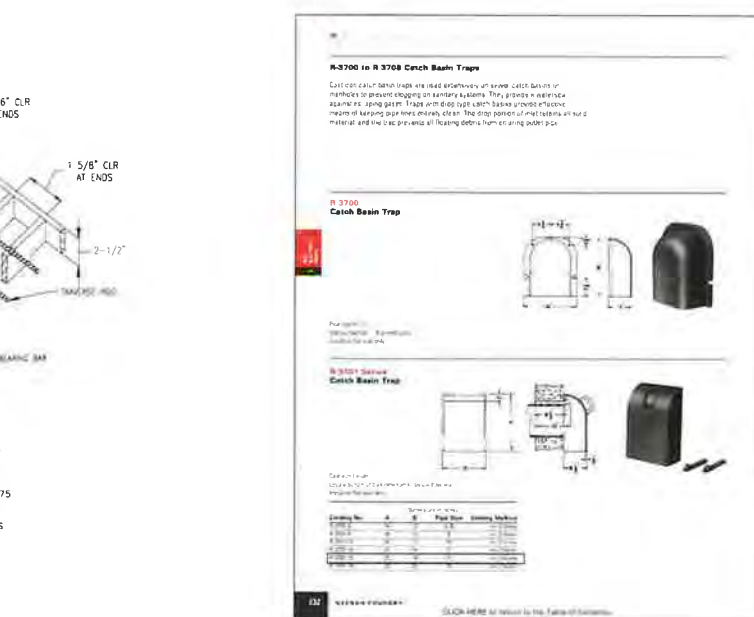
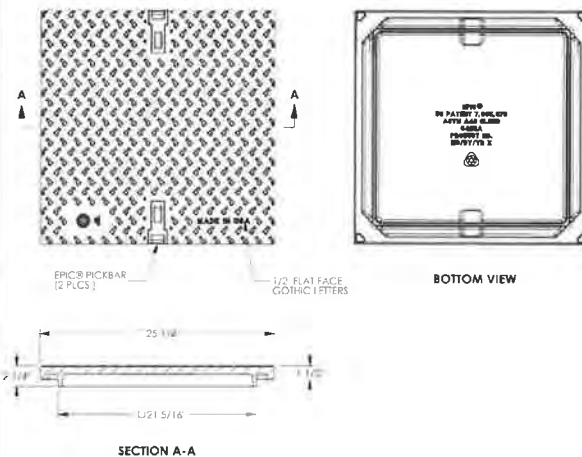
DATE OCTOBER 3, 2023
DWG. NO. A-11-B10
JOB NO. 27023
SHEET NO. 8 OF 9



5423Z Frame

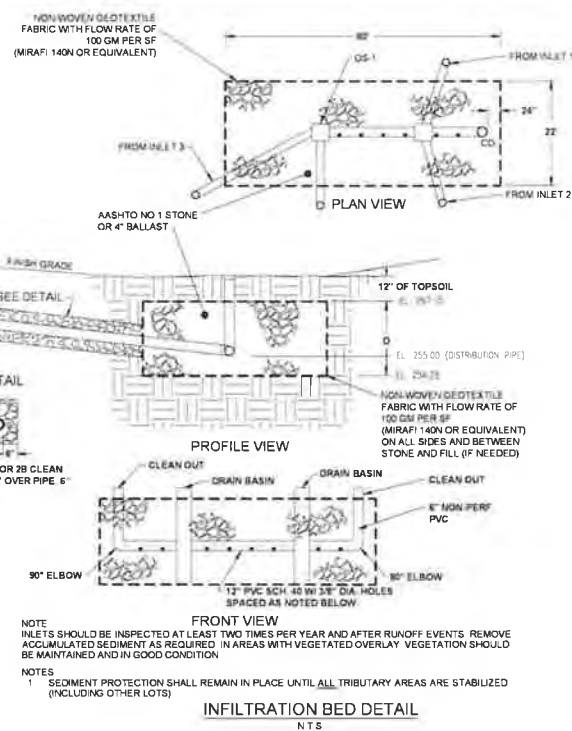


5423A Cover



TYPICAL YARD DRAIN INLET BOX

SPECIFICATIONS STANDARDS:
- CONCRETE STRENGTH: 4000 PSI @ 28 DAYS
- STRUCTURE CONFORMS TO ASTM C913-02
- DESIGN: HS-20 LOADING
- APPROXIMATE WEIGHTS: BASE SLAB - 0.34 TONS
1'-0" OF RISER - 0.38 TONS
- ALL JOINTS AND SEALS IN BOX SHALL BE WATERTIGHT



DISTRIBUTION PIPE PERFORATION SCHEDULE

- UNDERDRAIN SHOULD BE APPROXIMATELY 65 LF PVC (SDR33) OR HDPE (AASHTO M252 TYPE S)
- PERFORATIONS SHOULD BE CIRCULAR (6") WITH AN AREA OF 0.11 IN²
- MINIMUM WATER INLET AREA IS 1.1 IN² PER LINEAR FOOT OF DISTRIBUTION PIPE OR AT LEAST 9 HOLES PER FOOT
- UNDERDRAIN CAPACITY CALCULATIONS
FLOW RATE PER HOLE (Q)
 $Q = \frac{CA\sqrt{h}}{L}$ WHERE
C = 0.6
A = 0.11 IN² OR 0.008 FT²
h = 32.17 FT/ft
L = 0.004 CFS PER HOLE
FLOW RATE PER LF (Q_L)
 $Q_L = \frac{Q}{L} = 0.004 \text{ CFS PER HOLE} \times 9 \text{ HOLES/FT}$
FLOW RATE PER SYSTEM (Q_{sys})
 $Q_{sys} = 0.036 \text{ CFS} \times 64 \text{ LF}$
2.3 CFS

PIPE BEDDING DETAIL

NOTES
1. STONE ABOVE PIPE SHOULD BE 6" IN DEPTH FOR LATERALS & 12" FOR ALL OTHER UTILITY PIPES
2. TYPE 1B STONE BEDDING SHALL BE USED IN PLACE OF PENNDOT 2A MODIFIED STONE FOR PVC PIPE

CONSTRUCTION DETAILS
OF
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

DATE: OCTOBER 3, 2023
DWG NO: A-11-810
JOB NO: 27023
SHEET NO: 9 OF 9

RECORD OWNER: RUTKOWSKI LP
640 CEDAR ROAD
JENKINTOWN, PA 19046

COUNTY PARCEL NO: 30-00-0892-00-7
BLOCK - UNIT: 049-004
SITE ADDRESS: 640 CEDAR ROAD
JENKINTOWN, PA 19046
DEED BOOK - PAGE: 5480-1222

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
NORRISTOWN, PA 19380
PHONE: 215-881-1500
E-MAIL: info@cesh-engineers.com

NOTE: STAKES SHALL BE SPACED EVERY TEN FEET TO ENSURE THERE IS NO ENDOUCHMENT WITHIN THE DIB LINE AREA. STAKES SHALL BE METAL FOR GREATER STABILITY.

18" O.C.

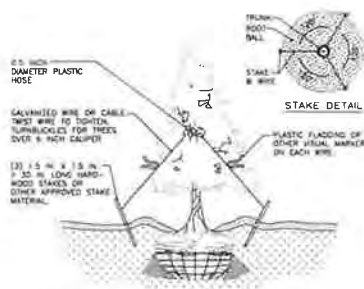
10' O.C.

10' O.C.

TREE PROTECTION FENCING

Not To Scale

-
- NOTE:** REMOVE ALL TAGS, TWINE OR OTHER NON-Biodegradable MATERIALS ATTACHED TO PLANT OR ROOT MASS
- SHRUBS TO BE PLANTED AT SAME RELATIVE ELEVATION AS IT WAS BEFORE TRANSPLANTING
- BACKFILL SOIL: NATIVE SOIL MIX
- EXISTING SOIL
- PRUNE TO REMOVE DEAD OR BROKEN BRANCHES
- MULCH 2" MIN. AWAY FROM TRUNK OF PLANT
- 2" MULCH AS SPECIFIED EXTENDING TO DRILLPIE
- ROOT MASS
- CUT AND REMOVE BURLAP AND BRIDINGS FROM TOP 1/3 OF THE ROOT BALL
- PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY
- SHRUB PLANTING DETAIL**
- NOT TO SCALE



- [illegible]

LANDSCAPE REQUIREMENTS CHART - ABINGTON TOWNSHIP		
Ordinance Item	Requirement	Plan Proposed
203 Sect. 2402 A 3 Parking Lot Landscaping & Street Trees	All parking lots with fewer than 10 stalls but more than 15 stalls shall be landscaped similar to the requirements in 2402 A 2, except that planting strips between adjoining rows shall not be required. Planting islands will still be required. Planting Islands One planting island shall be provided for every 15 parking stalls There shall be no more than 15 contiguous parking stalls in a row without a planting island. As an alternative, an applicant may provide one canopy tree for every 10 parking stalls in planting island areas and/or perimeter parking planning areas, at the discretion of the BOC. Parking lot trees shall be at least 3" caliper 26 parking stalls 26/10 = 3 Canopy Trees Parking Lot Perimeter Buffer All parking lots or areas with more than 15 parking spaces shall be buffered according to the following when any part of the parking lies within 150' of a property line, public street or residential district Parking lots shall be planted with a Medium Intensity buffer, a min. 10 feet in width, except where buildings, access drives and/or walkways are located. (See below for planting requirements) Street Tree: Street trees shall be required along each frontage on all existing streets when they abut or lie within a proposed subdivision or land development Trees shall be planted at a ratio of at least one tree per 40 LF Cedar Rd. 243 243/40 = 6 Shade trees	complies complies 3 Canopy Trees satisfied by medium intensity property line buffer, see 2402 B below existing trees to remain
203 Sect. 2403 B Buffers & Screens	Must assess adjacent land use to determine buffer requirements Western property line 478 Medium Intensity Buffer, per 100 LF: Option A: 2 canopy tree (2 1/2" min. cal.) (478/100) x 2 = 10 2 understory trees (1 1/2" min. cal.) (478/100) x 2 = 2 5 evergreen trees (8 min. ht.) (478/100) x 5 = 24 5 shrubs (24" min. ht.) (478/100) x 5 = 24 Southern Property Line 420 Medium Intensity Buffer per 100 LF Option A: 2 canopy tree (2 1/2" min. cal.) (420/100) x 2 = 9 2 understory trees (1 1/2" min. cal.) (420/100) x 2 = 9 5 evergreen trees (8 min. ht.) (420/100) x 2 = 21 5 shrubs (24" min. ht.) (420/100) x 2 = 21 Northern Property Line 355 Low Intensity Buffer per 100 LF 1 canopy tree (2 1/2" min. cal.) 355/100 = 4 2 understory trees (1 1/2" min. cal.) (355/100) x 2 = 8 2 evergreen trees (8 min. ht.) (355/100) x 2 = 8 Eastern property line (frontage) see "Shade Trees" below	1 Canopy trees [V] 8 existing deciduous trees 2 Understory trees [V] 11 Evergreen trees [V] 6 existing evergreen trees 24 Shrubs 2 Canopy trees [V] 3 existing deciduous trees 1 Understory trees [V] 7 Evergreen trees [V] 10 Shrubs [V] 0 Canopy trees 4 existing deciduous trees 2 Understory trees 1 existing deciduous tree 5 Evergreen trees
203 Sect. 2403 C Site Element Screening	Private accessory building or shed requires low intensity screen Two-story garage/barn within 100 feet of property line is an existing non-conformity Dumpster area requires medium intensity screen Screen type #5: evergreen hedge with a minimum ht. of 6 ft. at the time of planting, spaced no further than 3 ft. on center	Existing non conformity to remain Screening provided as part of buffer requirement 13 Evergreen trees
203 Sect. 2403 D Building Foundation Landscaping	Shall be required between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas A minimum of 25% of the linear area (parallel to the building wall) shall be landscaped with ornamental or evergreen trees and shrubs New building linear area: 105' 105 x .25 = 27' to be landscaped 34 linear feet proposed to be landscaped	3 Deciduous shrubs 7 Evergreen shrubs 30 Perennials
503 146-39 A Shade Trees	One tree per 50 feet along street Cedar Rd. 243 243/50 = 5 Shade Trees	existing trees to remain
503 146-39 B(2)(c) Green Area Landscaping	Min. tree/ shrub plantings for the green area shall include a minimum of one deciduous or evergreen tree (min. 2 1/2" cal.) for each 1,000 sf of green area Green Area: 77,959 sf 77,959/1,000 = 78 trees	43 existing trees to remain + waiver requested for remainder (32) (existing non conformity)
503 146-39 B(3)(a)	[1] At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area [2] Where total number of parking spaces exceeds 10 stalls, at least one (2 1/2" cal.) deciduous or evergreen tree shall be planted within the parking area An additional tree of the same size shall be planted for each additional 15 spaces or portion thereof. 39 proposed parking spaces 39/15 = 3 trees	satisfied by Zoning requirement satisfied by Zoning requirement
	Total Landscape Proposed	6 Shade Trees 36 Evergreen Trees 5 Understory Trees 44 Shrubs 30 Grasses/Perennials

PLANT SCHEDULE							
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Filing Culter	Min. Planting Height	Remarks	Comments
Shade/ Canopy Trees							
BT	2	<i>Alnus incana</i> (Winter Birch)	Winter Birch	25"	12-14'	15-6	Full canopy, central leader
BT	3	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	3"	14-16'	15-6	Full canopy, central leader
BT	2	<i>Quercus phellos</i>	Summit Oak	25"	12-14'	15-6	Full canopy, central leader
Ornamental Trees							
BT	1	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry		4-10'	15-6	Multi stem, min 5' canopy
BT	2	<i>Ornithoglossum</i>	Litsea Redbud	15"		15-6	Single stem, full specimen
BT	2	<i>Cornus Florida</i>	Flowering Dogwood	15"		15-6	Single stem, full specimen
Evergreen Trees							
BT	14	Pine glaucus	White Spruce		8'	4-8	Branches fully to ground
BT	3	<i>Pinus strobus</i>	Scotch Spruce		8'	4-8	Branches fully to ground
BT	3	<i>Thuja occidentalis</i> 'Smaragd	Emerald Green Arborvitae		8'	4-8	Branches fully to ground
Shrubs**							
BT	3	<i>Hydrangea</i> 'Velvet	Queen Velvet Hydrangea	12-18"	COV1		Heavy, full specimen
BT	3	Cornus sp.	Red-twig Dogwood	25-30"	COV1		Heavy, full specimen
BT	3	<i>Yucca filamentosa</i>	Clay Palmetto	24-30"	COV1		Heavy, full specimen
BT	18	<i>Hamamelis</i>	Witch-hazel	24-30"	COV1		Heavy, full specimen
BT	6	<i>Hamamelis</i>	Witch-hazel	24-30"	COV1		Heavy, full specimen
BT	3	<i>Hamamelis</i>	Witch-hazel	24-30"	COV1		Heavy, full specimen
BT	3	<i>Hamamelis</i>	Witch-hazel	24-30"	COV1		Heavy, full specimen
BT	3	<i>Hamamelis</i>	Witch-hazel	24-30"	COV1		Heavy, full specimen
Perennials**							
BT	30	<i>Hamamelis</i>	Witch-hazel	12-18"	COV1		Heavy, full specimen

An inspection shall be made by the Township one (1) year after occupancy permit has been issued by the Township. Any landscape materials that are unacceptable at the time of inspection shall be replaced in order to satisfy the landscaping requirements of the Township.

The seal is circular with "PENNSYLVANIA" at the top and "REGISTERED LANDSCAPE ARCHITECT" around the bottom. In the center is a shield containing the words "RACHEL SELAR SMITH" and "LANDSCAPE ARCHITECT". The shield is flanked by two olive branches.

No	Revision/Issue	Date

First Name and Address



1121 N BETHLEHEM PIKE SUITE 60 #206
SPRING HOUSE, PA 19477
P: 215-758-2540
www.infocusplanning.com

Project Name and Address

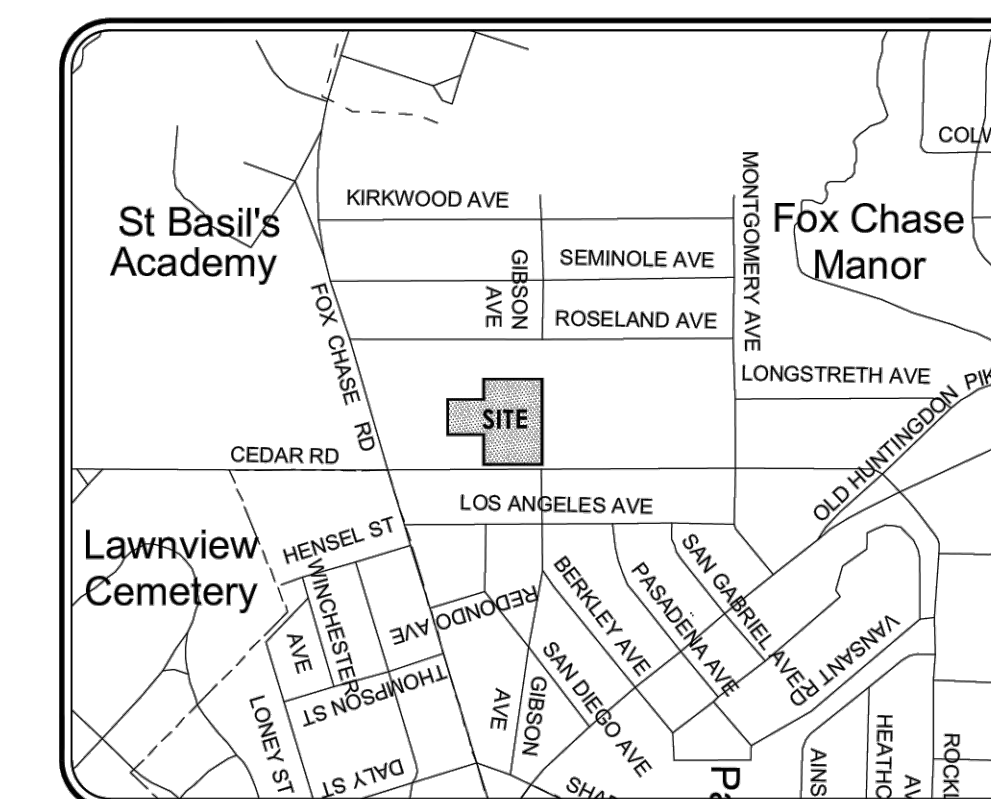
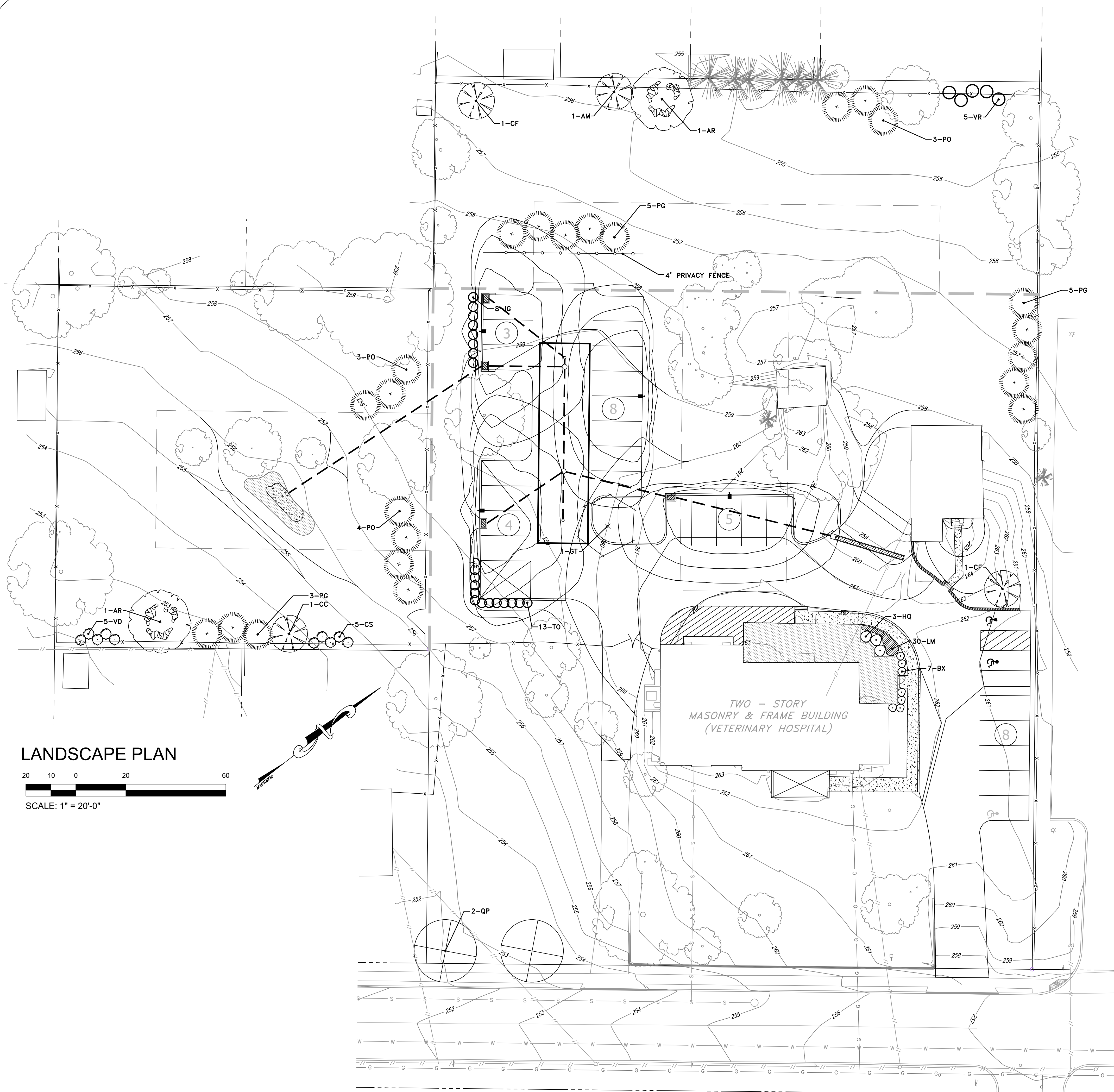
HOPEWELL ANIMAL HOSPITAL
640 CEDAR ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

Project
InFocus_23-14

Date 3/23/23

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LP-2



LOCATION MAP
SCALE: 1" = 800'

LEGEND
EXISTING FEATURES

- | | |
|---|----------------------|
|  | IRON PIPE FOUND |
|  | FENCE |
|  | OVERHEAD WIRE |
|  | GAS VALVE |
|  | WATER VALVE |
|  | SANITARY CLEANOUTS |
|  | UTILITY POLE |
|  | FIRE HYDRANT |
|  | SIGN |
|  | LIGHT STANDARD |
|  | MANHOLE |
|  | SANITARY SEWER |
|  | DECIDUOUS TREE |
|  | EVERGREEN TREE |
|  | WATER MAIN |
|  | WATER SERVICE |
|  | GAS MAIN |
|  | UNDERGROUND ELECTRIC |
|  | COMMUNICATIONS LINE |
|  | LATERAL |
|  | ROOF DRAIN |
|  | CONTOUR |

LANDSCAPE LEGEND

-  Street tree
-  Parking Lot Landscape
-  Buffers and Screens
-  Site Element Screening
-  Building Landscape

See Sheet LP-2 for Landscape Details

General Notes



Landscape Plan

No.	Revision/Issue	Date

Firm Name and Address



1121 N. BETHLEHEM PIKE SUITE 60 #206
SPRING HOUSE, PA 19477
P: 215-758-2540
www.infocusplanning.com

Project Name and Address

HOPEWELL ANIMAL HOSPITAL
640 CEDAR ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

Project
InFocus_23-14

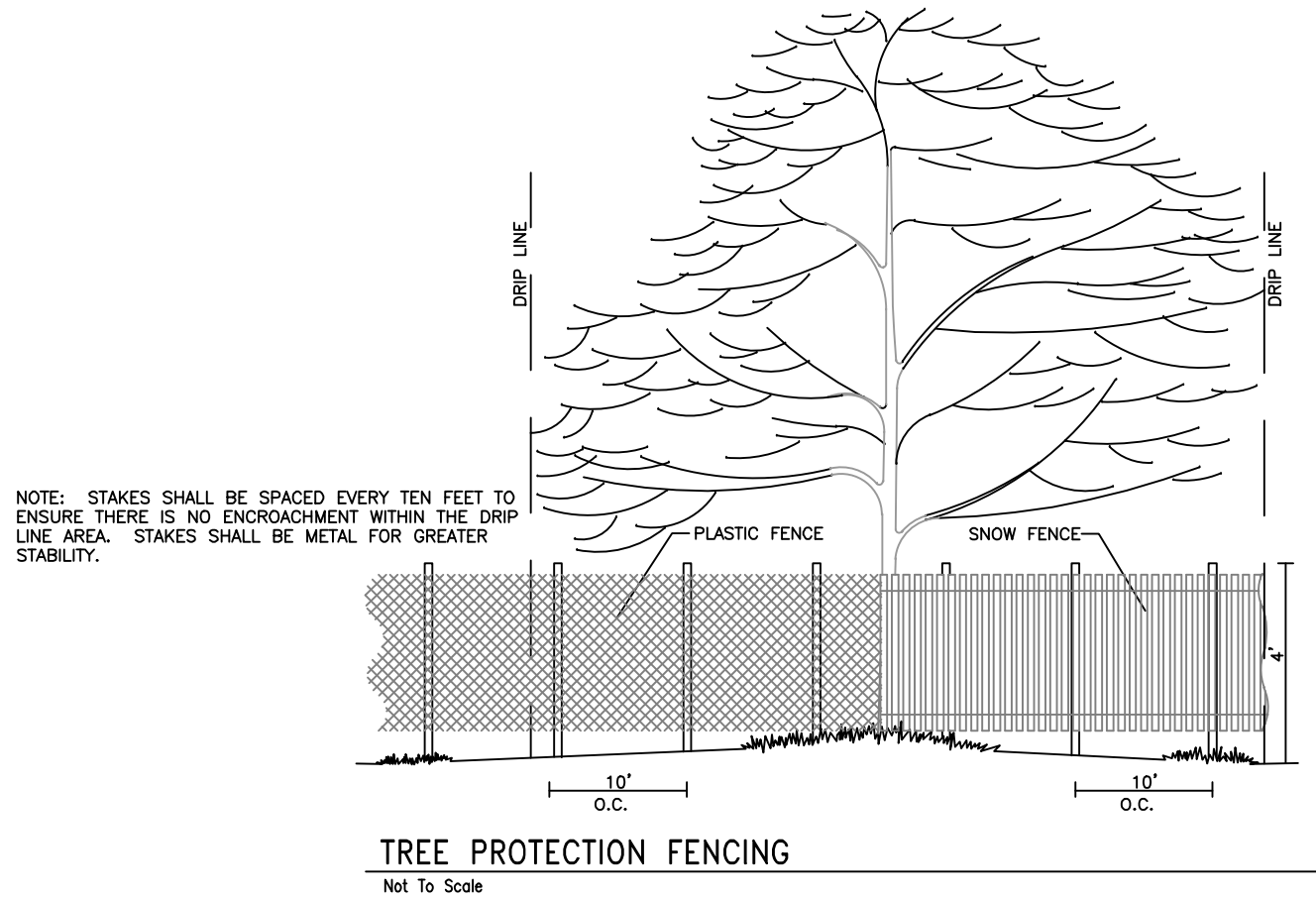
Date 9/28/23

Scale
As Noted

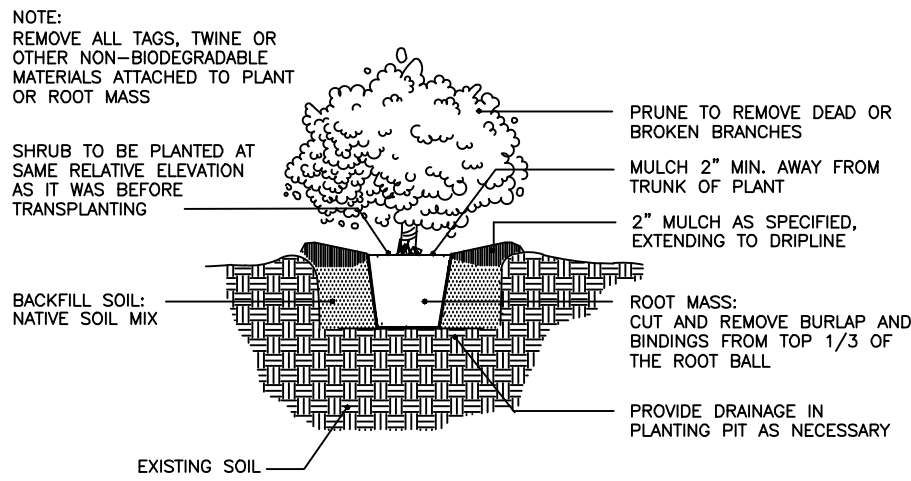
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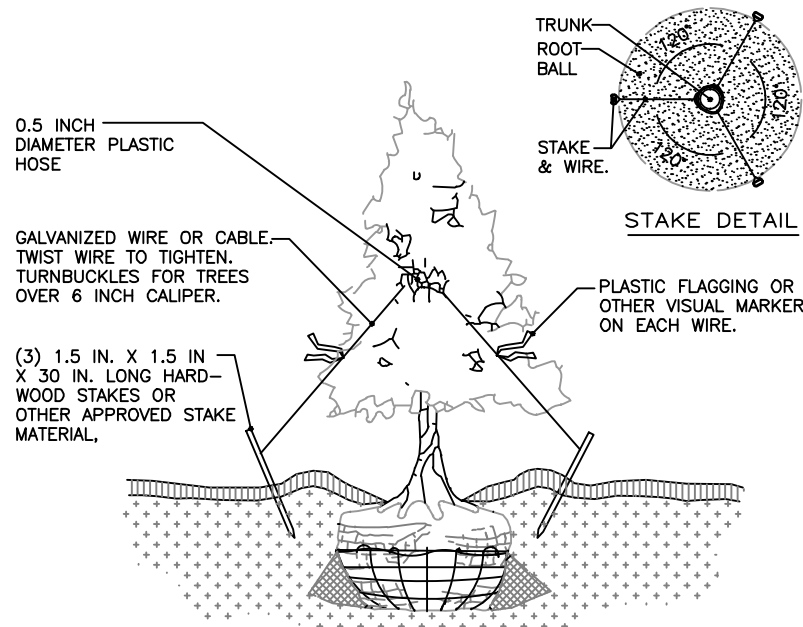
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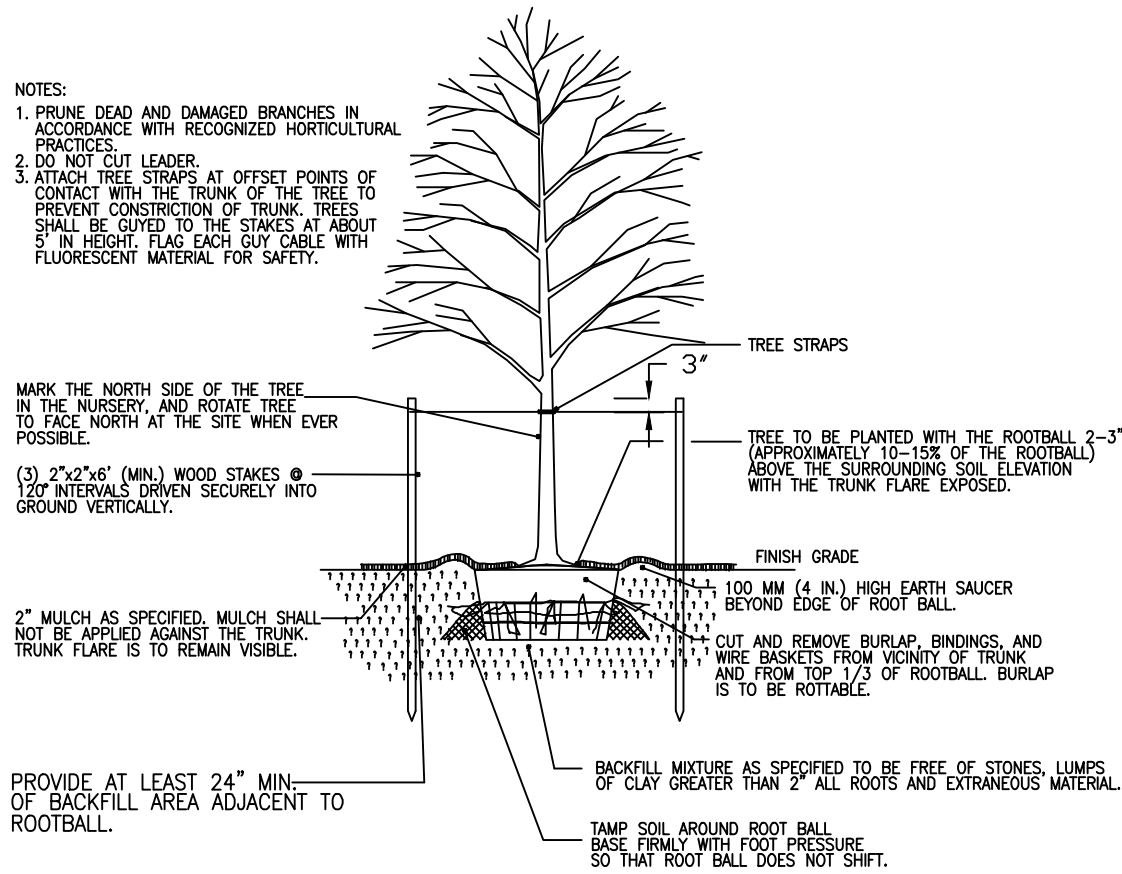
TREE PROTECTION FENCING
Not To Scale



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



ORNAMENTAL AND SHADE TREE PLANTING/ STAKING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- All plant material shall meet the standards of the American Standard for Nursery Stock published by the Americanhort (2014), or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in Saldo Section 300-47, Upper Moreland Recommended Plant List.
- All plant material shall be installed in accordance with the planting practices stated in Chapter 3 of Tree Maintenance by P.P. Pirone (Fifth or most recent edition).
- All stakes are to be installed for a period of 12 months and are to be removed prior to the End of Guarantee. Stakes for deciduous trees are to be vertical and three (3) stakes are to be provided for all trees.
- All planter islands are to be crowned to a height of eight (8) inches above the average top of curb height.
- A permanent seeding specification is on the Erosion Control Details (Sheet 8 of 14), refer to this sheet for details.
- The Project Landscape Architect is to review all plant substitutions and submit them to the Township Landscape Architect for review prior to installation.
- All plant material shall be guaranteed for 18 months from the day of final approval of the landscape installation by the Township Landscape Architect or the Township Engineer. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.
- The Applicant shall contact the Township in writing to request a final inspection for acceptance at the end of the guarantee period. These inspections will be performed when plant materials are in full leaf only. (May 1 through November 15). All guarantee escrow funds will be released upon acceptance at the end of the guarantee period. The guarantee period will be extended until 30 days after the receipt of the request letter following May 1. Should the end of the guarantee period occur after November 15, the guarantee period shall be extended to May 15.
- The Township reserves the right to require additional landscape buffer plantings, following substantial completion of construction, should vegetation to be preserved not be preserved or not otherwise be as represented on the Final Landscape Plan(s).
- All required plant material shall be planted prior to the issuance of a use and occupancy permit.

LANDSCAPE REQUIREMENTS CHART - ABINGTON TOWNSHIP

Ordinance Item	Requirement	Plan Proposed
Z.O. Sect. 2402.A.3 Parking Lot Landscaping & Street Trees	All parking lots with fewer than 50 stalls but more than 15 stalls shall be landscaped similar to the requirements in 2402.A.2, except that planting strips between adjoining rows shall not be required. Planting islands will still be required. Planting Islands: One planting island shall be provided for every 15 parking stalls There shall be no more than 15 contiguous parking stalls in a row without a planting island. As an alternative, an applicant may provide one canopy tree for every 10 parking stalls in planting island areas and/or perimeter parking planting areas, at the discretion of the BOC. Parking lot trees shall be at least 3" caliper. 15 parking stalls 15/10 = 2 Canopy Trees Parking Lot Perimeter Buffer: All parking lots or areas with more than 15 parking spaces shall be buffered according to the following when any part of the parking lies within 150' of a property line, public street, or residential district. Parking lots shall be planted with a Medium-Intensity buffer, a min. 10 feet in width, except where buildings, access drives, and/or walkways are located. (see below for planting requirements) Street Trees: Street trees shall be required along each frontage on all existing streets when they abut or lie within a proposed subdivision or land development. Trees shall be planted at a ratio of at least one tree per 40 LF Cedar Rd.: 243' 243/40 = 6 Shade trees	complies complies 1 Canopy Trees 1 existing deciduous tree to remain satisfied by medium intensity property line buffer, see 2403.B. below 2 Shade trees 4 existing deciduous trees to remain
Z.O. Sect. 2403.B Buffers & Screens	Must assess adjacent land use to determine buffer requirements: Western property line: 478' Medium Intensity Buffer, per 100 LF: Option A: 2 canopy tree (2-2 1/2" min. cal.) (478/100) x 2 = 10 2 understory trees (1 1/2" min. cal.) (478/100) x 2 = 10 5 evergreen trees (8' min. ht.) (478/100) x 5 = 24 5 shrubs (24" min. ht.) (478/100) x 5 = 24 Southern Property Line: 420' Medium Intensity Buffer, per 100 LF: Option A: 2 canopy tree (2-2 1/2" min. cal.) (420/100) x 2 = 9 2 understory trees (1 1/2" min. cal.) (420/100) x 2 = 9 5 evergreen trees (8' min. ht.) (420/100) x 2 = 21 5 shrubs (24" min. ht.) (420/100) x 2 = 21 Northern Property Line: 355' Low Intensity Buffer, per 100 LF: 1 canopy tree (2-2 1/2" min. cal.) 355/100 = 4 2 understory trees (1 1/2" min. cal.) (355/100) x 2 = 8 2 evergreen trees (8' min. ht.) (355/100) x 2 = 8 Eastern property line (frontage): see 'Shade Trees' below	1 Canopy trees [V] 8 existing deciduous trees 2 Understory trees [V] 8 Evergreen trees [V] 6 existing evergreen trees 14 Shrubs [V] 1 Canopy trees [V] 3 existing deciduous trees 1 Understory trees [V] 10 Evergreen trees [V] 10 Shrubs [V] 0 Canopy trees 4 existing deciduous trees 1 Understory trees [V] 5 Evergreen trees [V]
Z.O. Sect. 2403.C Site Element Screening	Private accessory building or shed requires low intensity screen Two-story garage/barn within 100 feet of property line is an existing non-conformity. Dumpster area requires medium intensity screen Screen type #5: evergreen hedge with a minimum ht. of 6 ft. at the time of planting, spaced no further than 3 ft. on center	Existing non-conformity to remain. Screening provided as part of buffer requirement. 13 Evergreen trees
Z.O. Sect. 2403.D Building Foundation Landscaping	Shall be required between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas. A minimum of 25% of the linear area (parallel to the building wall) shall be landscaped with ornamental or evergreen trees and shrubs. New building linear area: 105' 105 x .25 = 27' to be landscaped 44 linear feet proposed to be landscaped	3 Deciduous shrubs 7 Evergreen shrubs 30 Perennials
S.O. 146-39.A Shade Trees	One tree per 50 feet along street. Cedar Rd.: 243' 243/50 = 5 Shade Trees	satisfied by Zoning requirement
S.O. 146-39.B(2)(c) Green Area Landscaping	Min. tree/shrub plantings for the green area shall include a minimum of one deciduous or evergreen tree (min. 2 1/2" cal.) for each 1,000 sf of green area Green Area: 76,480 sf 76,480/1,000 = 77 trees	48 existing trees to remain ^ waiver requested for remainder (29) (existing non-conformity)
S.O. 146-39.B(3)(a)	[1] At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area. [2] Where total number of parking spaces exceeds 10 stalls, at least one (2 1/2" cal.) deciduous or evergreen tree shall be planted within the parking area. An additional tree of the same size shall be planted for each additional 15 spaces or portion thereof. 28 proposed parking spaces 28/15 = 2 trees	satisfied by Zoning requirement satisfied by Zoning requirement
	Total Landscape Proposed	5 Shade Trees 36 Evergreen Trees 4 Understory Trees 34 Shrubs 30 Grasses/Perennials

[V] variance granted per ZHB application 23-15.
^ These trees do not include existing trees that have been utilized towards other requirements.

General Notes



Landscape Details

No.	Revision/Issue	Date

Firm Name and Address



1121 N. BETHLEHEM PIKE SUITE 60 #206
SPRING HOUSE, PA 19477
P: 215-758-2540
www.infocusplanning.com

Project Name and Address

HOPEWELL ANIMAL HOSPITAL
640 CEDAR ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

Project
InFocus_23-14

Date
9/28/23

Scale
As Noted

Sheet
LP-2

CertainTeed
Bufftech
Vinyl Fence Products

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 035-017.

PRIVACY FENCING
(BUFFTECH) CHESTERFIELD VINYL FENCING

035-017
PROTECTED BY COPYRIGHT © 2018 CADDETAILS.COM LTD.

SELECT DESIRED SIZE:

☐ 4' HEIGHT
☐ 6' HEIGHT
☐ 8' HEIGHT

SELECT DESIRED COLOR:

☐ WHITE
☐ ALMOND
☐ NATURAL CLAY (5' & 6' HEIGHT ONLY)
☐ GREY (6' HEIGHT ONLY)

POST CENTERS
5 X 5 = 9"

4 X 8

POST CENTERS
5 X 5 = 9"

5 X 8

POST CENTERS
5 X 5 = 9"

5 X 8

POST CENTERS
5 X 5 = 9"

5 X 8

REVISION DATE: 03/08/2018
CADdetails.com

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

Stormwater Management
&
Erosion and Sediment Control Plan Narrative

for

640 CEDAR ROAD

Prepared For

Hopewell Veterinary Hospital

Abington Township
Montgomery County, Pennsylvania

Equitable Owner

Rutkowski, LP
640 Cedar Road
Jenkintown, PA 19046

Engineers & Surveyors

Charles E. Shoemaker, Inc.
110 Keystone Drive
Montgomeryville, PA 18936

Project No. 27023
Date: October 3, 2023

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

110 KEYSTONE DRIVE

MONTGOMERYVILLE, PA 18936

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Proposed Drainage Area Plan	

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

GENERAL INFORMATION

Project Name	640 Cedar Road
Site Address	640 Cedar Road Jenkintown, PA 19046
Zoning Criteria	R-4: Medium-High Density
Tax Map Parcel Number(s)	30-00-06992-00-7
Deed Book – Page(s)	5480-1222
Applicant/Owner of Record	Rutkowski, LP 640 Cedar Road Jenkintown, PA 19046
Land Surveyors & Engineers	Charles E. Shoemaker, Inc. 110 Keystone Drive Montgomeryville, PA 18936
Construction Schedule	Construction will commence Spring 2024

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

110 KEYSTONE DRIVE

MONTGOMERYVILLE, PA 18936

PLAN DESIGNER'S EXPERTISE

Erosion control and stormwater management facilities on this project have been designed by Chad W. Brensinger of Charles E. Shoemaker, Inc. Mr. Brensinger graduated from Lehigh University with a Bachelor of Science Degree in Civil Engineering with his studies focused in hydrology. Under the direct supervision and mentorship of Richard A. Stoneback PE, PLS, Chad has been with Charles E. Shoemaker since graduating in 2002 and obtained his Pennsylvania Professional Engineer's License in 2007 and his NJ and DE licenses in 2016. He has also successfully completed his LEED Professional Accreditation through the U.S. Green Building Certification Institute in June of 2009.

Typical projects include retail shopping centers, small residential subdivisions, industrial parks, hotels, office buildings and institutional complexes. He is familiar with local municipal requirements and permitting and approvals through the Pennsylvania Department of Environmental Protection such as General Wetland Permits, Sewage Facilities Planning Modules, and NPDES Permits.

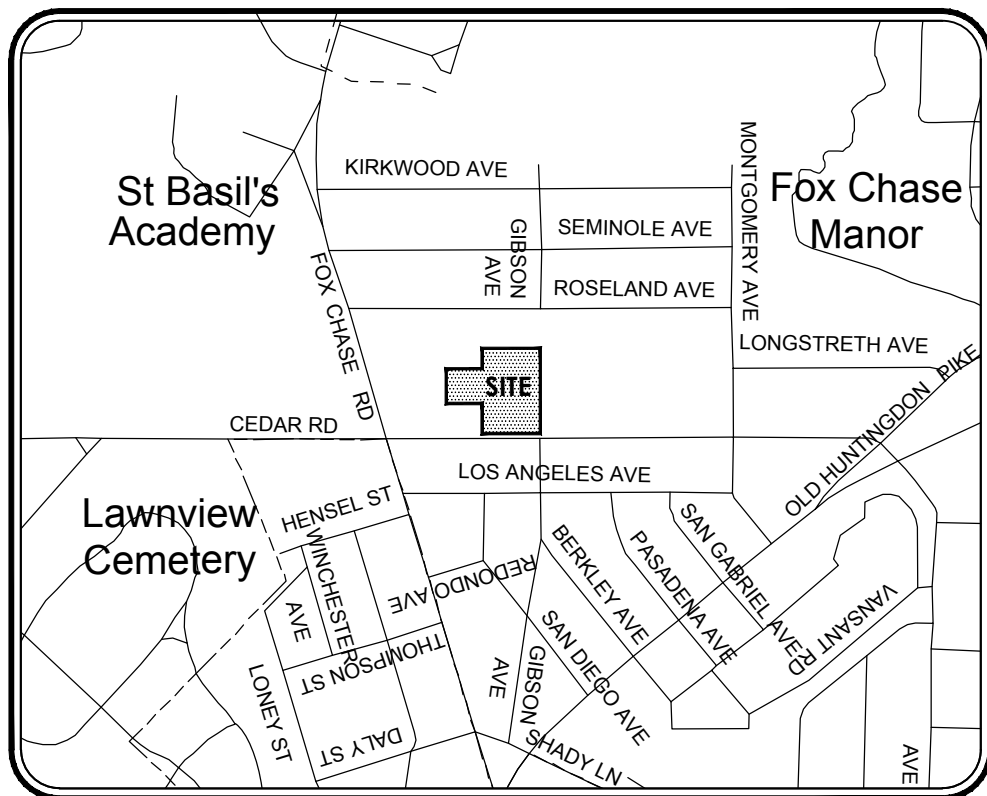
His experience includes all aspects site civil engineering including layout, grading, storm sewer, erosion control and sanitary sewer design. However, Chad specializes in stormwater management and erosion control design. Over the years, he has attended numerous seminars and training sessions presented by local conservation districts, the PA DEP and professional peers to stay current with today's demanding stormwater management design and permitting requirements where water quality, rates, volumes and environmental sustainability are critical. Much of his experience pertains to managing stormwater runoff on challenging sites such as retail complexes and other similar projects where space is very limited and designing an efficient, cost effective and environmentally conscious stormwater management system is paramount in the life of the project.

Notable Training Sessions

- Post Construction Stormwater Management for NPDES Permits, presented by Southeast PA Association of Conservation Districts, March 26, 2010
- Chapter 102 Update Training for the Regulated Community, presented by PA DEP, November 2, 2010
- Erosion and Sediment Manual Training, presented by PA Association of Conservation Districts, Inc, August 20-12, 2012
- PAG-02 Update Training, presented by PA DEP, April 16, 2013
- NPDES and PCSM Permitting Workshop, presented by Southeastern PA Resource Conservation & Development Council, May 22, 2014
- Engineers Workshop, presented by Southeastern PA Resource Conservation & Development Council, March 29, 2019

Representative Permitted Project Sample

- The Proving Grounds, Plymouth Township, Montgomery County, NPDES #PAC460082, issued 9/29/2020
- Sterling Business Ctr, Lot 2B, Hatfield Township, Mont. County, NPDES #PAC460352, issued 7/17/2019
- Fonthill Court, Richland Township, Bucks County, NPDES #PAC090229, issued 4/9/2019
- Atria Senior Living, Springfield Township, Montgomery County, NPDES #PAC460023, issued 5/25/2017



LOCATION MAP

SCALE: 1" = 800'

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

INTRODUCTION

Hopewell Veterinary Hospital proposes development of the their property in Abington Township, Montgomery County, PA. This project consists of a building addition and parking improvements. The site is currently zoned 'R4' – Medium-Density Residential District and 'CS' – Community Service (Use: C-38 Veterinary Clinic).

SITE TOPOGRAPHY

The existing site is the location of a veterinary hospital with 3 accessory structures and associated parking and walkways. There is no existing stormwater management on site and the property is at a high point that diverts stormwater runoff towards two watersheds. All runoff enters either the Pennypack Creek (TSF-MF) or the Jenkintown Creek (WWF-MF). Site soils are as mapped on the USDA-NRCS Web Soil Survey, National Cooperative Soil Survey. There are no known adverse soil conditions or geological formations that require special consideration or offer potential for pollution of the surface waters.

IMPROVEMENTS

This project consists of construction of a building addition, with associated parking, driveway, walkways, stormwater management, and landscaping. The improvements will be served by an underground infiltration bed.

STORMWATER MANAGEMENT

Currently, there is no stormwater management on this site. Existing site runoff flows via sheet flow into to the adjacent properties and Cedar Road.

The goal of the design was to reduce site runoff to the greatest extent practical and to manage all storms up to the 100-year event. The underground storage bed was to capture around 2" of runoff per square foot of proposed impervious area, which was calculated to be 1,372 CF. The majority of the project related runoff will enter the proposed underground seepage bed which will detain the flows and outflow them to a vegetated retentive grading. The retentive grading ensures minimal erosion as the seepage bed outflows leave the site. Most of the volume reduction will take place in the void space in the infiltration bed. The minimal system bypass flows will flow into the street as it does in the existing conditions.

This site is located in Management District 'B' of the Pennypack Watershed, where the 2-yr proposed event must be reduced to be less than the 1-yr existing event, the 10-yr proposed event must be reduced to be less than the 5-yr existing event, the 25-yr proposed event must be reduced to be less than the 10-yr existing event, the 50-yr proposed event must be reduced to be less than the 25-yr existing event, and the 100-yr proposed event must be reduced to be less than the 100-yr existing event. Runoff coefficients were taken from Table E-2 in assuming 0-2% site slopes and Type 'C' soils. Storm events from the 1 to 100-year storms were analyzed using the Dekalb Rational Method. Tables and exhibits summarizing the results are included within this report.

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ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

PERMANENT BEST MANAGEMENT PRACTICES (BMP's)

There are several structural and non-structural Best Management Practices (BMPs) designed for this site. These practices include the following:

1. Underground seepage beds
2. Trench drains
3. Permanent seeding, mulching, and landscaping
4. Water quality devices with sumps (Envirohood and Snouts)

WATER QUALITY CONTROL

The quality of Stormwater runoff is dependent on the type of surfaces the runoff comes in contact with and interval between storm events. Pollutants may include suspended solids, organic carbon matter, bacteria, hydrocarbons, trace metals, thermal impacts, and trash.

Criteria for improved water quality includes limiting the amount of closed storm sewers, increasing the length of grass or naturalized surface drainage, and detaining Stormwater runoff over an extended period of time.

MAINTENANCE AND OPERATION PROCEDURES

Changes in downstream drainages may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventative 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 owner is responsible for the long term "maintenance and operation" of the BMP's.

RECYCLING AND DISPOSAL METHODS

Procedures which ensure that the proper measures for the recycling or disposal of materials associated with or from the project site will be undertaken in accordance with Department of Environmental Protection regulations. 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.

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IMPACT ANALYSIS

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. Any potential for thermal impacts will be mitigated through the use of the stormwater conveyance system as well as the sediment basin riser. 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 a prime contributor to thermal water quality. The sediment basin riser will also agitate the outfall water which will cool it in the process of being discharged towards surface waters.

The site improvements proposed have been analyzed and comply with the Township requirements as well as the PA DEP requirements. These improvements will improve the water quality of the runoff exiting the site, as well as reduce runoff flow rates and volumes, therefore there will be minimal potential for accelerated erosion or detrimental water quality due to the project.

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EROSION CONTROL

There are several temporary and permanent measures that will be taken to prevent accelerated erosion and sedimentation due to construction activities. These include:

TEMPORARY MEASURES

1. Temporary seeding and mulching of disturbed areas.
2. Silt Sock around the disturbed site area.
3. Inlet filters.
4. Minimize area of disturbance.
5. Maintenance of erosion control facilities on a weekly basis and after each rainfall event.

MAINTENANCE

Erosion control measure in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. During construction, one individual shall be assigned the responsibility for inspection and maintenance of these facilities. All facilities shall be inspected weekly and after each storm event. All damaged facilities shall be repaired or replaced immediately. Sediment shall be removed from facilities when it reaches sufficient depth to limit their effectiveness.



Map Scale: 1:2,640 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Soil Map may not be valid at this scale.

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons  Soil Map Unit Lines  Soil Map Unit Points	 Stony Spot  Very Stony Spot  Wet Spot  Other  Special Line Features
Special Point Features	 Blowout  Borrow Pit  Clay Spot  Closed Depression  Gravel Pit  Gravelly Spot  Landfill  Lava Flow  Marsh or swamp  Mine or Quarry  Miscellaneous Water  Perennial Water  Rock Outcrop  Saline Spot  Sandy Spot  Severely Eroded Spot  Sinkhole  Slide or Slip  Sodic Spot	
	Water Features	
	 Streams and Canals	
	Transportation	
	 Rails	
	 Interstate Highways	
	 US Routes	
	 Major Roads	
	 Local Roads	
	Background	
	 Aerial Photography	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania
 Survey Area Data: Version 18, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UugB	Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes	12.8	100.0%
Totals for Area of Interest		12.8	100.0%

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
URBAN LAND UDORTHERENTS (UugB)	X	C/S				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.

IMPORT OR EXPORT OF FILL

If the site will need to import or export material from the site, the responsibility for performing "Due Diligence" and determination of "Clean Fill" will lie with the 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 Table FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by the 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, electronic 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 required as a part of Due Diligence unless visual inspection and/or review of past land use of the property indicates that the fill may have been subjected to a spill or release of a 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 online at www.pacode.com.

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 in 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.

TEMPORARY SEEDING REQUIREMENTS

SPECIES	SEEDING RATE (lb./Ac.)
FOR SPRING SEEDING (UP TO JUNE 15)	40 Annual Ryegrass 96 (3 bu)
or spring oats,	64 oats (2 bu) plus or
spring oats plus ryegrass,	20 lb annual or
	perennial ryegrass
	180 (3 bu)
or winter wheat,	168 (3 bu)
or winter rye	

FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 to AUGUST 15)	
Annual Ryegrass,	40
Japanese or foxtail millet,	35
or sudangrass,	40
or spring oats	96 (3 bu)
or spring oats,	180 (3 bu)
or winter wheat,	168 (3 bu) or winter rye

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 within 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 P₂O₅, and 50 pounds of K₂O) 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.
3	Birdsfoot Trefoil, plus Tall Fescue	10 lb./Ac. 35 lb./Ac.	10	Tall Fescue, plus Fine Fescue	60 lb./Ac. 15 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 P₂O₅, and 200 pounds of K₂O) per acre. Work lime and fertilizer into the soil deeply wherever 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. No topsoil stockpile shall be removed from the site or used as spoil.

RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS

MIXTURE	AREA
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 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 of asphalt emulsion or cutback asphalt at a rate of 100 to 150 gallons per acre. Application of cellulose fiber over the 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.

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VOLUME REDUCTION AND WATER QUALITY

Per Abington Township code, the goal of the design was to manage the recharge volume and the water quality volume. The entire volume required is permanently removed through recharge in the infiltration bed with additional water quality management taking place through water quality devices in the inlets. Overflows from the large storms also outflow to a retentive grading area with amended soil for additional water quality.

Required Volume:

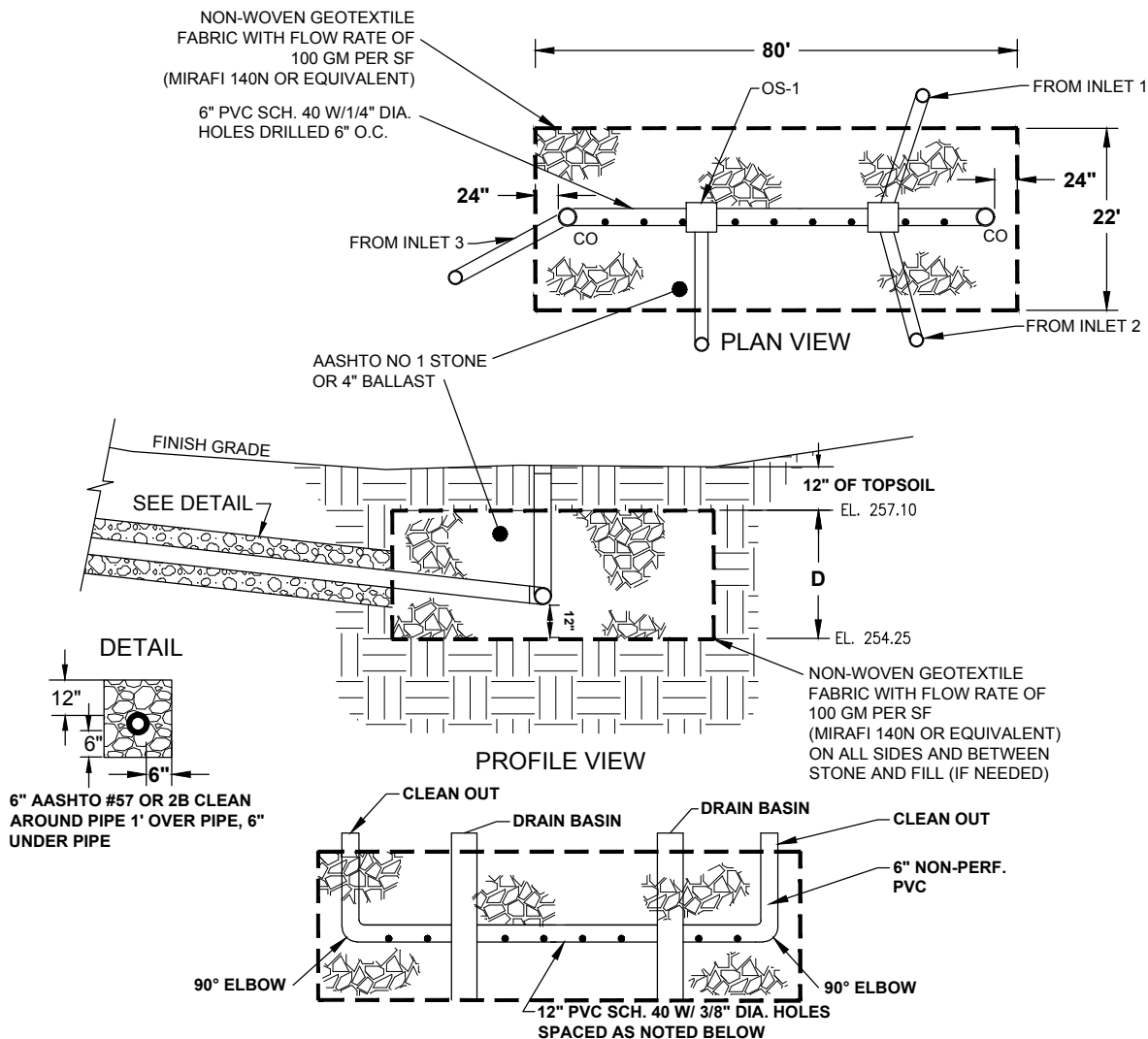
Recharge Volume:	686 CF
Water Quality Volume:	655 CF

Total Required Volume: 1,341 CF

INFILTRATION BED:

Managed Volume:	1,957 CF
-----------------	----------

Managed volume: 1,957 CF (>> 1,341 Required)



NOTE:
INLETS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS. REMOVE ACCUMULATED SEDIMENT AS REQUIRED. IN AREAS WITH VEGETATED OVERLAY, VEGETATION SHOULD BE MAINTAINED AND IN GOOD CONDITION.

NOTES:

1. SEDIMENT PROTECTION SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS ARE STABILIZED (INCLUDING OTHER LOTS).

INFILTRATION BED DETAIL

N.T.S.

STORMWATER MANAGEMENT CALCULATIONS

Per the Township of Abington code section 142-405(2):

The Re_v required shall be computed as:

$$\begin{aligned} Re_v &= (1/12) * (I) = \text{cubic feet (cf)} \\ Re_v &= (1/12) * 8,232 \\ &= \mathbf{686 \text{ CF}} \end{aligned}$$

Per the Township of Abington code section 142-407(B), the following formula is used to determine water quality volume in acre-feet of storage required:

$$\begin{aligned} WQ_v &= \text{Water Quality Volume} \\ WQ_v &= [(P)*(R_v)*(A)] / 12 \end{aligned}$$

Where:

$$\begin{aligned} P &= 1 \text{ inch} \\ A &= \text{Area of project contributing to water quality BMP (acres)} \\ R_v &= 0.05 + 0.009 (I) \text{ where } I \text{ is the percent of the area that is impervious surface (impervious area/A)*100} \\ R_v &= 0.05 + 0.009 (100\%) \\ &= 0.95 \end{aligned}$$

$$\begin{aligned} WQ_v &= [(1)(0.95)(0.19)] / 12 \\ &= 0.015 \text{ acre-feet} \\ &= \mathbf{655 \text{ CF}} \end{aligned}$$

640 CEDAR ROAD
INFILTRATION BED

REQUIRED VOLUME TO BE MANAGED PER ABINGTON TOWNSHIP CODE 1341 CF

VOLUME CALCULATIONS FOR STONE

Basin Invert	Slope ft/ft	Footprint SF	Elevation	Stage	Stage Media Volume	% Voids	h Volume	Σ Voids Volume	
254.25	0.0000	1600	254.25	0.00	0	40%	0.0	0	RECHARGE VOLUME
254.25	0.0000	1600	254.50	0.25	400	40%	160.0	160	
254.25	0.0000	1600	254.75	0.50	400	40%	160.0	320	
254.25	0.0000	1600	255.00	0.75	400	40%	160.0	480	
254.25	0.0000	1600	255.25	1.00	400	40%	160.0	640	
254.25	0.0000	1600	255.50	1.25	400	40%	160.0	800	
254.25	0.0000	1600	255.75	1.50	400	40%	160.0	960	
254.25	0.0000	1600	256.11	1.86	576	40%	230.4	1190	
254.25	0.0000	1600	256.36	2.11	400	40%	160.0	1350	
254.25	0.0000	1600	256.61	2.36	400	40%	160.0	1510	
254.25	0.0000	1600	256.86	2.61	400	40%	160.0	1670	
254.25	0.0000	1600	257.11	2.86	400	40%	160.0	1830	

Recharge Volume: **1190 CF**

The volume below elevation 255.75 is considered to be managed because it will pass through the infiltration surface on the bottom of the bed.

Active Infiltration

Surface Area:	1600 SF
Time Interval:	6.0 hr
Infiltration Rate:	2.88 in/hr
Factor of Safety:	3
Infiltration Rate w/FOS:	0.0799 ft/hr

Active Infiltration = Surface Area x Time Interval x Infiltration Rate w/FOS
= 767 CF

TOTAL INFILTRATION = 100% Infiltration + Active Infiltration
--

= 1,957 CF

<< POTENTIAL RECHARGE VOLUME

640 CEDAR ROAD
Weighted C

EXISTING		1-yr to 10-yr events						25-yr to 100-yr events										
		DRAINAGE		IMPERVIOUS	FORREST		LAWN	IMPERVIOUS		FORREST		LAWN						
AREA	No.	AREA	AREA (Ac.)	AREA	C=0.86	AREA	C=0.16	AREA	C=0.24	WEIGHTED	C	INLET	CA	WEIGHTED	C	INLET	CA	
Ex. Site		0.61		0.23		0.00		0.38		0.47		0.29		0.23		0.38		0.33
Total Managed		0.61		0.23		0.00		0.38		0.47		0.29		0.23		0.38		0.33

PROPOSED		1-yr to 10-yr events					25-yr to 100-yr events					
		DRAINAGE AREA (Ac.)	IMPERVIOUS AREA C=0.86	FORREST AREA C=0.16	LAWN AREA C=0.24	WEIGHTED C	INLET CA	IMPERVIOUS AREA C=0.96	FORREST AREA C=0.20	LAWN AREA C=0.29	WEIGHTED C	INLET CA
Infiltration Bed												
	TD1	0.05	0.05	0.00	0.00	0.86	0.04	0.05	0.00	0.00	0.96	0.05
	Inlet 1	0.05	0.05	0.00	0.00	0.86	0.04	0.05	0.00	0.00	0.96	0.05
	Inlet 2	0.09	0.08	0.00	0.01	0.79	0.07	0.08	0.00	0.01	0.89	0.08
	Inlet 3	0.05	0.05	0.00	0.00	0.86	0.04	0.05	0.00	0.00	0.96	0.05
	Roof Drain to Bed	0.02	0.02	0.00	0.00	0.86	0.02	0.02	0.00	0.00	0.96	0.02
	Offsite Roof Area to Bed	0.06	0.06	0.00	0.00	0.86	0.05	0.06	0.00	0.00	0.96	0.06
	Managed to Infiltration Bed	0.26	0.25	0.00	0.01	0.84	0.22	0.25	0.00	0.01	0.93	0.24
	Offsite to Infiltration Bed	0.06	0.06	0.00	0.00	0.86	0.05	0.06	0.00	0.00	0.96	0.06
	Total to Infiltration Bed	0.32	0.31	0.00	0.01	0.84	0.27	0.31	0.00	0.01	0.94	0.30
	Bypass	0.35	0.17	0.00	0.18	0.54	0.19	0.17	0.00	0.18	0.62	0.22
SITE TOTAL		0.61	0.42	0.00	0.19	0.67	0.28	0.42	0.00	0.19	0.75	0.46

Note:
Runoff coefficients were taken from Table E-2 on the following page assuming 2-6% site slopes and Type 'D' soils.

Pipe Tbl

Line No.	Line ID	Inlet Time (min)	Incr Q (cfs)	Capac Full (cfs)	Flow Rate (cfs)	Line Size (in)	n-val Pipe	Line Length (ft)	Line Slope (%)	Vel Ave (ft/s)	Invert Up (ft)	Invert Dn (ft)	Gnd/Rim El Up (ft)	HGL Up (ft)	Gnd/Rim El Dn (ft)	HGL Dn (ft)	Cover Up (ft)	Cover Dn (ft)
1	I3 TO BED	5.0	0.47	4.95	0.47	15	0.012	46	0.50	1.46	255.60	255.37	258.50	255.87	259.70	256.36	1.65	3.08
Project File: 27023 I3 TO BED.stm												Number of lines: 1		Date: 10/12/2023				
NOTES: ** Critical depth																		

Pipe Tbl

Line No.	Line ID	Inlet Time (min)	Incr Q (cfs)	Capac Full (cfs)	Flow Rate (cfs)	Line Size (in)	n-val Pipe	Line Length (ft)	Line Slope (%)	Vel Ave (ft/s)	Invert Up (ft)	Invert Dn (ft)	Gnd/Rim El Up (ft)	HGL Up (ft)	Gnd/Rim El Dn (ft)	HGL Dn (ft)	Cover Up (ft)	Cover Dn (ft)
1	I2 TO BED	5.0	0.79	4.95	0.79	15	0.012	36	0.50	1.78	255.50	255.32	258.50	255.85	259.70	256.36	1.75	3.13
Project File: 27023 I2 TO BASIN.stm												Number of lines: 1		Date: 10/12/2023				
NOTES: ** Critical depth																		

Pipe Tbl

Line No.	Line ID	Inlet Time (min)	Incr Q (cfs)	Capac Full (cfs)	Flow Rate (cfs)	Line Size (in)	n-val Pipe	Line Length (ft)	Line Slope (%)	Vel Ave (ft/s)	Invert Up (ft)	Invert Dn (ft)	Gnd/Rim El Up (ft)	HGL Up (ft)	Gnd/Rim El Dn (ft)	HGL Dn (ft)	Cover Up (ft)	Cover Dn (ft)
2	YD1 TO I1	5.0	0.47	4.95	0.47	15	0.012	64	0.50	2.50	256.72	256.40	260.15	256.99	260.50	256.66	2.18	2.85
1	I1 TO BED	0.0	0.00	4.95	0.86	15	0.012	40	0.50	2.90	256.20	256.00	260.50	256.56	259.70	256.36	3.05	2.45
Project File: 27023 YD1 TO BED.stm												Number of lines: 2			Date: 10/12/2023			
NOTES: ** Critical depth																		

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

APPENDIX A

INFILTRATION TESTING REPORT



August 10, 2023

Lisa Rutkowski, Practice Manager
Hopewell Veterinary Hospital
640 Cedar Road
Jenkintown, PA 19046

Via email to: lisa@hopewellvet.com

Re: Stormwater Infiltration Testing
Hopewell Veterinary Hospital
640 Cedar Road
Jenkintown, PA 19046
T.M.P. No.: 30-00-06992-00-7
Abington Township, Montgomery County, PA

Dear Mrs. Rutkowski:

VW Consultants, LLC (VW) completed an evaluation of the above referenced property on August 7, 2023 for the feasibility of stormwater infiltration. Testing was conducted at the three locations marked on the attached Test Pit Location Plan, which is based on the Zoning Exhibit Plan for 640 Cedar Road, prepared by Charles E. Shoemaker, Inc., last revised 6/14/2023. The results of the testing, including the soil test pit descriptions and infiltration rates at specified depths, expressed in inches below ground surface (B.G.S.), are summarized at the end of this report. The infiltration rates were established by the double-ring methodology, as described in the current *PADEP Stormwater Best Management Practices Manual (2006)*. Our findings indicate that infiltration of stormwater runoff is feasible on the project site as listed in the summary table at the end of this report.

Project Setting

The project site is an existing veterinary hospital situate on 2.48 acres. The property is currently improved with one vet clinic building, bank barn and detached garage. The site is mostly open lawn with sparse trees around the building and perimeter. The site slopes downhill on all sides from a high point by the main building. VW performed soil testing at the rear of the property in support of proposed stormwater management facilities to be utilized for a building addition and parking lot expansion.

Based on a review of a United States Geologic survey map of Pennsylvania, the project site is underlain by the Wissahickon Schist Formation. This formation is typically composed of a mica schist. This rock is characterized by its distinct foliation, which is caused by the preferential orientation of muscovite, feldspar and quartz. The foliation within this formation is typically well-developed, fissile to thin.

Based on a review of the Web Soil Survey, the project site has been mapped by the Natural Resource Conservation Service as containing the Urban Land - Udorthents, schist and gneiss complex soil series. While the soil profile characteristics and permeability rates of the urban land soil series have

not been quantified, the soils are variable and generally consist of deep profiles similar to the nearby undisturbed soils. However, based on the soils observed, VW classified the on-site soils as a taxadjunct to the Glenelg soil series. Glenelg silt loams are classified as very deep, well-drained soils formed in materials weathered from micaceous schist. Glenelg soils are classified as Hydrologic Soil Group B, while urban land soils are generally classified as Hydrologic Soil Group D.

Site Soils

The site was evaluated by a professional soil scientist and the soil profiles were described in accordance to the criteria of the USDA-SCS *Soil Survey Manual* Handbook No. 18 (3/2017) and the USDA-NRCS *Field Book for Describing and Sampling Soils* Version 3.0 (9/2012). A copy of the prepared soil profile descriptions is included with this report.

Three test pits were performed on the project site as directed by the design engineer and as shown on the attached Test Pit Location Plan. In the test pits, VW generally observed dark brown loam topsoil that was over top of strong brown to yellowish red silt loams and loams. Beneath the surface soils, VW generally observed variegated channery loams that continued down to test pit completion. Bedrock, indicated by machine refusal, was not encountered in any of the test pits during the field investigation.

A perched water table, indicated by redoximorphic features, was not observed in any of the test pits during the field investigation. Additionally, a regional groundwater table was not observed in any of the test pits during the field investigation. Please see the soil profile descriptions for a more detailed description of the soils observed.

At completion, the test pits were backfilled and compacted with the excavated material, and leveled off with the surrounding grades. No additional compaction effort or site restoration was performed.

Infiltration Testing

To establish infiltration rates, two double-ring infiltrometer tests were conducted at each test pit location. All tests were conducted at the depth noted on the table below, depth expressed in inches below ground surface (B.G.S.). The test rates were averaged to obtain an average infiltration rate at that depth. The infiltration tests were conducted following the procedure of the current *PADEP Stormwater Best Management Practices Manual (2006)* for both test technique and calculation of the infiltration rate. Please be advised that this calculation, which is consistent with the methodology of the current PADEP Stormwater Manual, is not a soil hydraulic conductivity rate as determined by Darcy's Law.

The table below is a summary of the infiltration test depths and the infiltration rates obtained by VW during the field testing.

Pit No.	Pit Depth (in, BGS)	Observed Redox Features (in, BGS)	Depth to Rock (in, BGS)	Depth to Ground Water (in, BGS)	Infiltration Test Depth (in, BGS)	Average Infiltration Rate (in/hr.)
SW-1	96	NE	NE	NE	60	2.875
SW-2	100	NE	NE	NE	60	3.0
SW-3	108	NE	NE	NE	66	0.75

NE= not encountered

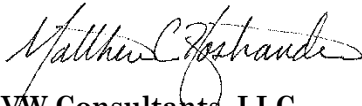
Conclusions and Recommendations

VW observed the site soils and performed infiltration testing at three test pit locations on the subject property. Based on the observed soil conditions and infiltration rates obtained during the site testing, stormwater management facilities proposing infiltration can be designed at the locations and depths tested where suitable infiltration rates were obtained. The infiltration facilities should be designed by a professional engineer at the depth of the infiltration testing using appropriate engineering practices and with a safety factor reduction from the measured infiltration rate. Care should be taken to preserve the soil infiltrative surface during pre- and post-construction of the stormwater management facility.

Our findings are the result of testing conducted in specific locations and conditions. Should conditions contrary to the findings in this report be discovered prior to, during, or after construction of the stormwater control devices, VW must be notified so our recommendations can be reviewed or revised, if necessary. Additionally, if the stormwater management facility location and/or size changes, a VW soil scientist and the project engineer should review the site testing to confirm additional soil testing is not warranted.

Should you have any questions regarding the information included in this report, please contact me at 215-778-5284, or by email at mhostrander@vw-consultants.com.

Respectfully submitted,



VW Consultants, LLC
Matthew C. Hostrander, CPSS
Professional Soil Scientist

Enclosures: soil profile descriptions, infiltration data sheets, test pit location plan

cc: Chad Brensinger, P.E. of Charles E. Shoemaker, Inc.

Matthew C. Hostrander, CPSS

Professional Soil Scientist

Date: 8/7/23 Pit # SW-1
 Project: Hopewell Veterinary Hospital
 Location: 640 Cedar Road
 Abington Township, Montgomery Co., PA
 Soil Series Mapped: Urban-Udorthents
 Soil Series Classified: Glenelg Taxadjunct

Limiting Zone 96+" none

Slope: 1-3%

Conduct Double Ring Infiltrometer Test at 60"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
Ap	0-10	10YR 3/3	gr l	2 m gr 1 m sbk	friable	none	none	abrupt wavy
Bt	10-20	7.5YR 4/6	l	1 m sbk	friable	none	none	clear wavy
CB	20-44	7.5YR 5/4	sil	1 th pl 0 m	very friable	none	none	gradual wavy
C	44-96+	10YR 4/4	vch l	0 m	very friable loose	none	none	

Township Representative: None Soil Scientist: Matthew C. Hostrander

Notes: Site evaluation for stormwater infiltration. No groundwater or bedrock encountered. Residual soils observed throughout profile.

Weather / Field Conditions: Overcast, 80s, soils moist.

Others Present at Site: Geary Erney of Total Contracting – backhoe provider and operator.

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic

SOIL ORDER

Ultisol

DRAINAGE CLASS

Well Drained

LANDFORM

Upland

POSITION

Summit

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Schist

COARSE FRAGMENTS (% of Vol.)

15-35%

(gr) gravelly

(ch) channery

(cb) cobbly

(fl) flaggy

(st) stony

(bd) bouldery

35-65%

(vgr) very gravelly

(vch) very channery

(vcb) very cobbly

(vfl) very flaggy

(vst) very stony

(vbd) very bouldery

>65%

(egr)extr. gravelly

(ech) extr.channery

(ecb) extr. cobbly

(efl) extr. flaggy

(est) extr. stony

(ebd) extr. bouldery

TEXTURE

cos - coarse sand

s - sand

fs - fine sand

vfs - very fine sand

lcos - loamy coarse sand

ls - loamy sand

lfs - loamy fine sand

lvfs - loamy very fine sand

cosl - coarse sandy loam

sl - sandy loam

fsl - fine sandy loam

vfs - very fine sandy loam

l - loam

sil - silt loam

si - silt

scl - sandy clay loam

cl - clay loam

sicl - silty clay loam

sc - sandy clay

sic - silty clay

c - clay

STRUCTURE

Grade

Structureless - 0

Weak - 1

Moderate - 2

Strong - 3

Type

pl - platy

pr - prismatic

cpr - columnar

gr - granular

abk - angular blocky

sbk - subangular blocky

m - massive

s - single grain

Size

vf - very fine

f - fine

m - medium

co - coarse

vc - very coarse

vt - very thin

t - thin

th - thick

vth - very thick

REDOX FEATURES

Abundance

f - Few <2%

c - Common 2-20%

m - Many >20%

Contrast

f - Faint

d - Distinct

p - Prominent

BOUNDARY

Distinctness

Abrupt <1" (thick)

Clear 1-2.5"

Gradual 2.5 -5"

Diffuse >5

Topography

Smooth - boundary is

nearly level

Wavy - pockets with

width greater than depth

Irregular - pockets with

depth greater than width

Broken discontinuous

Matthew C. Hostrander, CPSS

Professional Soil Scientist

Date: 8/7/23 Pit # SW-2
 Project: Hopewell Veterinary Hospital
 Location: 640 Cedar Road
 Abington Township, Montgomery Co., PA
 Soil Series Mapped: Urban-Udorthents
 Soil Series Classified: Glenelg Taxadjunct

Limiting Zone 100+" none

Slope: 3-5%

Conduct Double Ring Infiltrometer Test at 60"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
Ap	0-10	10YR 3/3	l	2 m gr 1 m sbk	friable	none	none	abrupt wavy
Bt	10-22	5YR 4/6	l	2 m sbk	friable	none	none	clear wavy
BC	22-38	7.5YR 4/6	sil	1 th pl	very friable	none	none	gradual wavy
C	38-100+	Variegated	ch l	0 m	very friable	none	none	

Township Representative: None Soil Scientist: Matthew C. Hostrander

Notes: Site evaluation for stormwater infiltration. No groundwater or bedrock encountered. Residual soils observed throughout profile.

Weather / Field Conditions: Overcast, 80s, soils moist.

Others Present at Site: Geary Erney of Total Contracting – backhoe provider and operator.

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic

SOIL ORDER

Ultisol

DRAINAGE CLASS

Well Drained

LANDFORM

Upland

POSITION

Shoulder

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	35-65%	>65%
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
(ch) channery	(vch) very channery	(ech) extr.channery
(cb) cobbly	(vcb) very cobbly	(ecb) extr. cobbly
(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE

cos - coarse sand
s - sand
fs - fine sand
vfs - very fine sand
lcos - loamy coarse sand
ls - loamy sand
lfs - loamy fine sand
lvfs - loamy very fine sand
cosl - coarse sandy loam
sl - sandy loam
fsl - fine sandy loam
vfs - very fine sandy loam
l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c - clay

STRUCTURE

Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
vf - very fine
f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES

Abundance	
f - Few	<2%
c - Common	2-20%
m - Many	>20%
Contrast	
f - Faint	
d - Distinct	
p - Prominent	

BOUNDARY

Distinctness	
Abrupt	<1" (thick)
Clear	1-2.5"
Gradual	2.5 -5"
Diffuse	>5"
Topography	
Smooth	- boundary is nearly level
Wavy	- pockets with width greater than depth
Irregular	- pockets with depth greater than width
Broken	- discontinuous

Matthew C. Hostrander, CPSS

Professional Soil Scientist

Date: 8/7/23 Pit # SW-3
 Project: Hopewell Veterinary Hospital
 Location: 640 Cedar Road
 Abington Township, Montgomery Co., PA
 Soil Series Mapped: Urban-Udorthents
 Soil Series Classified: Glenelg Taxadjunct

Limiting Zone 108+" none

Slope: 5-8%

Conduct Double Ring Infiltrometer Test at 66"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
Ap	0-10	10YR 3/3	l	2 m gr 1 f sbk	friable	none	none	abrupt wavy
Bt	10-20	7.5YR 4/6	l	1 m sbk	friable	none	none	clear wavy
BC	20-34	Variegated	sil l	1 th pl	friable	none	none	gradual wavy
CB	34-72	Variegated	sil	1 th pl 0 m	very friable	none	none	gradual wavy
C	72-108+	Variegated	ch l	0 m	very friable	none	none	

Township Representative: None Soil Scientist: Matthew C. Hostrander

Notes: Site evaluation for stormwater infiltration. No groundwater or bedrock encountered. Residual soils observed throughout profile.

Weather / Field Conditions: Overcast, 80s, soils moist.

Others Present at Site: Geary Erney of Total Contracting – backhoe provider and operator.

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic

SOIL ORDER

Ultisol

DRAINAGE CLASS

Well Drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Schist

COARSE FRAGMENTS (% of Vol.)

15-35%

(gr) gravelly

(ch) channery

(cb) cobbly

(fl) flaggy

(st) stony

(bd) bouldery

35-65%

(vgr) very gravelly

(vch) very channery

(vcb) very cobbly

(vfl) very flaggy

(vst) very stony

(vbd) very bouldery

>65%

(egr)extr. gravelly

(ech) extr.channery

(ecb) extr. cobbly

(efl) extr. flaggy

(est) extr. stony

(ebd) extr. bouldery

TEXTURE

cos - coarse sand

s - sand

fs - fine sand

vfs - very fine sand

lcos - loamy coarse sand

ls - loamy sand

lfs - loamy fine sand

lvfs - loamy very fine sand

cosl - coarse sandy loam

sl - sandy loam

fsl - fine sandy loam

vfs - very fine sandy loam

l - loam

sil - silt loam

si - silt

scl - sandy clay loam

cl - clay loam

sicl - silty clay loam

sc - sandy clay

sic - silty clay

c - clay

STRUCTURE

Grade

Structureless - 0

Weak - 1

Moderate - 2

Strong - 3

Type

pl - platy

pr - prismatic

cpr - columnar

gr - granular

abk - angular blocky

sbk - subangular blocky

m - massive

s - single grain

Size

vf - very fine

f - fine

m - medium

co - coarse

vc - very coarse

vt - very thin

t - thin

th - thick

vth - very thick

REDOX FEATURES

Abundance

f - Few <2%

c - Common 2-20%

m - Many >20%

Contrast

f - Faint

d - Distinct

p - Prominent

BOUNDARY

Distinctness

Abrupt <1" (thick)

Clear 1-2.5"

Gradual 2.5 -5"

Diffuse >5

Topography

Smooth - boundary is

nearly level

Wavy - pockets with

width greater than depth

Irregular - pockets with

depth greater than width

Broken discontinuous

Double Ring Infiltrometer Test Report

Site: 640 Cedar Road - SW-1

Municipality: Abington Township

County: Montgomery

Date: 8/7/2023

Testing Depth: 60"
(Below Ground Surface)

	Test #1	Test #2
	Drop (in)	Drop (in)
Presoak 1 (30 min)	2.5	3.25
Presoak 2 (30 min)	1.0	2.5

	Test #1	Test #2
Interval 1 (min)	30	10
Drop (in)	1.0	0.75

Interval 2 (min)	30	10
Drop (in)	1.0	0.625

Interval 3 (min)	30	10
Drop (in)	1.0	0.625

Interval 4 (min)	30	10
Drop (in)	1.0	0.625

Interval 5 (min)		10
Drop (in)		0.625

Interval 6 (min)		10
Drop (in)		0.625

Final Drop in/hr	2.0	3.75
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Infiltration Rate= 2.875 in/hr

Double Ring Infiltrometer Test Report

Site: 640 Cedar Road - SW-2
 Municipality: Abington Township
 County: Montgomery
 Date: 8/7/2023

Testing Depth: 60"
 (Below Ground Surface)

	Test #1	Test #2
	Drop (in)	Drop (in)
Presoak 1 (30 min)	0.75	Dry
Presoak 2 (30 min)	0.75	Dry

	Test #1	Test #2
Interval 1 (min)	30	10
Drop (in)	0.75	0.75

Interval 2 (min)	30	10
Drop (in)	0.75	0.75

Interval 3 (min)	30	10
Drop (in)	0.75	0.75

Interval 4 (min)	30	10
Drop (in)	0.75	0.75

Interval 5 (min)		10
Drop (in)		0.75

Interval 6 (min)		10
Drop (in)		0.75

Final Drop in/hr	1.5	4.5
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Infiltration Rate= 3.00 in/hr

Double Ring Infiltrometer Test Report

Site: 640 Cedar Road - SW-3
Municipality: Abington Township
County: Montgomery
Date: 8/7/2023

Testing Depth: 66"
(Below Ground Surface)

	Test #1	Test #2
	Drop (in)	Drop (in)
Presoak 1 (30 min)	0.75	0.25
Presoak 2 (30 min)	0.5	0.25

	Test #1	Test #2
Interval 1 (min)	30	30
Drop (in)	0.5	0.25

Interval 2 (min)	30	30
Drop (in)	0.5	0.25

Interval 3 (min)	30	30
Drop (in)	0.5	0.25

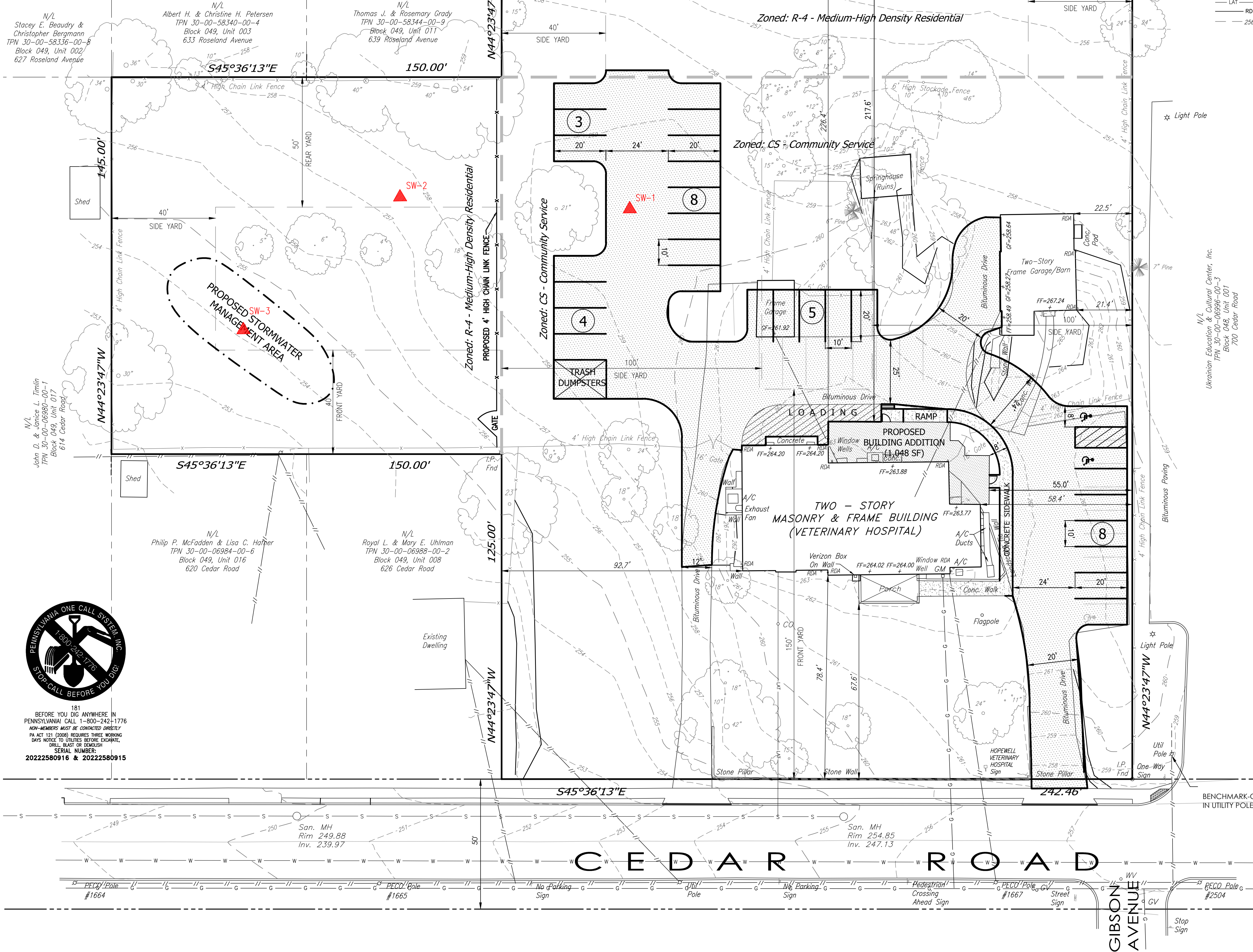
Interval 4 (min)	30	30
Drop (in)	0.5	0.25

Final Drop in/hr	1.0	0.5
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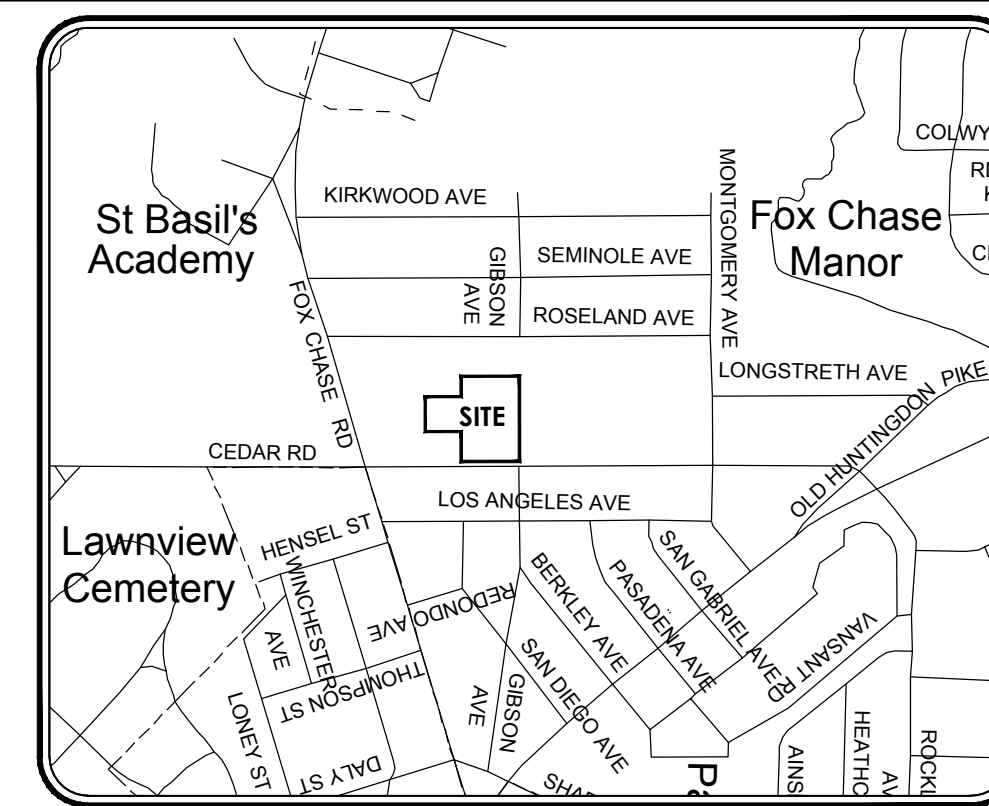
Infiltration Rate= 0.75 in/hr

NOTES

- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS AND FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING SEPTEMBER, 2022. METES AND BOUNDS AS SHOWN ARE BASED ON DEED BEARINGS. ROTATION TO STATE PLANE COORDINATE SYSTEM IS 10°21'58" COUNTERCLOCKWISE.
- TOPOGRAPHICAL SURVEY PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING OCTOBER, 2022.
- HORIZONTAL DATUM BASED ON NAD1983, SPCE3, PENNSYLVANIA (SOUTH) GEOID MODEL. 2020ADJUS. USING TORCON TOPOSERV VIRTUAL NETWORK SYSTEM.
SITE BENCH MARK IS CUT NAIL SET IN UTILITY POLE. ELEVATION = 280.46
- EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 121 (2008) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC. PHONE NO. 1-800-245-1776 SERIAL NO. 20222580915 & 20222580916.
- REFERENCE WAS MADE TO THE FOLLOWING:
 - PLAN OF FOX CHASE MANOR, PREPARED BY ALBRIGHT & MEBUS, CIVIL ENGINEERS, DATED MARCH 25, 1926.
 - PLAN OF PROPERTIES ON PLAN OF FOX CHASE MANOR MADE FOR ALLEN S. VANSANT PREPARED BY GEORGE B. MEBUS, INC., DATED JULY 1, 1958.
 - LOT LOCATION PLAN PART OF FOX CHASE MANOR, MADE FOR WILLIAM LAWRENCE STROTH PREPARED BY CHARLES E. MEBUS, INC., DATED MAY 7, 1973.
- FLOOD DESIGNATION IS ZONE X. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DEPICTED IN FIRM OF MONTGOMERY COUNTY, MAP NO. 42091C0403G, EFFECTIVE DATE: MARCH 2, 2018.
- ALL LOCATION DIMENSIONS ARE SHOWN IN U.S. STANDARD.

LEGEND
EXISTING FEATURES

- IRON PIPE FOUND FENCE
- OVERHEAD WIRE
- GAS VALVE
- WATER VALVE
- SANITARY CLEANOUTS
- UTILITY POLE
- FIRE HYDRANT
- SIGN
- LIGHT STANDARD
- MANHOLE
- SANITARY SEWER
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER MAIN
- WATER SERVICE
- GAS MAIN
- UNDERGROUND ELECTRIC
- COMMUNICATIONS LINE
- LATERAL
- ROOF DRAIN
- CONTOUR



SCALE: 1" = 800'

VARIANCES REQUESTED

- A variance from Section 905.G.4 to permit two parking spaces in the required front yard where the Ordinance prohibits parking in the front yard.
- A variance from Section 2103.C.38.1 to permit the proposed expanded building to be setback 55 feet from the side property line where the required setback is doubled for the C38 use to 100 feet.
- A special exception under Section 1906.A to permit the expansion of the nonconforming use's impervious surface coverage.
- Section 1906.A - to exceed the allowable expansion of the nonconforming use's impervious coverage by 56% where the Ordinance allows expansion of no more than 25%.
- A variance from Section 1906.A.2 to allow the expansion of the nonconforming use to have a side yard setback of 55 feet where the Ordinance requires the C38 use to have a side yard setback of 100 feet.
- A variance from Section 1907.A.1 to allow the expansion of a nonconforming nonresidential structure where the Ordinance does not permit expansion of nonresidential structures.
- A variance from Section 1907.A.2 to allow expansion of a nonconforming structure closer to the side property line. The current structure is 58.4 feet and the proposed expansion will be 55 feet from the side property line.
- A variance from Section 2401.A.2.b to allow the removal of one tree to accommodate new impervious surface without providing two replacement trees.
- A variance from Section 2402.A.5.a to allow the construction of a parking lot or area without providing the required Medium-Intensity buffer around the proposed parking lots and areas.
- A variance from Section 2402.A.6 to allow the construction of a parking lot or area without providing the required green area of 10% of the amount over 15,000 square feet gross of parking area.
- A variance from the requirement in Section 2402.B.1.a to plant street trees along the frontage of the property.
- A variance from the requirement in Section 2403.B.4.a[3] to install a High-Intensity Buffer as required based on adjoining land uses pursuant to Figure 24.5.
- A variance from the requirement in Section 2403.B.7.b to install a High-Intensity buffer along the yards that adjoin a residential zoning district.

R4 MEDIUM - HIGH - DENSITY
RESIDENTIAL

REGULATIONS	REQUIREMENT
LOT AREA (MIN.)	7,000 S.F.
LOT WIDTH (MIN.)	50'
FRONT YARD (MIN.)	40'
SIDE YARD (MIN.)	40'
REAR YARD (MIN.)	50'
BUILDING COVERAGE (MAX.)	40%
IMPERVIOUS COVERAGE (MAX.)	55%
GREEN AREA (MIN.)	45%
BUILDING HEIGHT (MAX.)	35'

CS - COMMUNITY SERVICE (USE: C- 38 - VETERINARY CLINIC) *

REGULATIONS	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA (MIN.)	5 ACRES	2.4753 ACRES *	2.4753 ACRES
LOT WIDTH (MIN.)	400'	242.46' *	242.46' *
LOT DEPTH (MIN.)	400'	355' *	355' *
FRONT YARD (MIN.)	150'	78.4'	78.4'
SIDE YARD (MIN.)	100'	58.4'*	55.0'*
REAR YARD (MIN.)	100'	226.4'	217.6'
BUILDING COVERAGE (MAX.)	25%	5.3% (5,700SF)	6.0% (6,436 SF)
IMPERVIOUS COVERAGE (MAX.)	40%	17.7% (19,092 SF)	29.1% (31,343 SF)
GREEN AREA (MIN.)	60%	82.3% (88,731 SF)	70.9% (76,480 SF)
BUILDING HEIGHT (MAX.)	45'	29'	29'

* - EXISTING NON-CONFORMING CONDITION

**- VARIANCE REQUIRED

1- SECTION 2103.C - USE C-38.1 UNDER THE ORDINANCE, THE MINIMUM SETBACK REQUIREMENTS FOR THE VETERINARY CLINIC USE ARE DOUBLED.

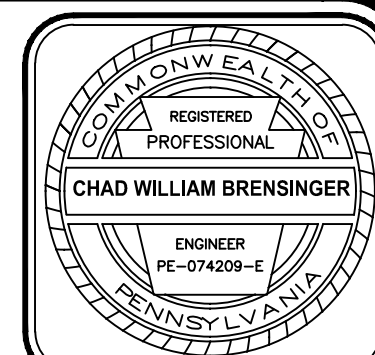
PARKING REQUIREMENTS

5 SPACES FOR EACH DOCTOR OPERATING ON PREMISES, OR
1 SPACE / 200 SF GROSS LEASEABLE FLOOR AREA

EXISTING GROSS LEASEABLE FLOOR AREA = 2,804 SF 2,804 / 200 = 14 SPACES REQUIRED

PROPOSED GROSS LEASEABLE FLOOR AREA = 3,550 SF 3,550 / 200 = 18 SPACES REQUIRED

PROVIDED PARKING = 28 SPACES

AREA TO TITLE LINE
107,823 SF or 2.4753 ACRES

DATE	REVISION	BY
6-14-23	1	JFH

COUNTY PARCEL NO. 30-00-06984-00-1	BLOCK - UNIT 30-049-004	SITE ADDRESS 640 CEDAR ROAD JENKINTOWN, PA. 19046
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RECORD OWNER RUTKOWSKI LP	DEED BOOK - PAGE 5480-01222
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CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 1010 STONE DRIVE MONTGOMERY, PA. 19136 PHONE: 215-887-2165 FAX: 215-576-7791 E-MAIL: staff@eshoemaker.com

ZONING EXHIBIT PLAN OF 640 CEDAR ROAD ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA PREPARED FOR HOPEWELL VETERINARY HOSPITAL

DATE MARCH 10, 2023
DWG NO. A-11-604
JOB NO. 27023
SHEET NO. 1 OF 1

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936

APPENDIX B

HYDROLOGIC STUDY

640 CEDAR ROAD
Weighted C

EXISTING		1-yr to 10-yr events					25-yr to 100-yr events				
AREA No.	DRAINAGE AREA (Ac.)	IMPERVIOUS AREA C=0.86	FORREST AREA C=0.16	LAWN AREA C=0.24	WEIGHTED C	INLET CA	IMPERVIOUS AREA C=0.96	FORREST AREA C=0.20	LAWN AREA C=0.29	WEIGHTED C	INLET CA
Ex. Site	0.61	0.23	0.00	0.38	0.47	0.29	0.23	0.00	0.38	0.54	0.33
Total Managed	0.61	0.23	0.00	0.38	0.47	0.29	0.23	0.00	0.38	0.54	0.33

PROPOSED		1-yr to 10-yr events					25-yr to 100-yr events				
AREA No.	DRAINAGE AREA (Ac.)	IMPERVIOUS AREA C=0.86	FORREST AREA C=0.16	LAWN AREA C=0.24	WEIGHTED C	INLET CA	IMPERVIOUS AREA C=0.96	FORREST AREA C=0.20	LAWN AREA C=0.29	WEIGHTED C	INLET CA
Infiltration Bed											
TD1	0.05	0.05	0.00	0.00	0.86	0.04	0.05	0.00	0.00	0.96	0.05
Inlet 1	0.05	0.05	0.00	0.00	0.86	0.04	0.05	0.00	0.00	0.96	0.05
Inlet 2	0.09	0.08	0.00	0.01	0.79	0.07	0.08	0.00	0.01	0.89	0.08
Inlet 3	0.05	0.05	0.00	0.00	0.86	0.04	0.05	0.00	0.00	0.96	0.05
Roof Drain to Bed	0.02	0.02	0.00	0.00	0.86	0.02	0.02	0.00	0.00	0.96	0.02
Offsite Roof Area to Bed	0.06	0.06	0.00	0.00	0.86	0.05	0.06	0.00	0.00	0.96	0.06
Managed to Infiltration Bed	0.26	0.25	0.00	0.01	0.84	0.22	0.25	0.00	0.01	0.93	0.24
Offsite to Infiltration Bed	0.06	0.06	0.00	0.00	0.86	0.05	0.06	0.00	0.00	0.96	0.06
Total to Infiltration Bed	0.32	0.31	0.00	0.01	0.84	0.27	0.31	0.00	0.01	0.94	0.30
Bypass	0.35	0.17	0.00	0.18	0.54	0.19	0.17	0.00	0.18	0.62	0.22
SITE TOTAL	0.61	0.42	0.00	0.19	0.67	0.28	0.42	0.00	0.19	0.75	0.46

Note:

Runoff coefficients were taken from Table E-2 on the following page assuming 2-6% site slopes and Type 'D' soils.

SITE SUMMARY PER WATERSHED REQUIREMENTS

SITE PEAK FLOWS

Freq. (yr)	<i>Pre-Developed Managed Site Flow (cfs)</i>		<i>Allowable Developed Managed Site Flow (cfs)</i>		<i>Unmanaged Flow* (cfs)</i>		<i>Max Allowable Design Flow (cfs)</i>	<i>Design Post-Dev. Total Discharge (cfs)</i>
1	1.21		1.21	+	0.21	=	1.42	0.78
2	1.44		1.21	+	0.26	=	1.46	0.93
5	1.70		1.44	+	0.30	=	1.74	1.10
10	1.89		1.70	+	0.33	=	2.03	1.22
25	2.47		1.89	+	0.42	=	2.30	1.57
50	2.61		2.47	+	0.45	=	2.92	1.69
100	2.79		2.61	+	0.48	=	3.09	1.81

* "Unmanaged" flow is runoff from undisturbed site areas or offsite areas not to be considered for rate reduction requirements.

Note: This project is split between Stormwater Management District 'B' of the Pennypack Creek Watershed and District 'B' of the Jenkintown Creek

WATERSHED REQUIREMENTS (DISTRICT B):

Pennypack Creek Watershed requires that the post-developed 2 yr design storm runoff shall be, less than or equal to existing 1 yr design storm runoff rates, the post-developed 5 yr design storm runoff shall be less than or equal to existing 2 yr design storm runoff rates, the post-developed 10 yr design storm runoff shall be less than or equal to existing 5 yr design storm runoff rates, the post-developed 25 yr design storm shall be less than or equal to the existing 10 yr design storm runoff rates, the post-developed 50 yr design storm shall be less than or equal to the existing 25 yr design storm runoff rates, the post-developed 100 yr design storm shall be less than or equal to the existing 50 yr design storm runoff rates.

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

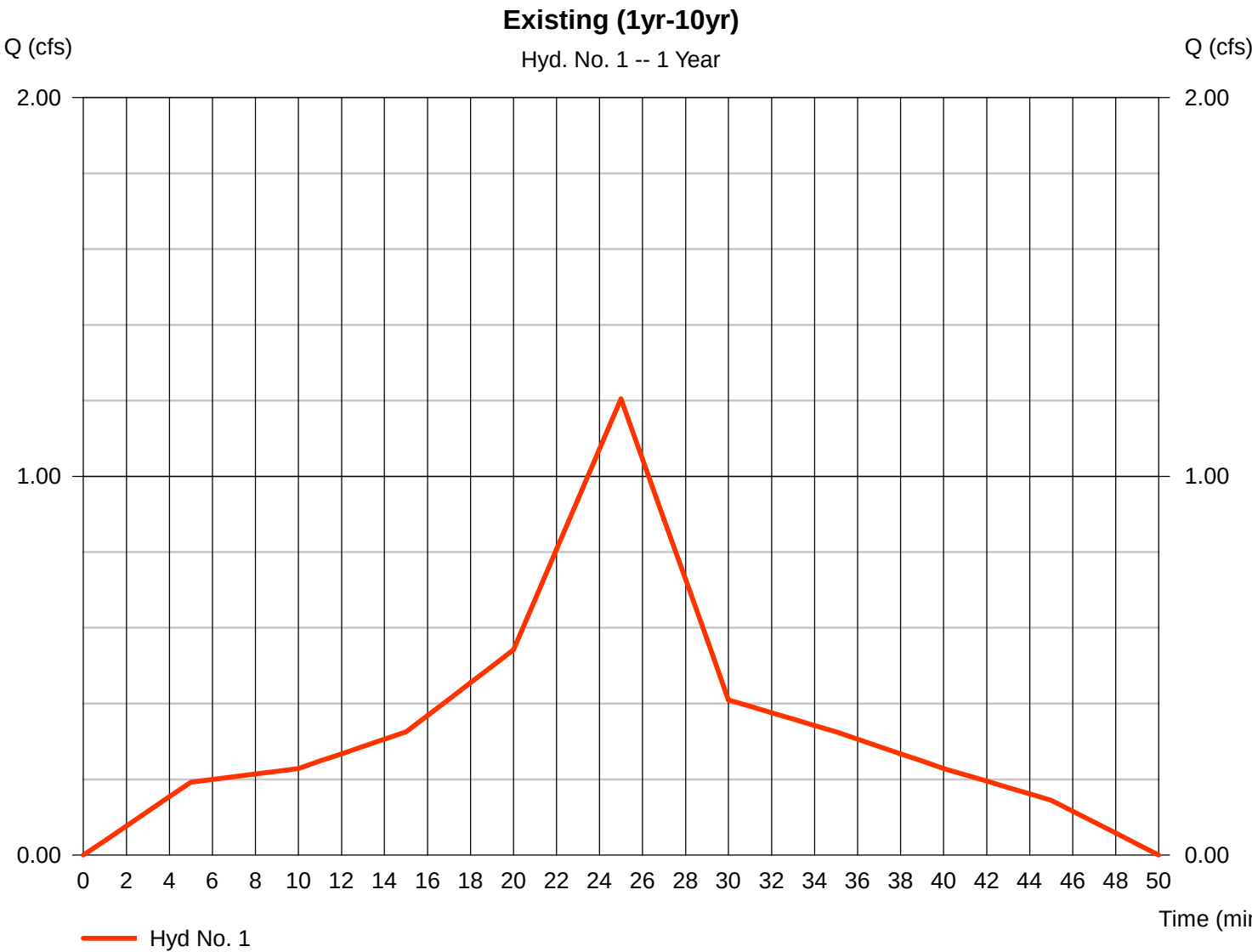
120

Hydrograph Report

Hyd. No. 1

Existing (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.205 cfs
Storm frequency	= 1 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,080 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.47
Intensity	= 4.134 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

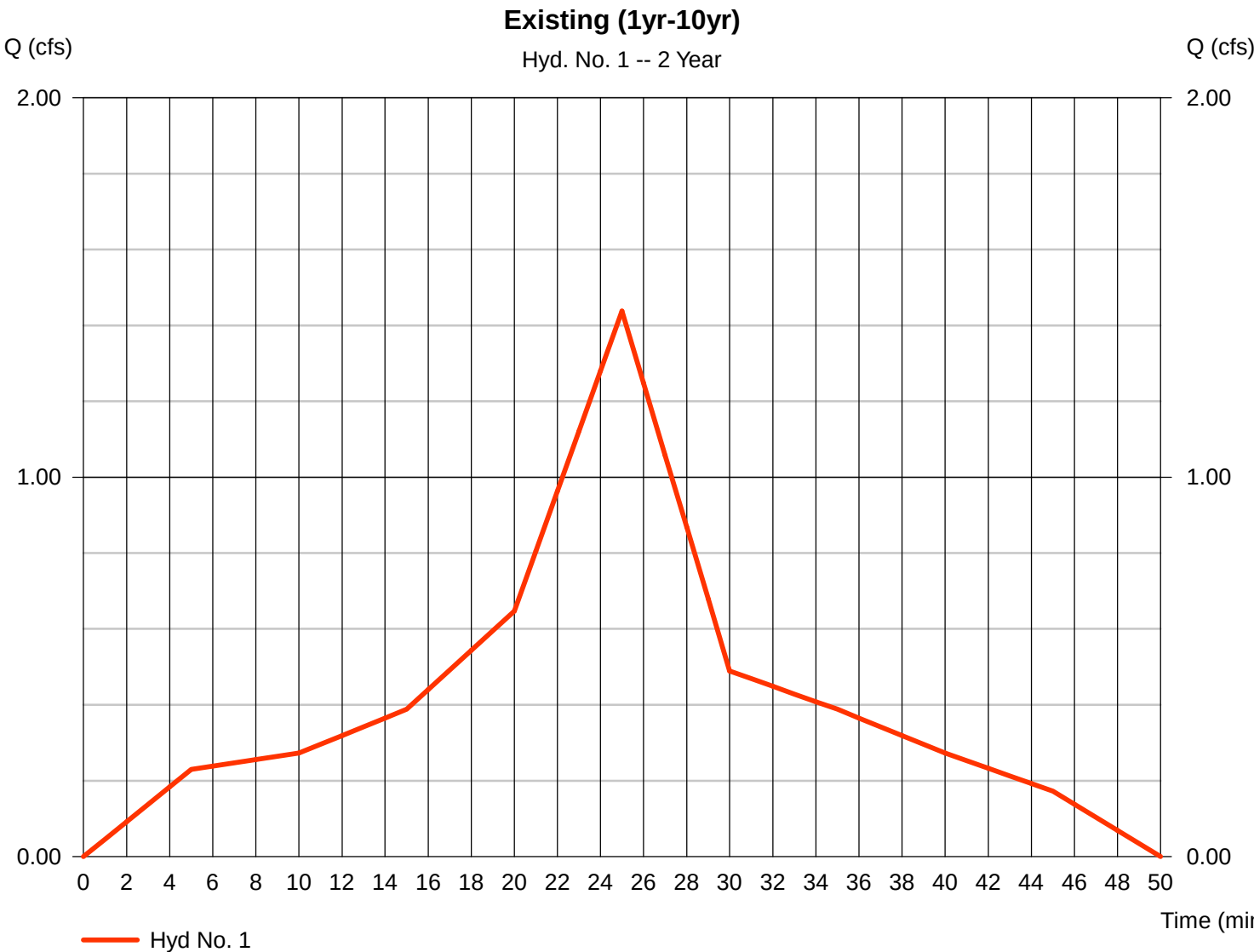


Hydrograph Report

Hyd. No. 1

Existing (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.438 cfs
Storm frequency	= 2 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,290 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.47
Intensity	= 4.934 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

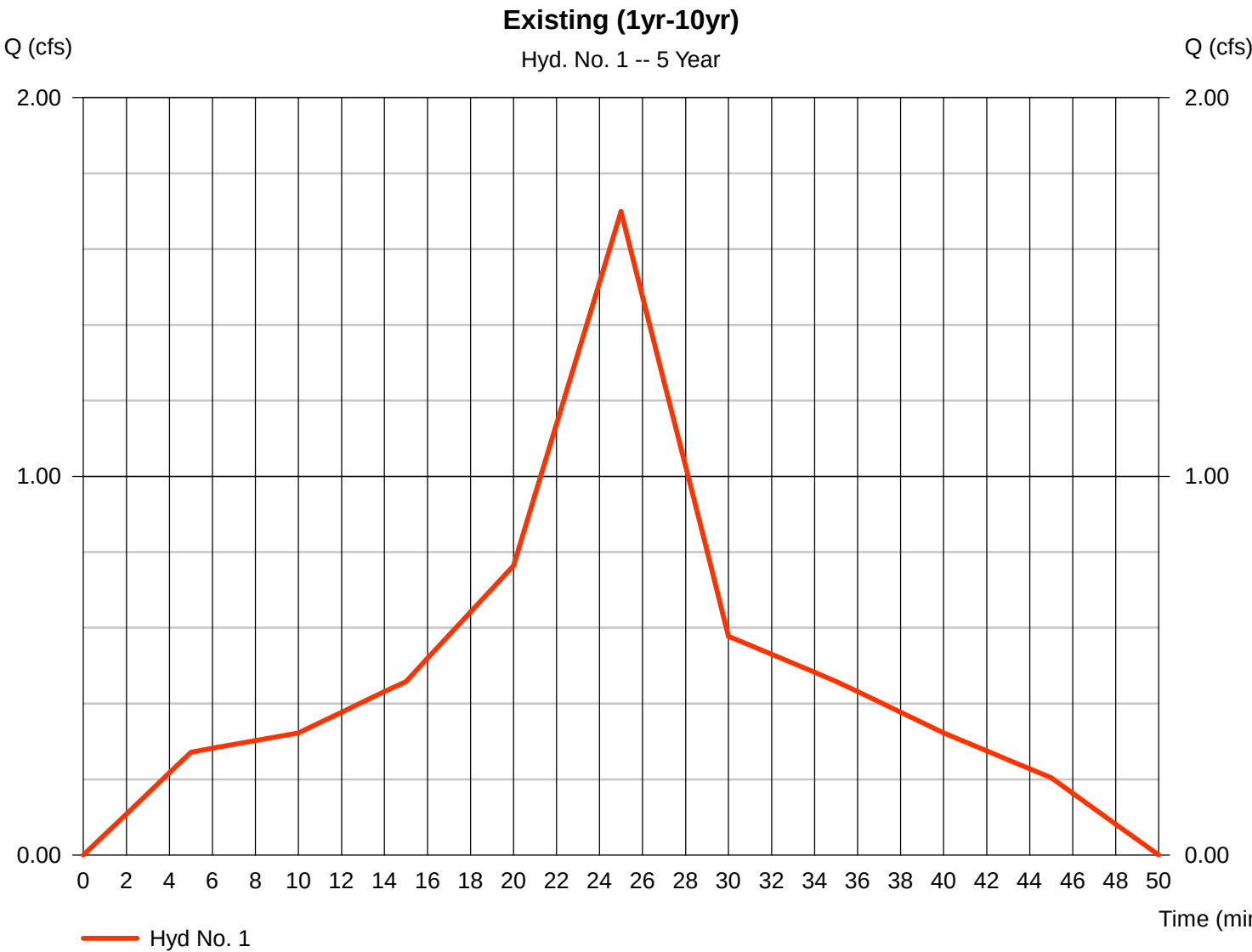


Hydrograph Report

Hyd. No. 1

Existing (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.699 cfs
Storm frequency	= 5 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,524 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.47
Intensity	= 5.830 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

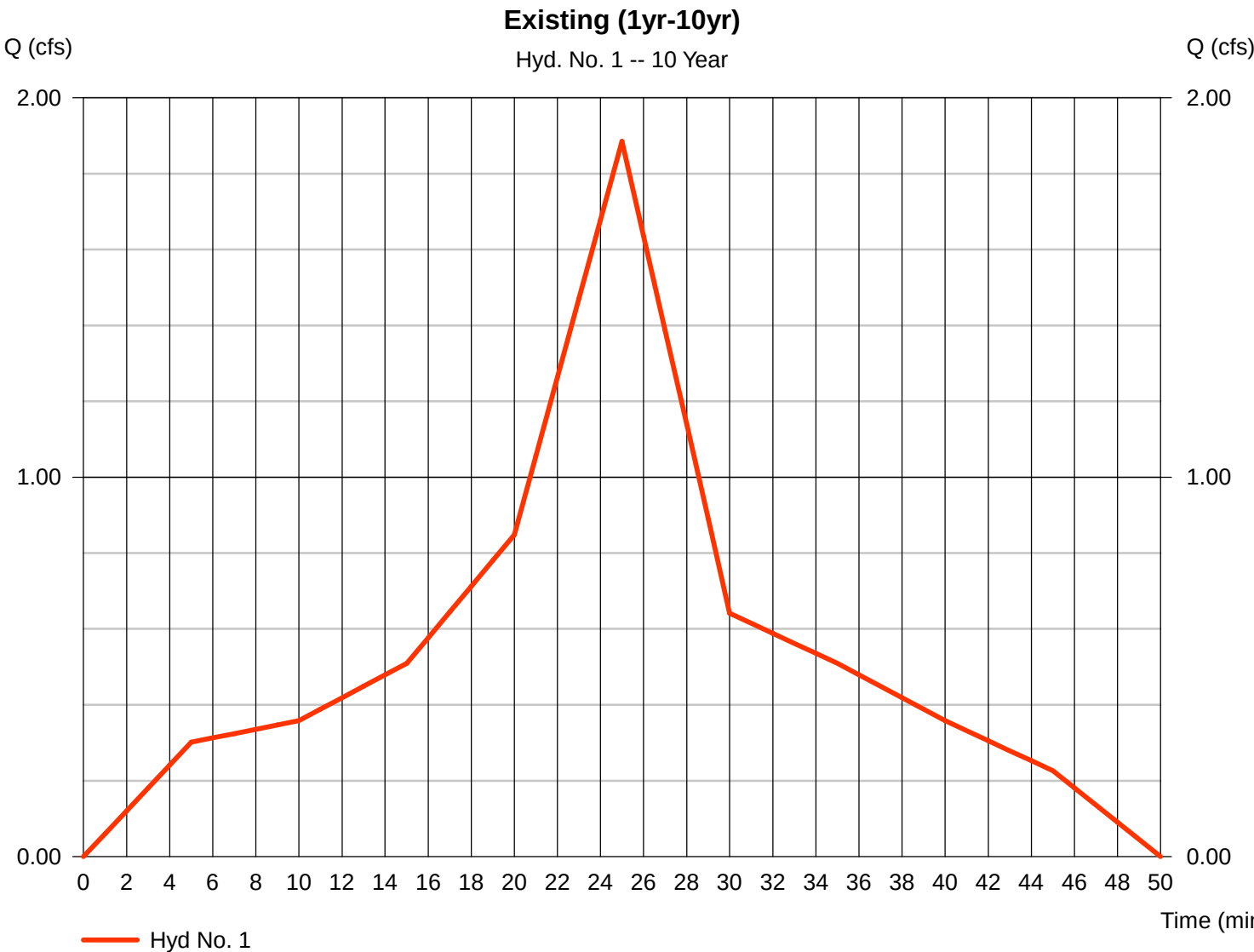


Hydrograph Report

Hyd. No. 1

Existing (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.885 cfs
Storm frequency	= 10 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,691 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.47
Intensity	= 6.469 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

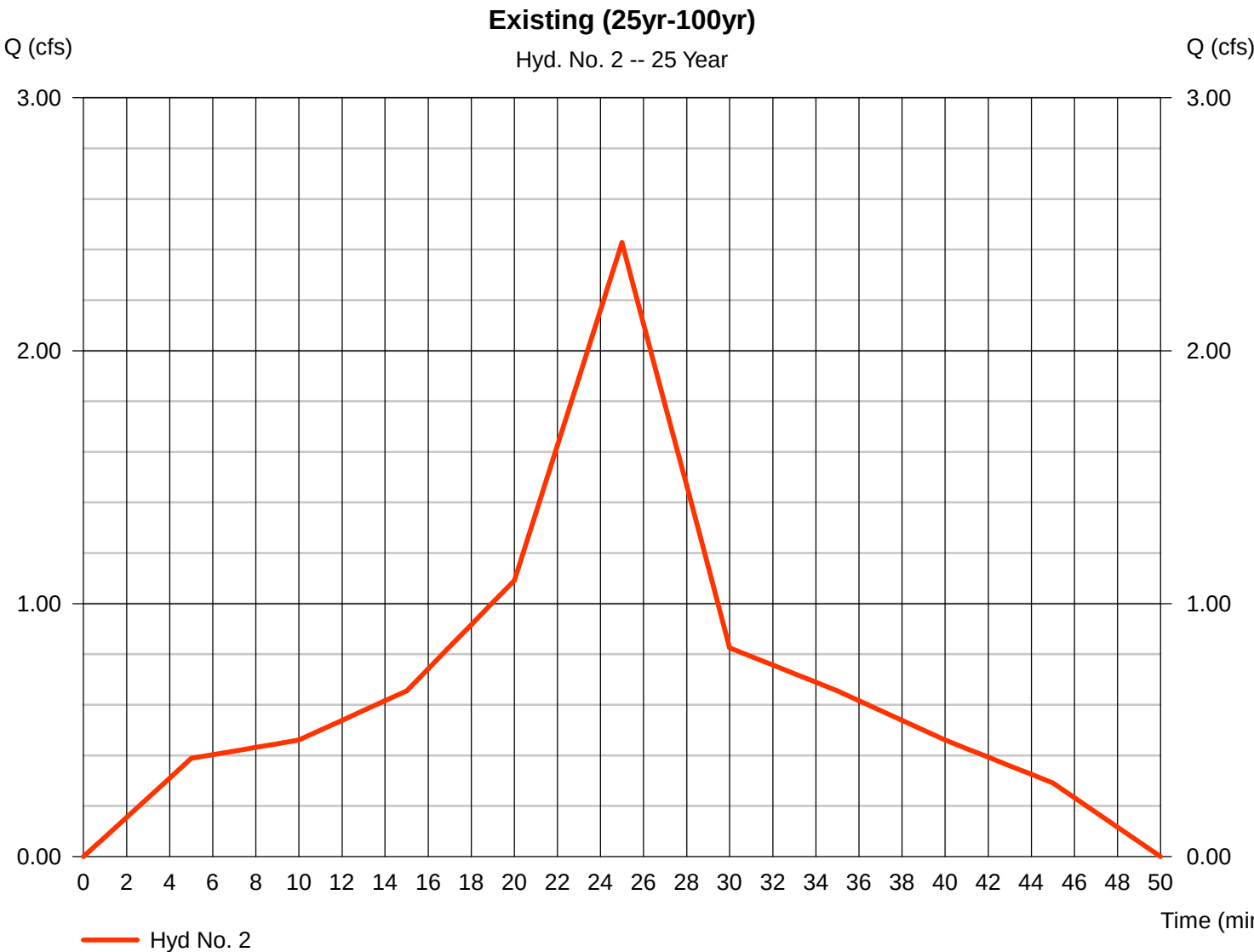


Hydrograph Report

Hyd. No. 2

Existing (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 2.427 cfs
Storm frequency	= 25 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 2,177 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.54
Intensity	= 7.248 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

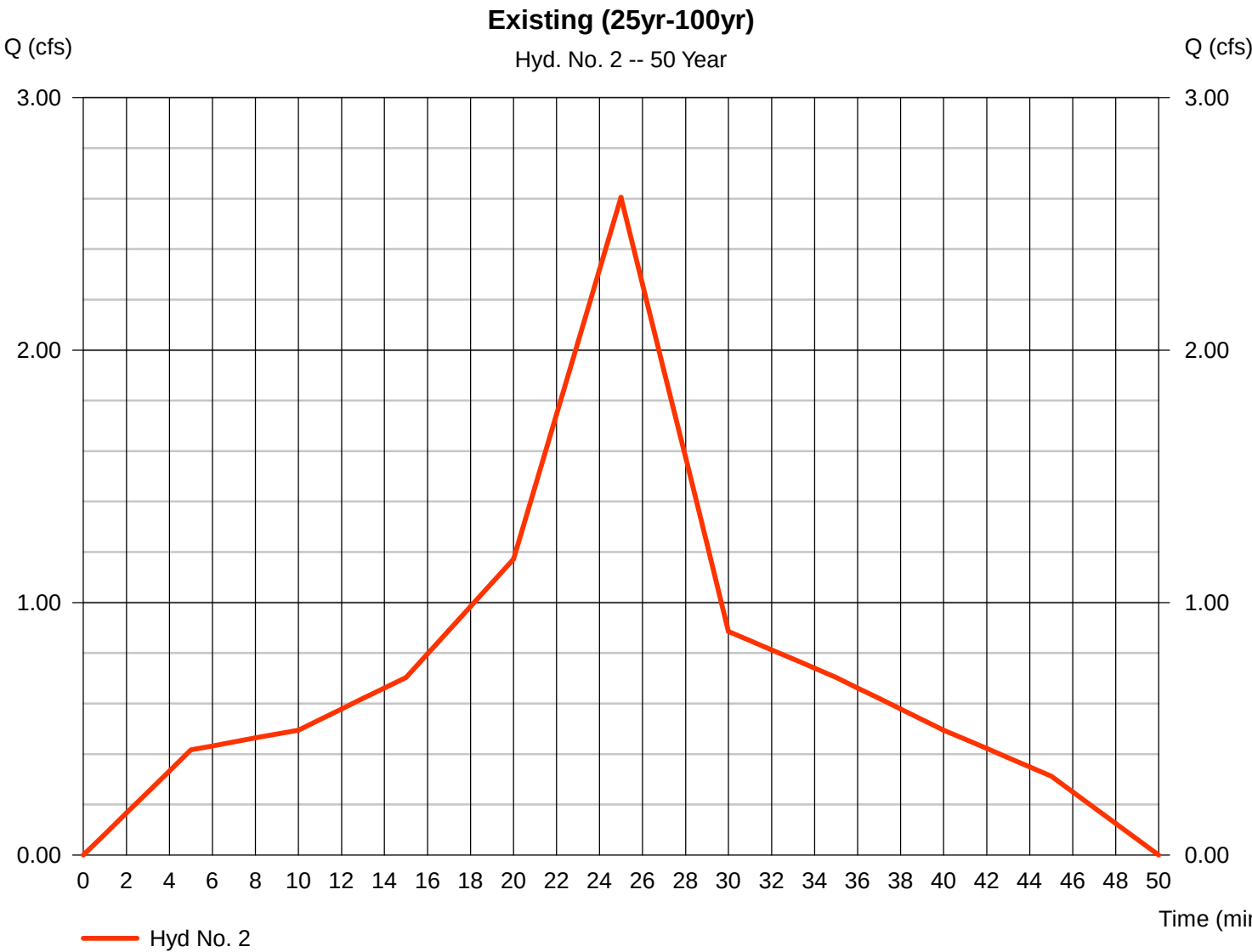


Hydrograph Report

Hyd. No. 2

Existing (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 2.605 cfs
Storm frequency	= 50 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 2,336 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.54
Intensity	= 7.780 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

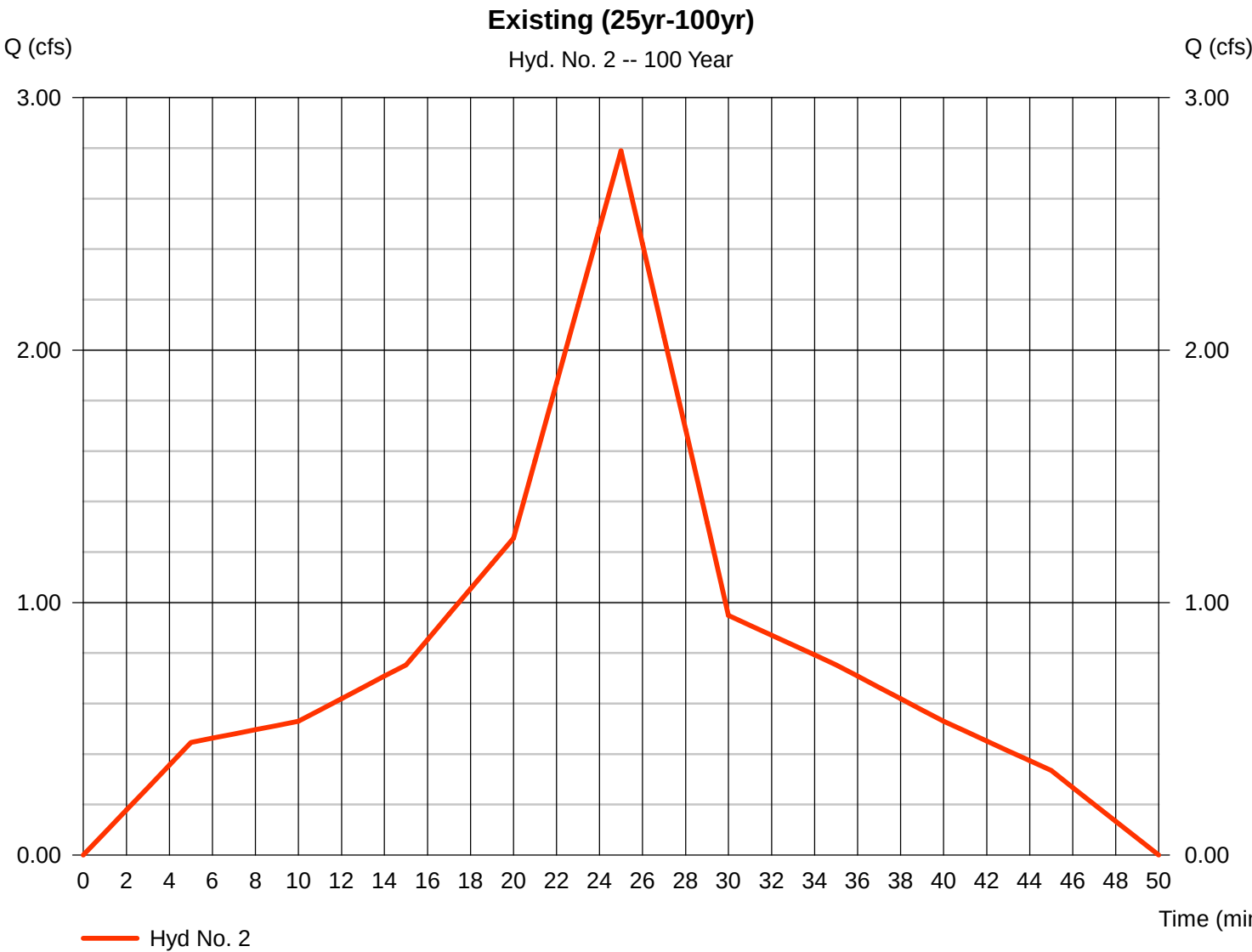


Hydrograph Report

Hyd. No. 2

Existing (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 2.790 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 2,502 cuft
Drainage area	= 0.620 ac	Runoff coeff.	= 0.54
Intensity	= 8.332 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a



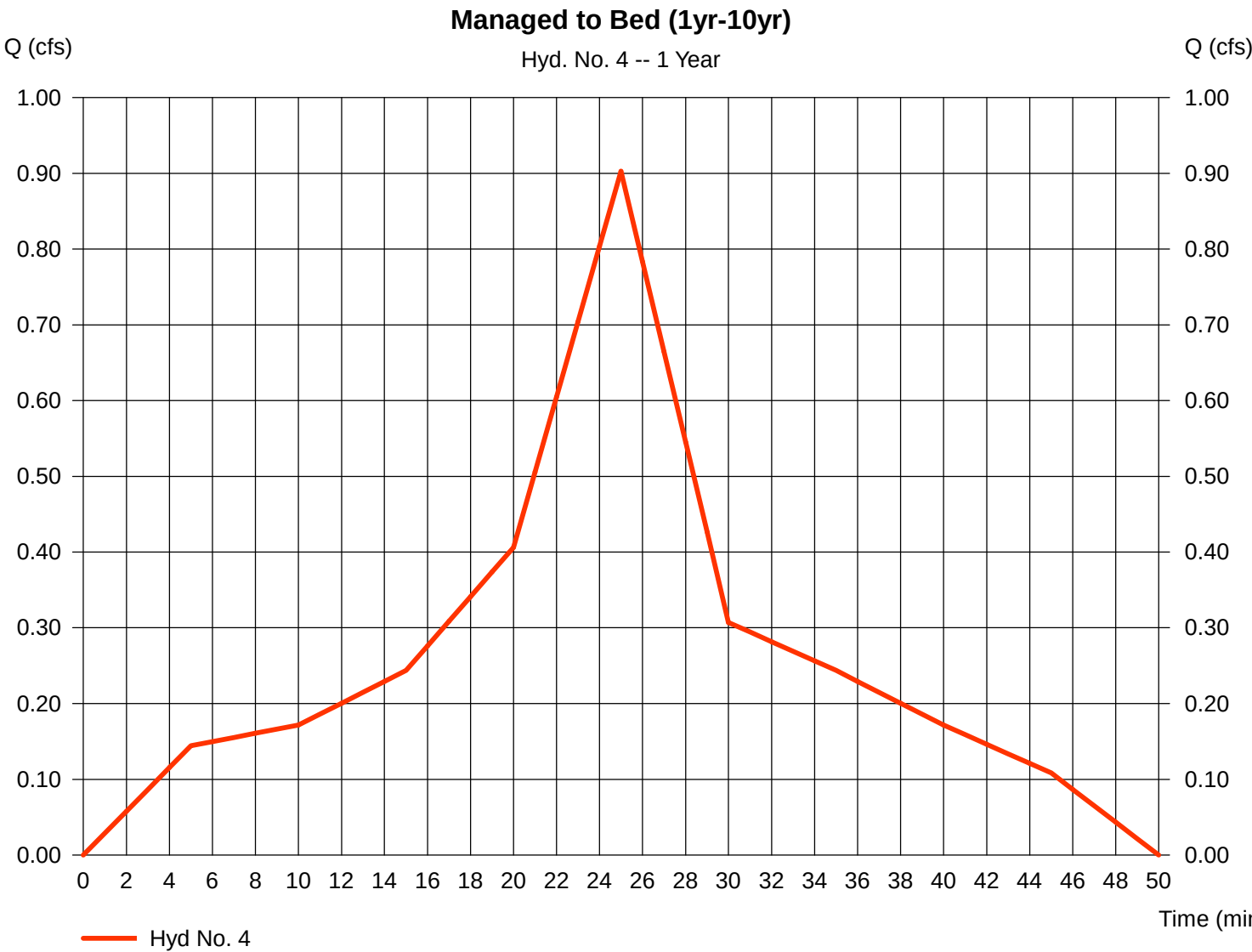
Hydrograph Report

Hyd. No. 4

Managed to Bed (1yr-10yr)

Hydrograph type = Dekalb
Storm frequency = 1 yrs
Time interval = 1 min
Drainage area = 0.260 ac
Intensity = 4.134 in/hr
IDF Curve = Region5.IDF

Peak discharge = 0.903 cfs
Time to peak = 25 min
Hyd. volume = 810 cuft
Runoff coeff. = 0.84
Tc by User = 5.00 min
Asc/Rec limb fact = n/a

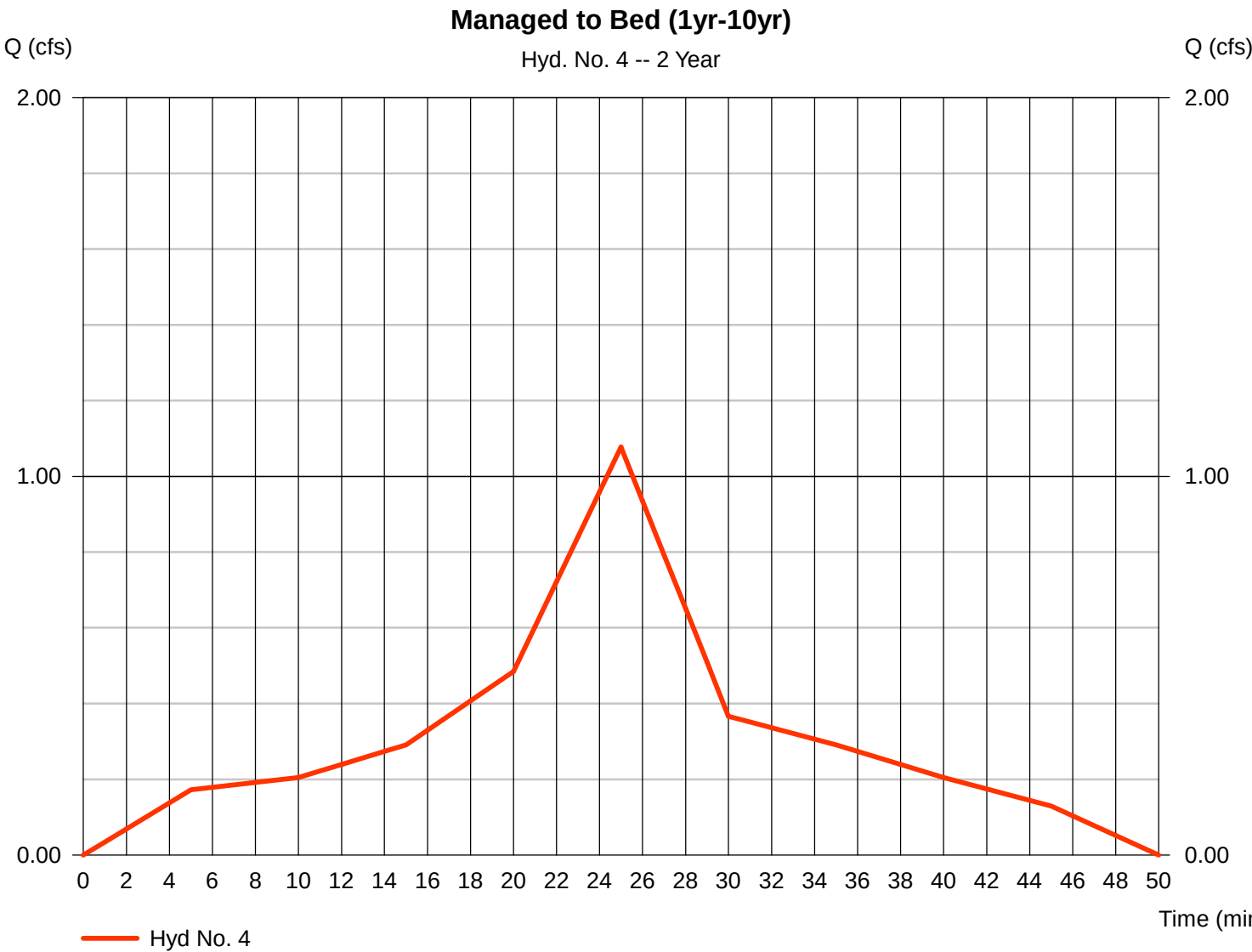


Hydrograph Report

Hyd. No. 4

Managed to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.078 cfs
Storm frequency	= 2 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 967 cuft
Drainage area	= 0.260 ac	Runoff coeff.	= 0.84
Intensity	= 4.934 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

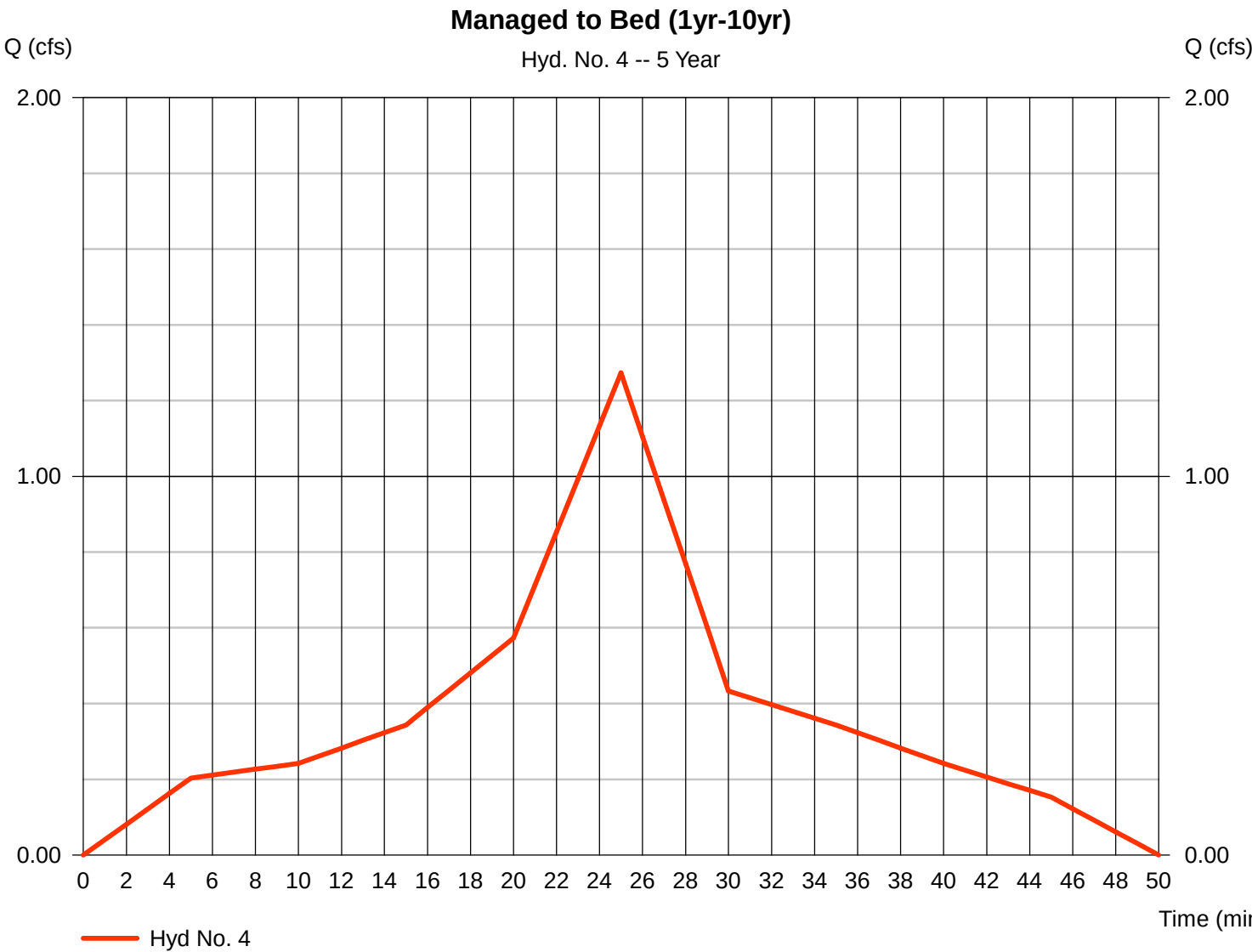


Hydrograph Report

Hyd. No. 4

Managed to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.273 cfs
Storm frequency	= 5 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,142 cuft
Drainage area	= 0.260 ac	Runoff coeff.	= 0.84
Intensity	= 5.830 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

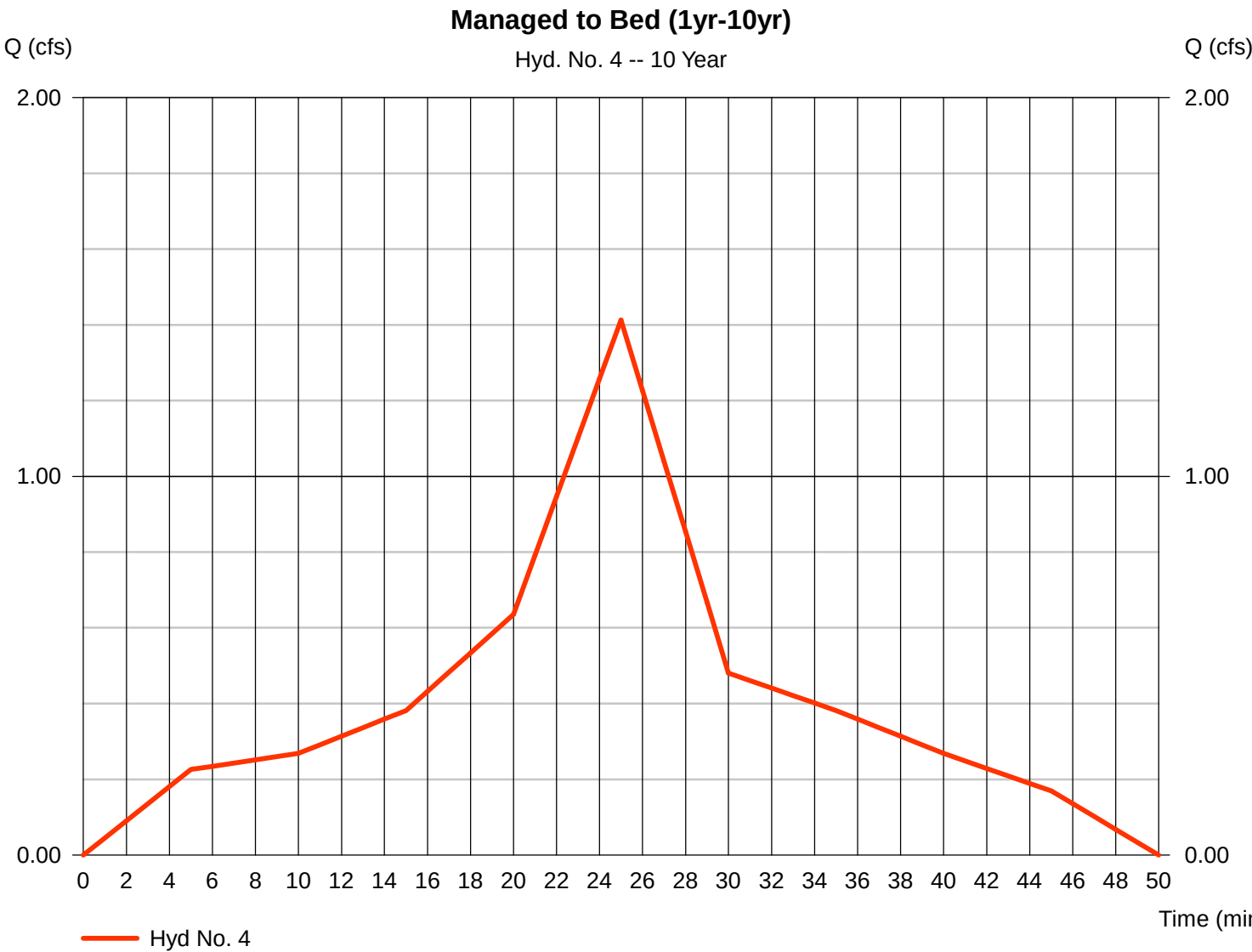


Hydrograph Report

Hyd. No. 4

Managed to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.413 cfs
Storm frequency	= 10 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,267 cuft
Drainage area	= 0.260 ac	Runoff coeff.	= 0.84
Intensity	= 6.469 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

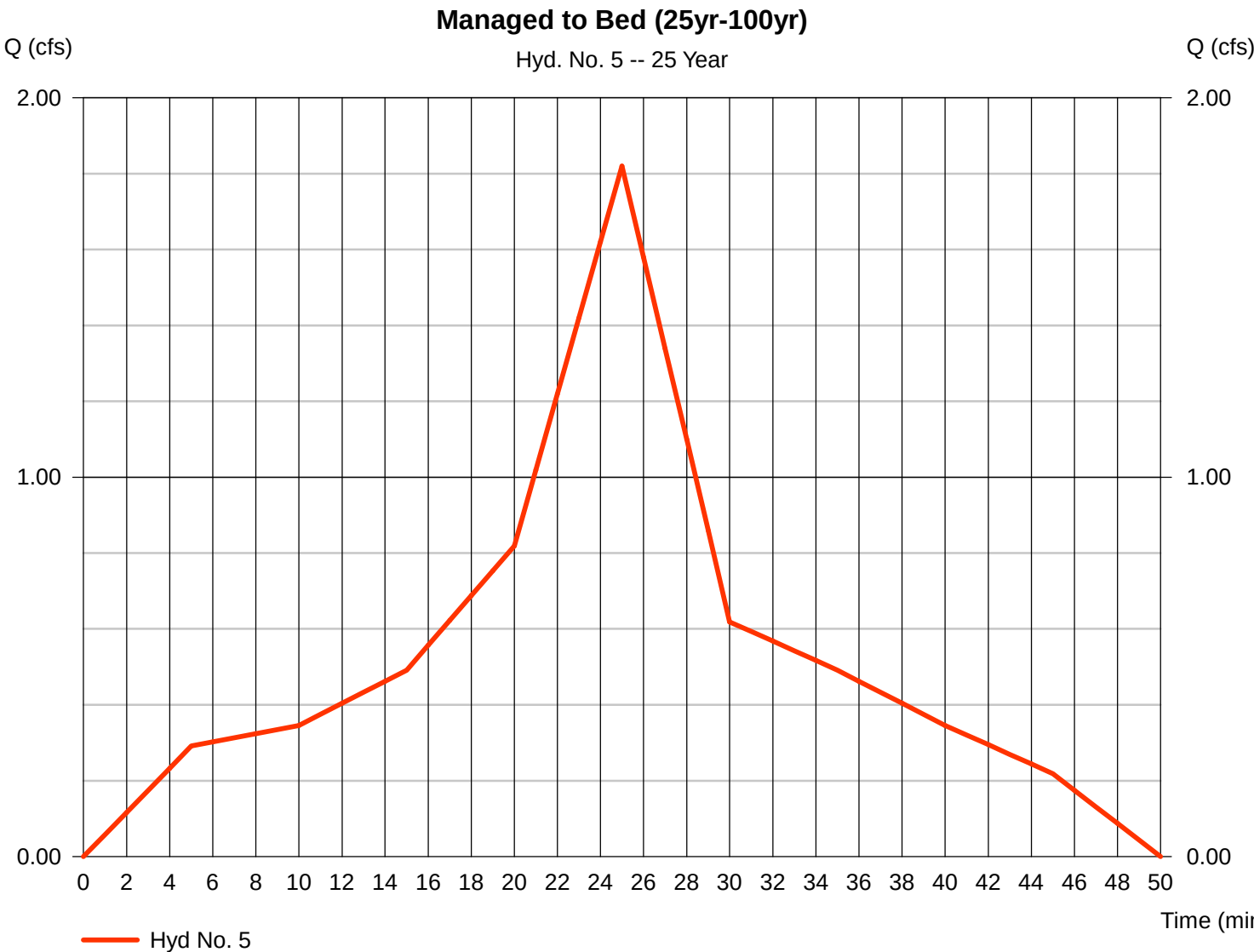


Hydrograph Report

Hyd. No. 5

Managed to Bed (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.820 cfs
Storm frequency	= 25 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,633 cuft
Drainage area	= 0.270 ac	Runoff coeff.	= 0.93
Intensity	= 7.248 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

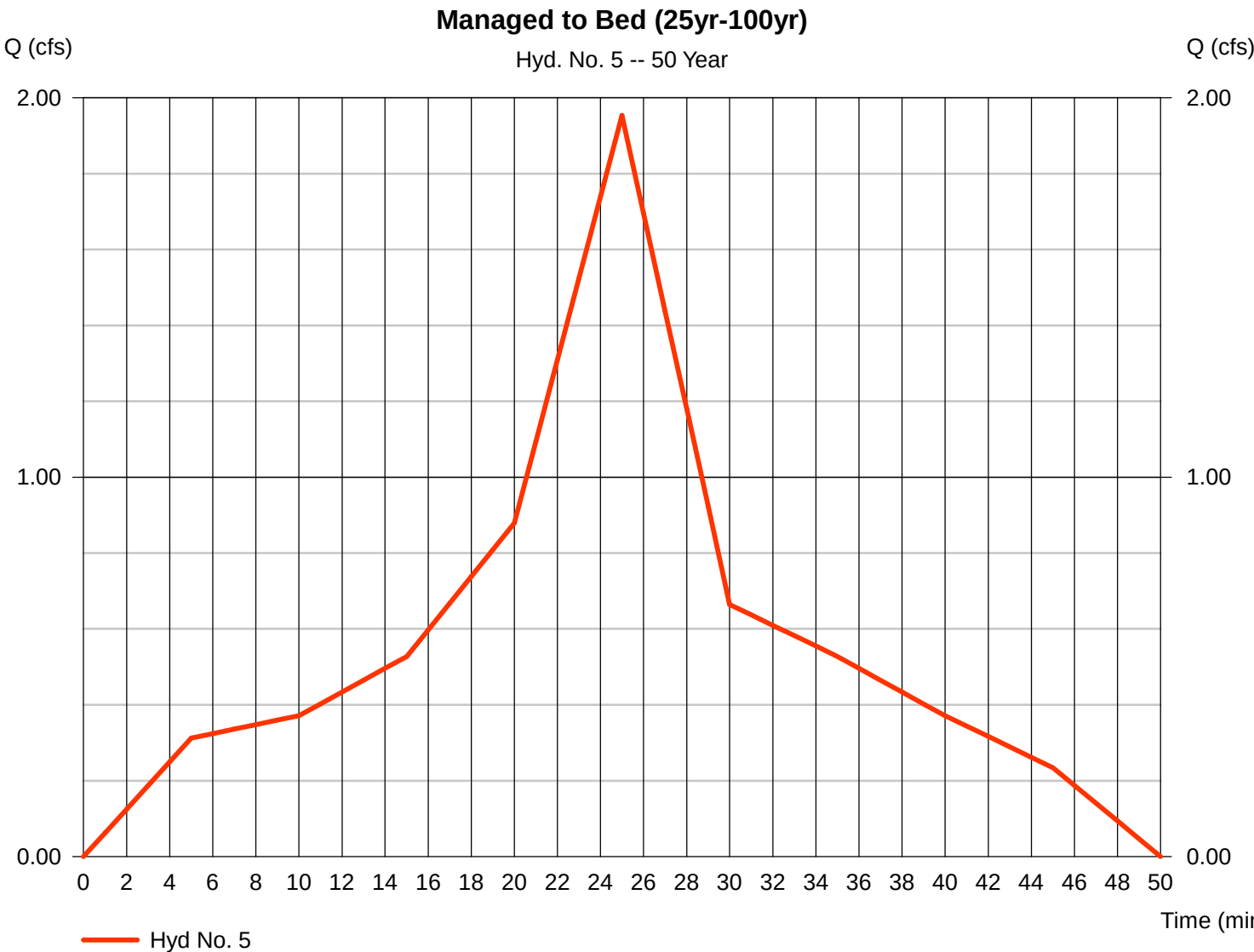


Hydrograph Report

Hyd. No. 5

Managed to Bed (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.954 cfs
Storm frequency	= 50 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,752 cuft
Drainage area	= 0.270 ac	Runoff coeff.	= 0.93
Intensity	= 7.780 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

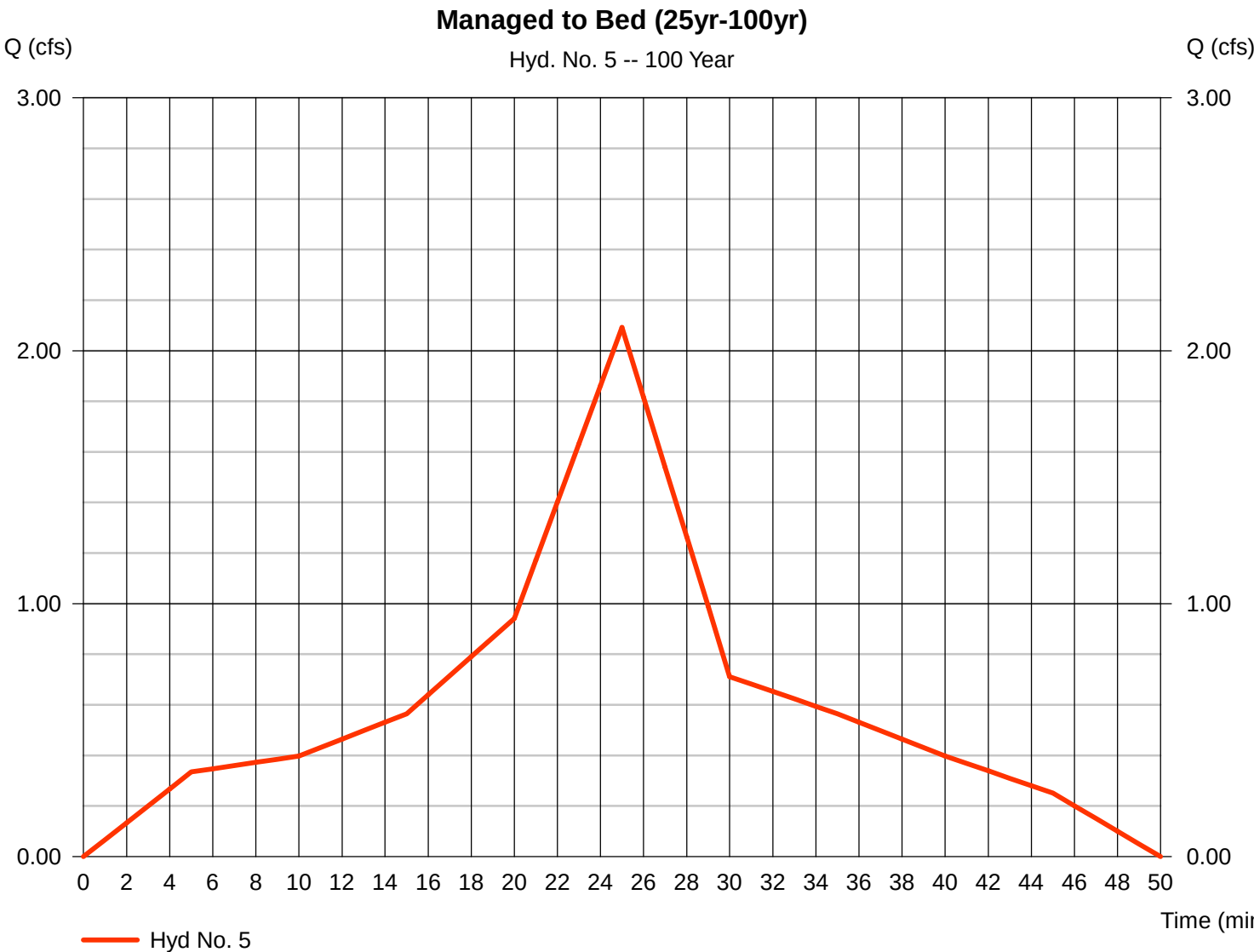


Hydrograph Report

Hyd. No. 5

Managed to Bed (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 2.092 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,877 cuft
Drainage area	= 0.270 ac	Runoff coeff.	= 0.93
Intensity	= 8.332 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

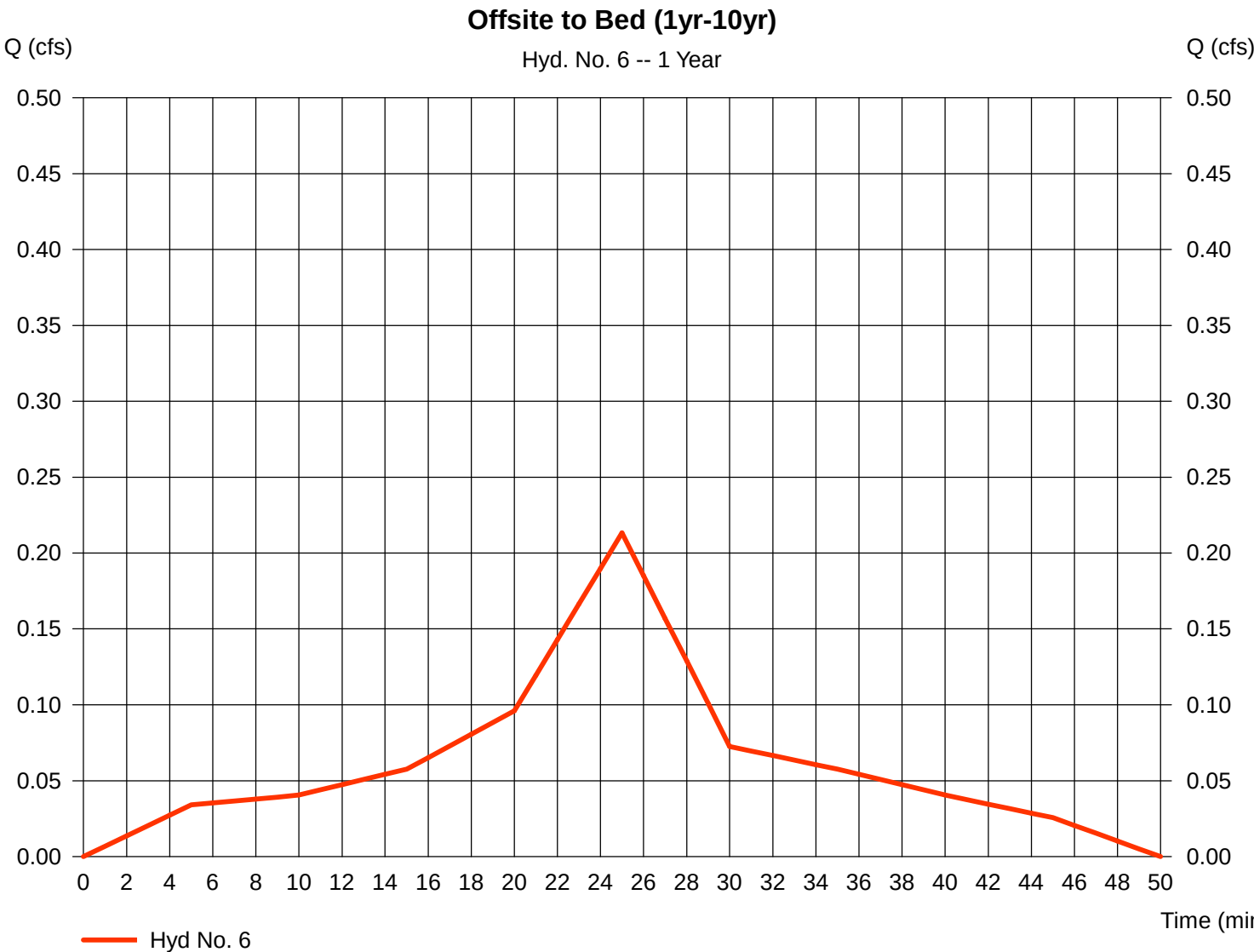


Hydrograph Report

Hyd. No. 6

Offsite to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.213 cfs
Storm frequency	= 1 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 191 cuft
Drainage area	= 0.060 ac	Runoff coeff.	= 0.86
Intensity	= 4.134 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

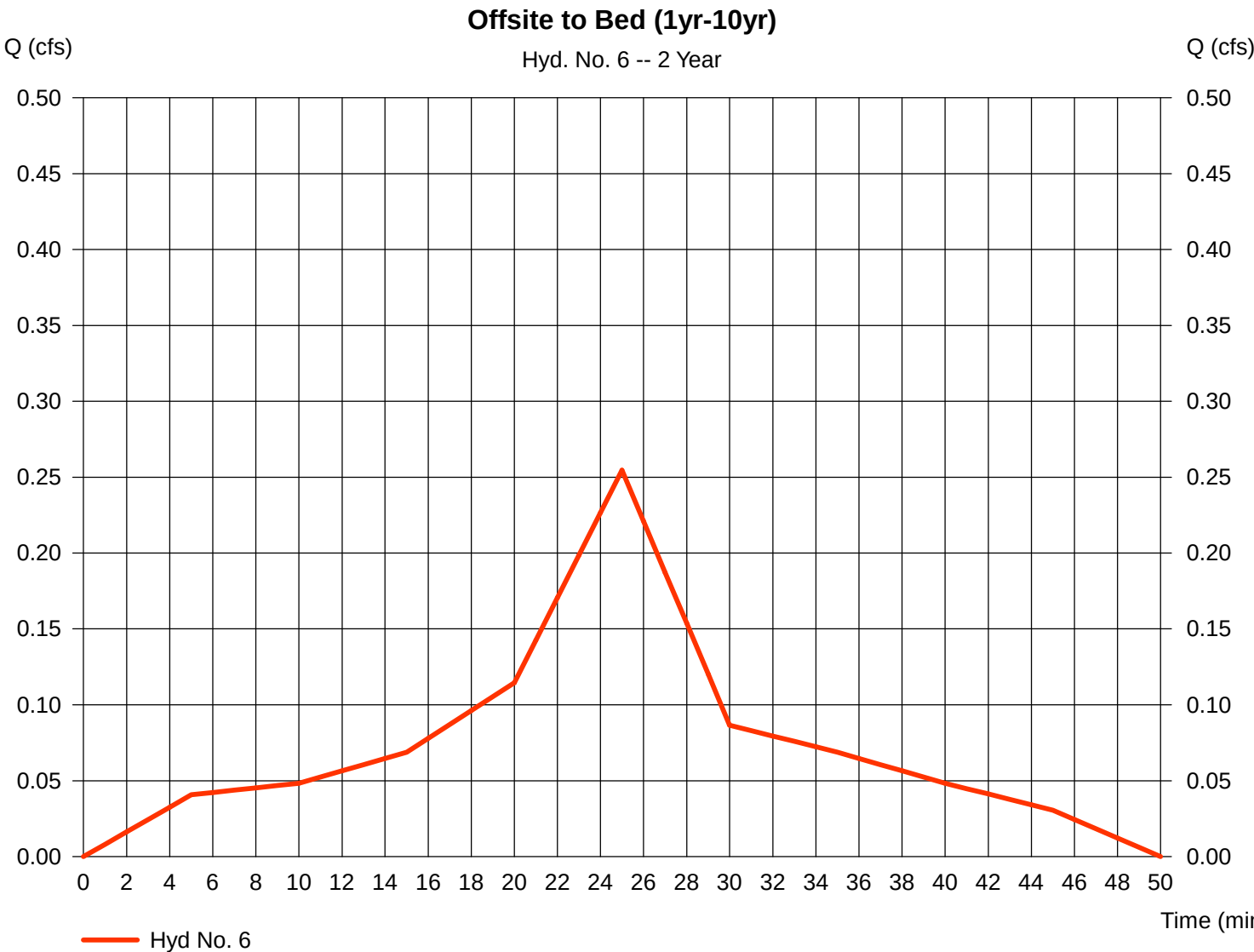


Hydrograph Report

Hyd. No. 6

Offsite to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.255 cfs
Storm frequency	= 2 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 228 cuft
Drainage area	= 0.060 ac	Runoff coeff.	= 0.86
Intensity	= 4.934 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

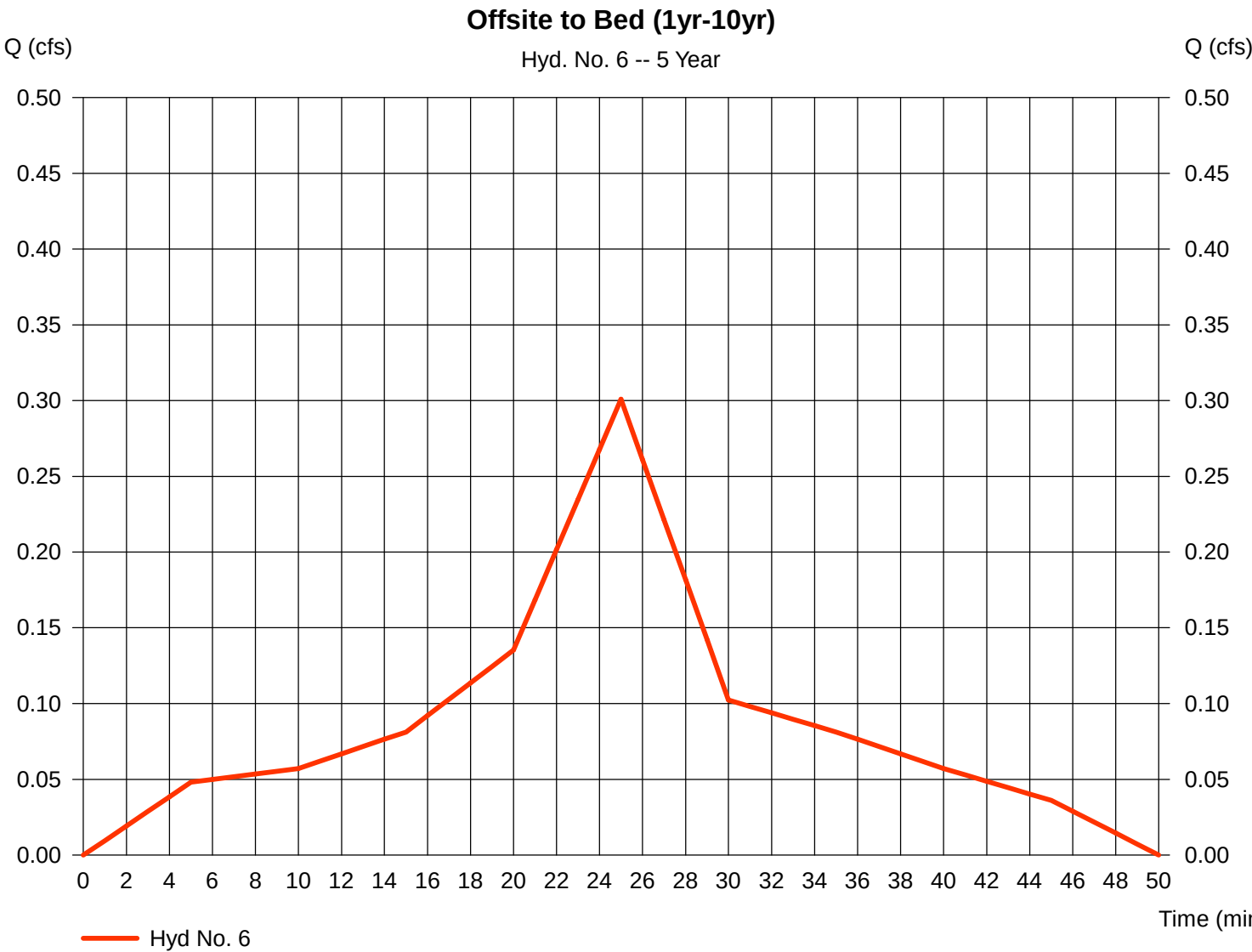


Hydrograph Report

Hyd. No. 6

Offsite to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.301 cfs
Storm frequency	= 5 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 270 cuft
Drainage area	= 0.060 ac	Runoff coeff.	= 0.86
Intensity	= 5.830 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

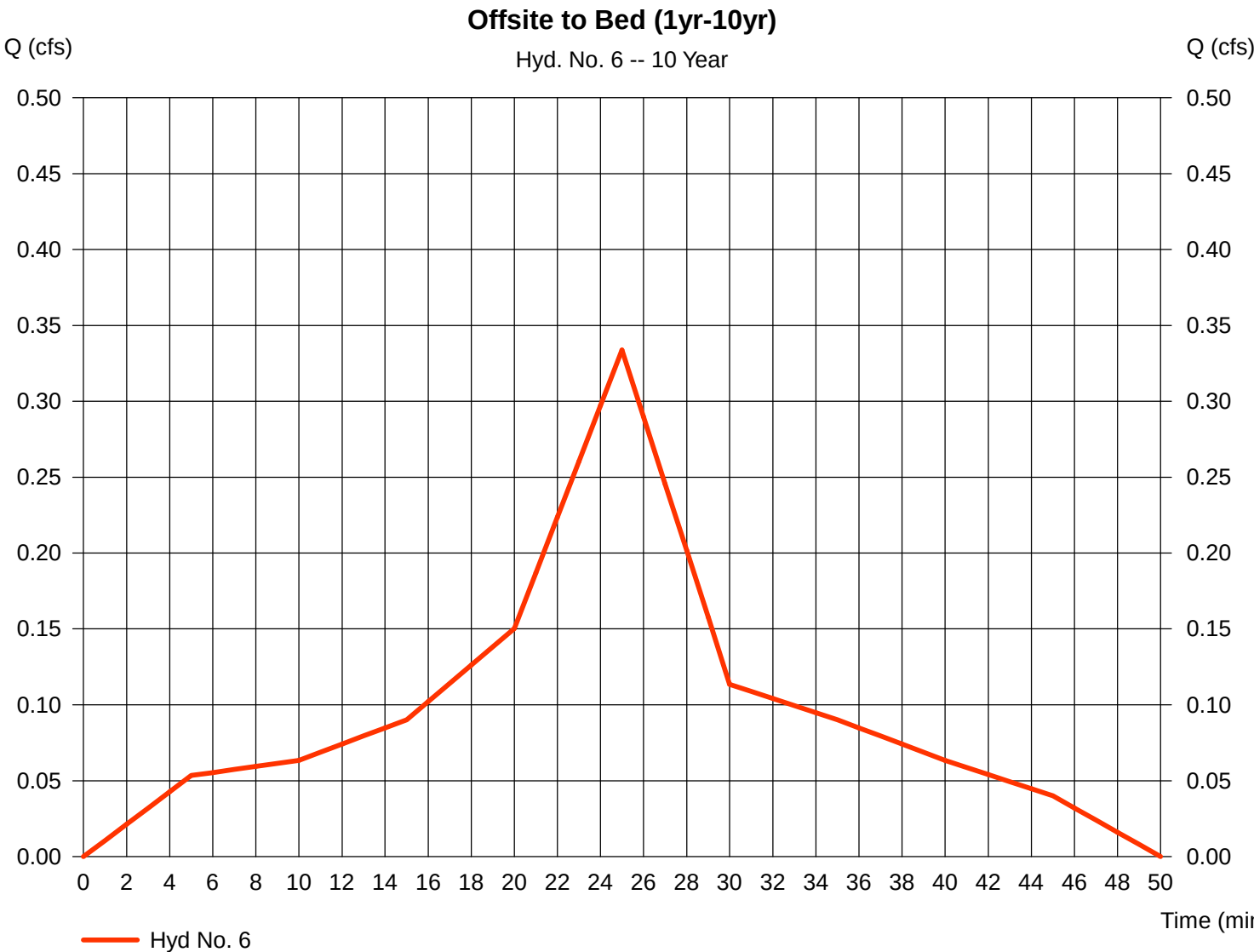


Hydrograph Report

Hyd. No. 6

Offsite to Bed (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.334 cfs
Storm frequency	= 10 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 299 cuft
Drainage area	= 0.060 ac	Runoff coeff.	= 0.86
Intensity	= 6.469 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

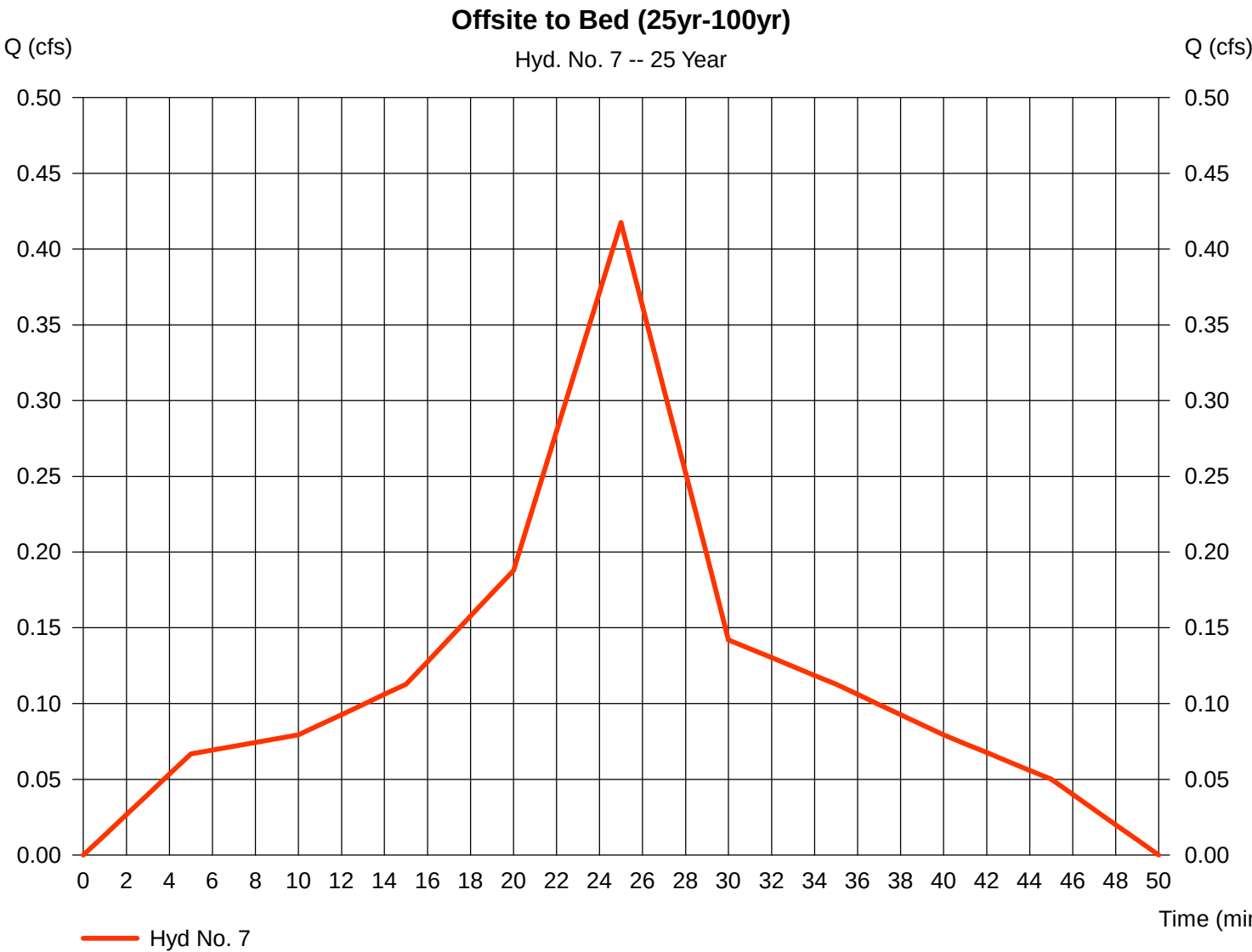


Hydrograph Report

Hyd. No. 7

Offsite to Bed (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.417 cfs
Storm frequency	= 25 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 374 cuft
Drainage area	= 0.060 ac	Runoff coeff.	= 0.96
Intensity	= 7.248 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a



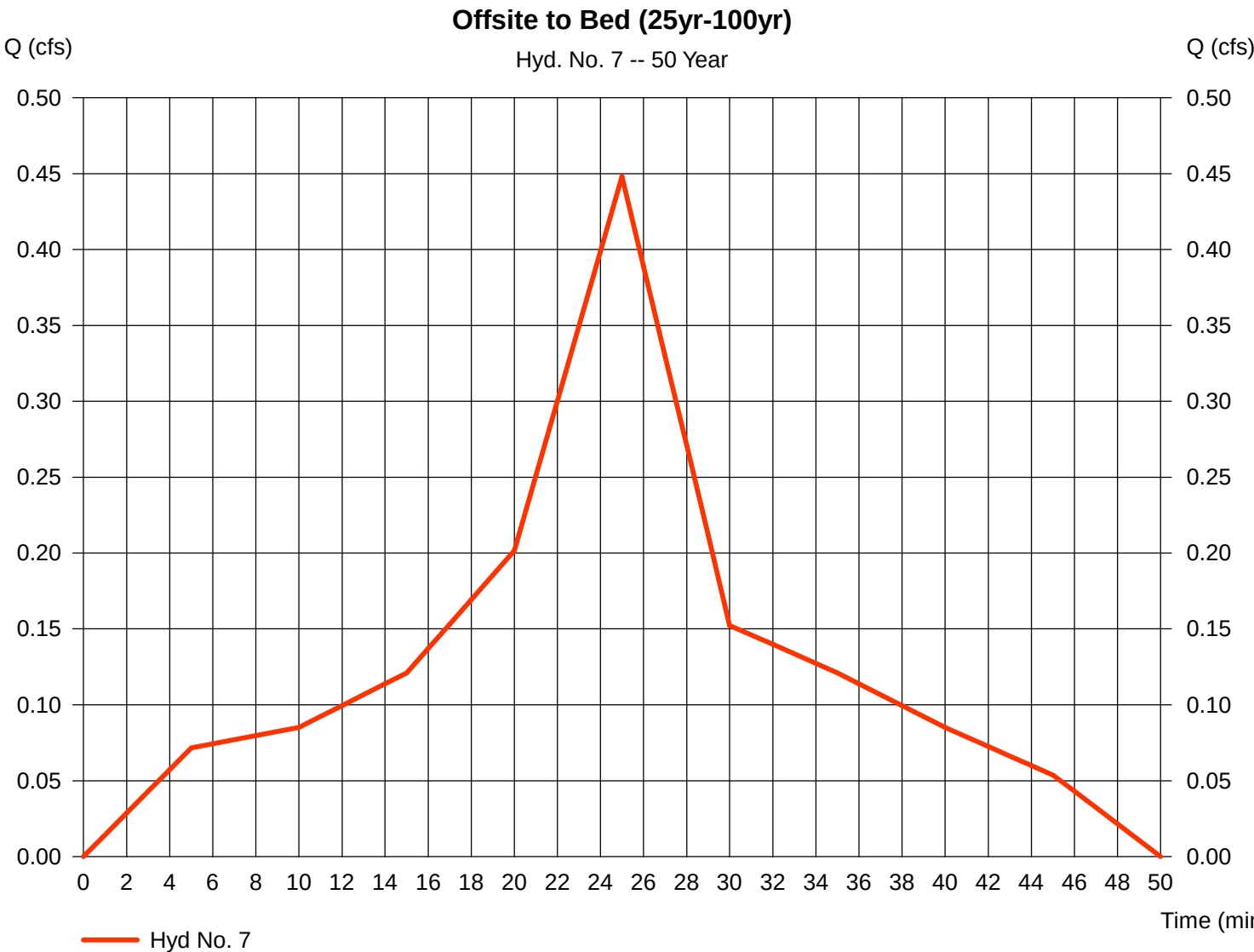
Hydrograph Report

Hyd. No. 7

Offsite to Bed (25yr-100yr)

Hydrograph type = Dekalb
Storm frequency = 50 yrs
Time interval = 1 min
Drainage area = 0.060 ac
Intensity = 7.780 in/hr
IDF Curve = Region5.IDF

Peak discharge = 0.448 cfs
Time to peak = 25 min
Hyd. volume = 402 cuft
Runoff coeff. = 0.96
Tc by User = 5.00 min
Asc/Rec limb fact = n/a

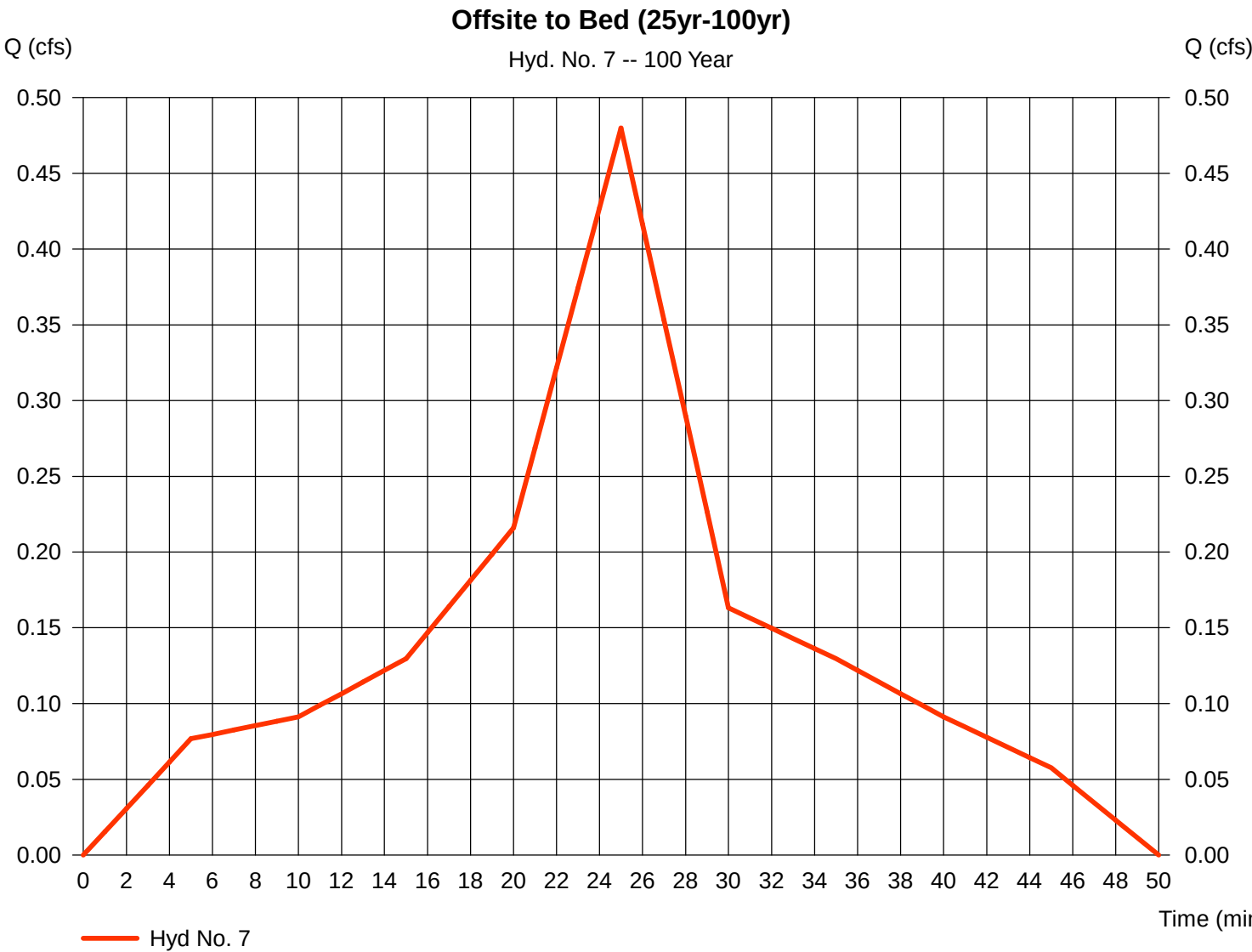


Hydrograph Report

Hyd. No. 7

Offsite to Bed (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.480 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 430 cuft
Drainage area	= 0.060 ac	Runoff coeff.	= 0.96
Intensity	= 8.332 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

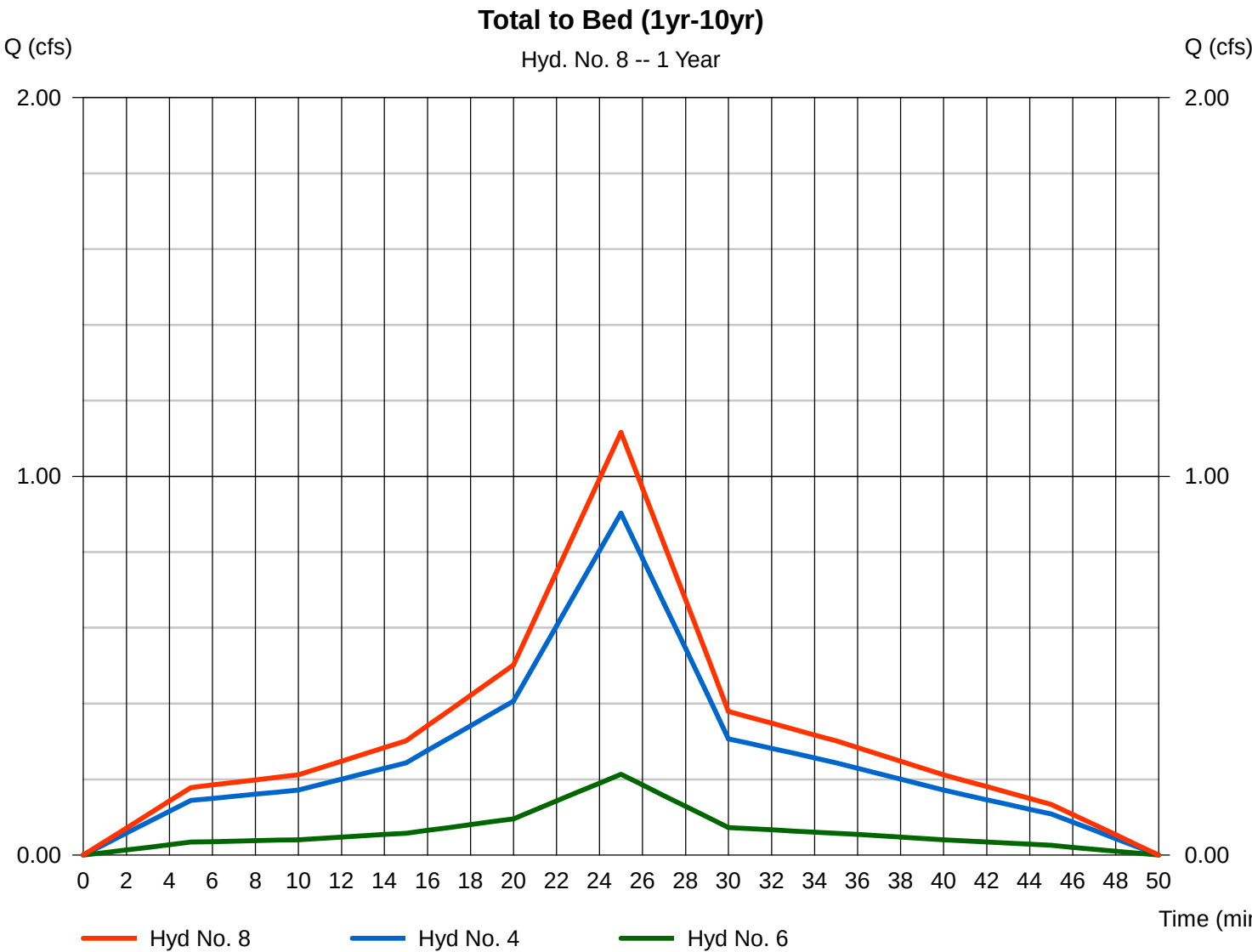


Hydrograph Report

Hyd. No. 8

Total to Bed (1yr-10yr)

Hydrograph type	= Combine	Peak discharge	= 1.116 cfs
Storm frequency	= 1 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,001 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 0.320 ac



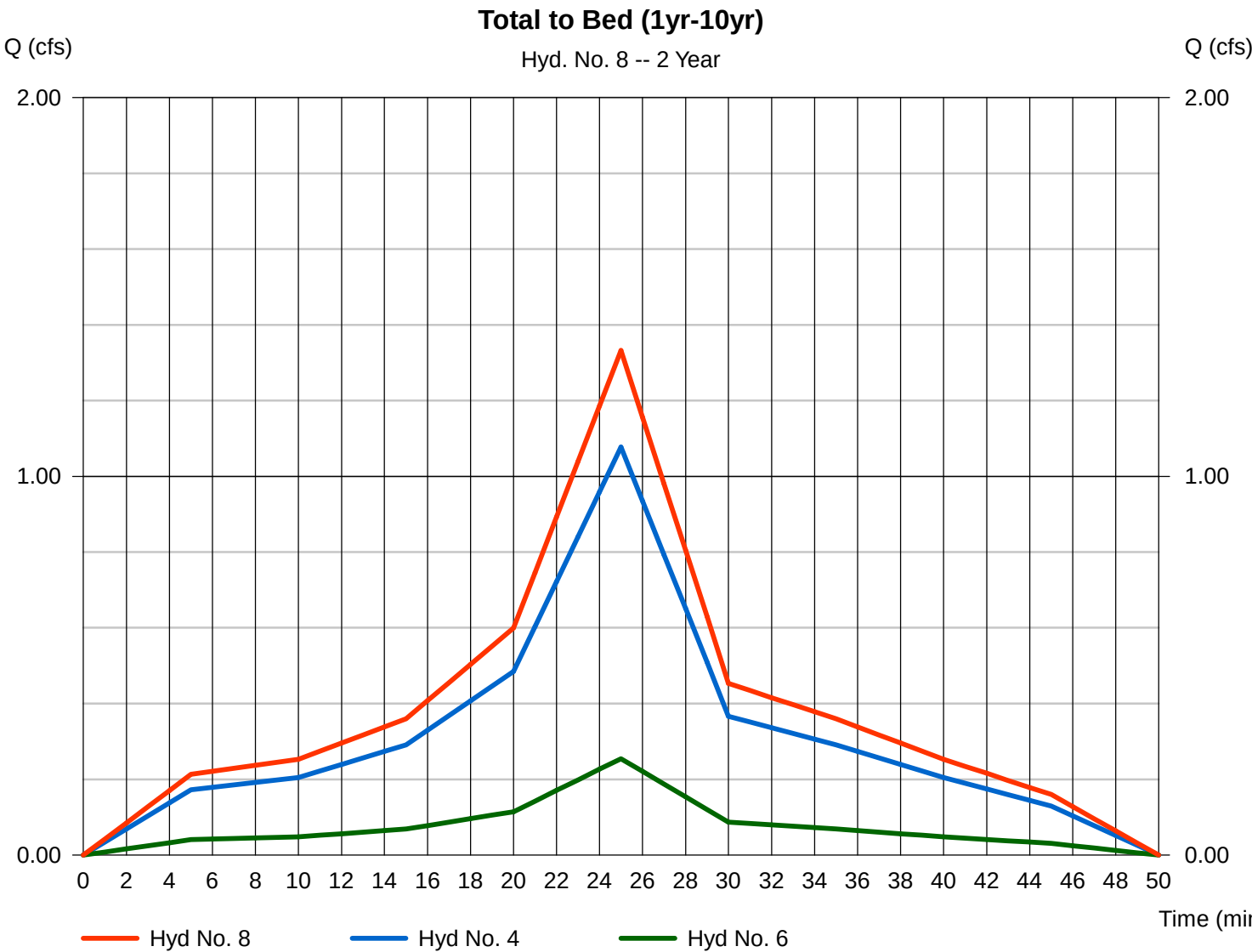
Hydrograph Report

Hyd. No. 8

Total to Bed (1yr-10yr)

Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyds. = 4, 6

Peak discharge = 1.332 cfs
Time to peak = 25 min
Hyd. volume = 1,195 cuft
Contrib. drain. area = 0.320 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

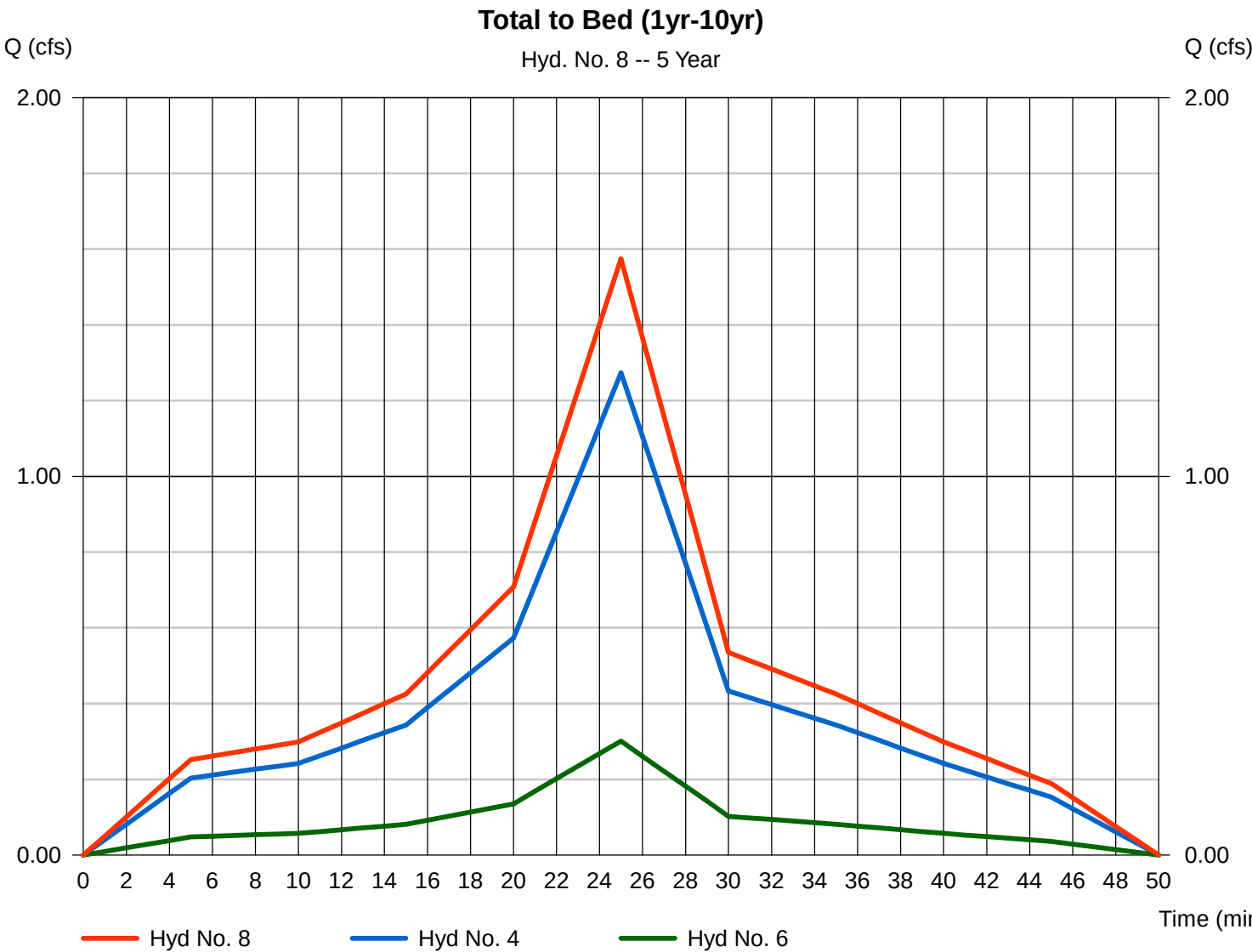
Thursday, Oct 12, 2023

Hyd. No. 8

Total to Bed (1yr-10yr)

Hydrograph type = Combine
Storm frequency = 5 yrs
Time interval = 1 min
Inflow hyds. = 4, 6

Peak discharge = 1.574 cfs
Time to peak = 25 min
Hyd. volume = 1,412 cuft
Contrib. drain. area = 0.320 ac

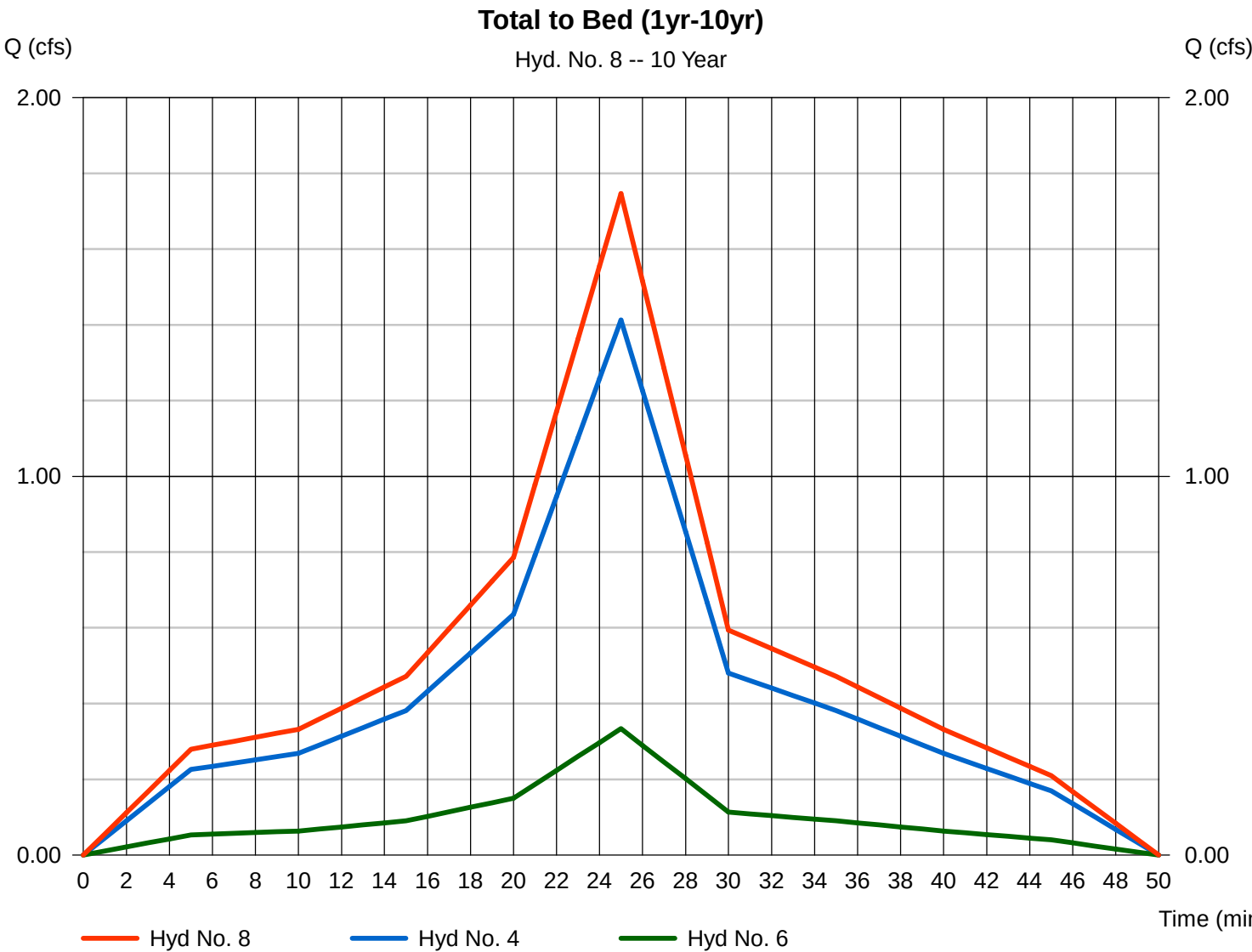


Hydrograph Report

Hyd. No. 8

Total to Bed (1yr-10yr)

Hydrograph type	= Combine	Peak discharge	= 1.747 cfs
Storm frequency	= 10 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,567 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 0.320 ac



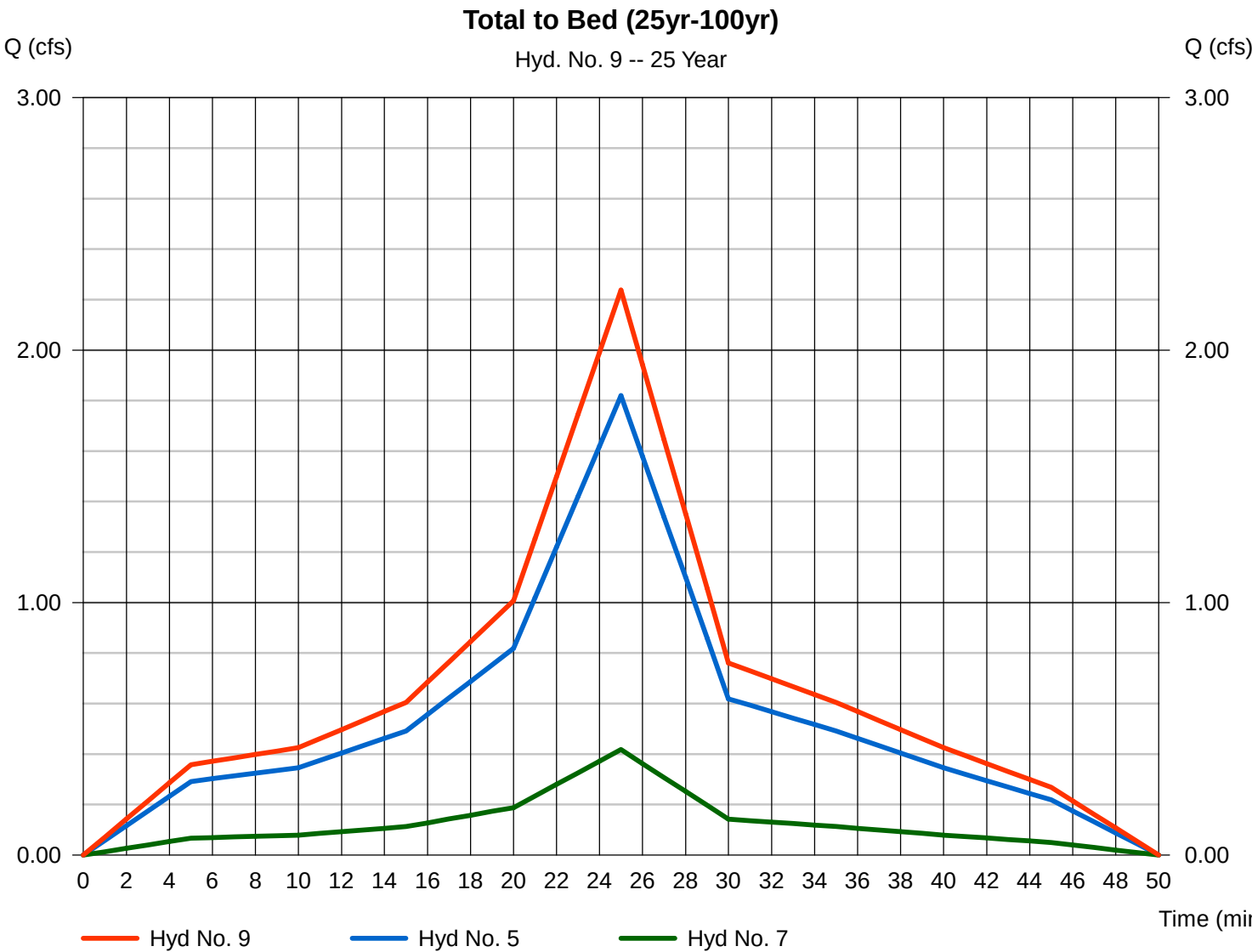
Hydrograph Report

Hyd. No. 9

Total to Bed (25yr-100yr)

Hydrograph type = Combine
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyds. = 5, 7

Peak discharge = 2.237 cfs
Time to peak = 25 min
Hyd. volume = 2,007 cuft
Contrib. drain. area = 0.330 ac



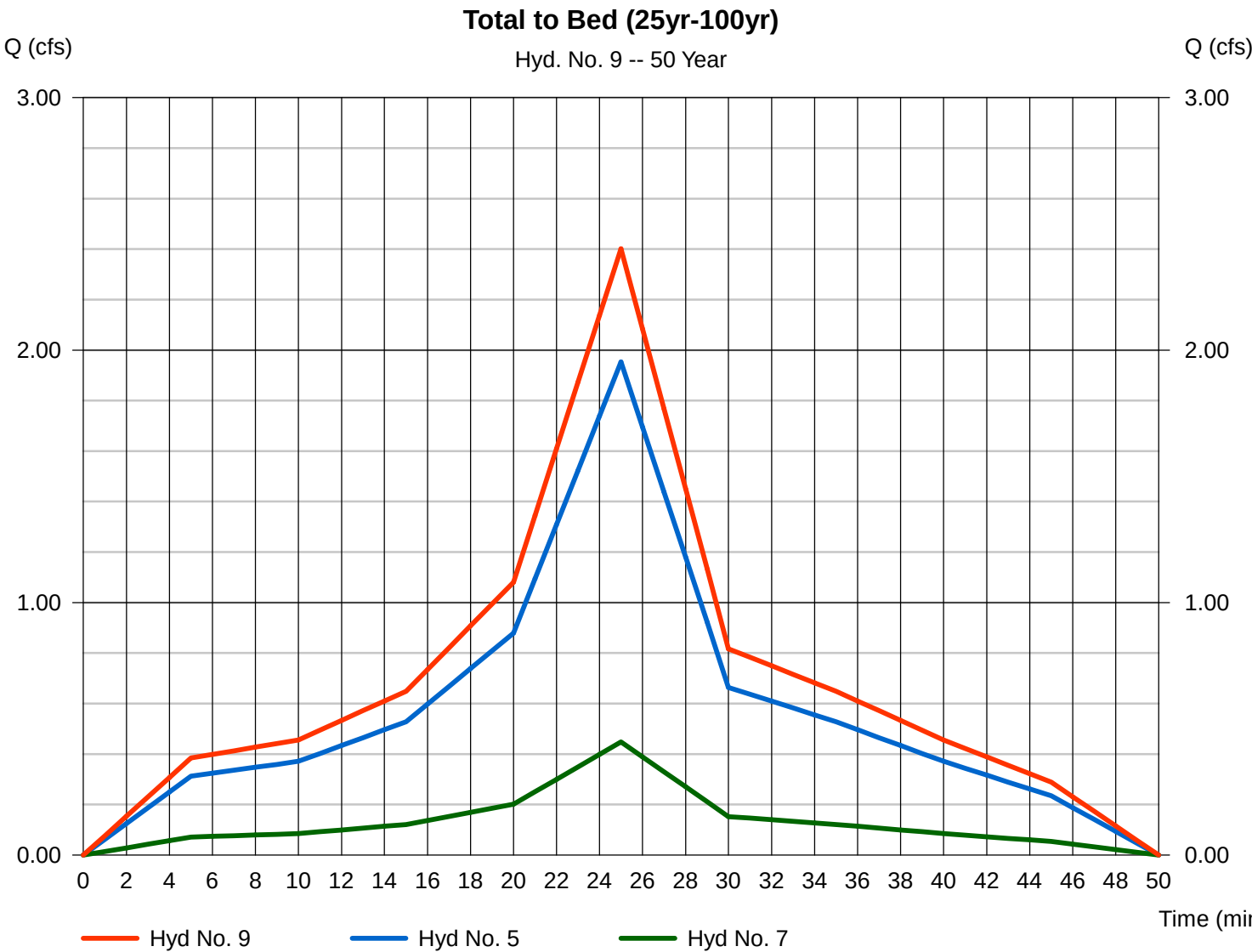
Hydrograph Report

Hyd. No. 9

Total to Bed (25yr-100yr)

Hydrograph type = Combine
Storm frequency = 50 yrs
Time interval = 1 min
Inflow hyds. = 5, 7

Peak discharge = 2.402 cfs
Time to peak = 25 min
Hyd. volume = 2,154 cuft
Contrib. drain. area = 0.330 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

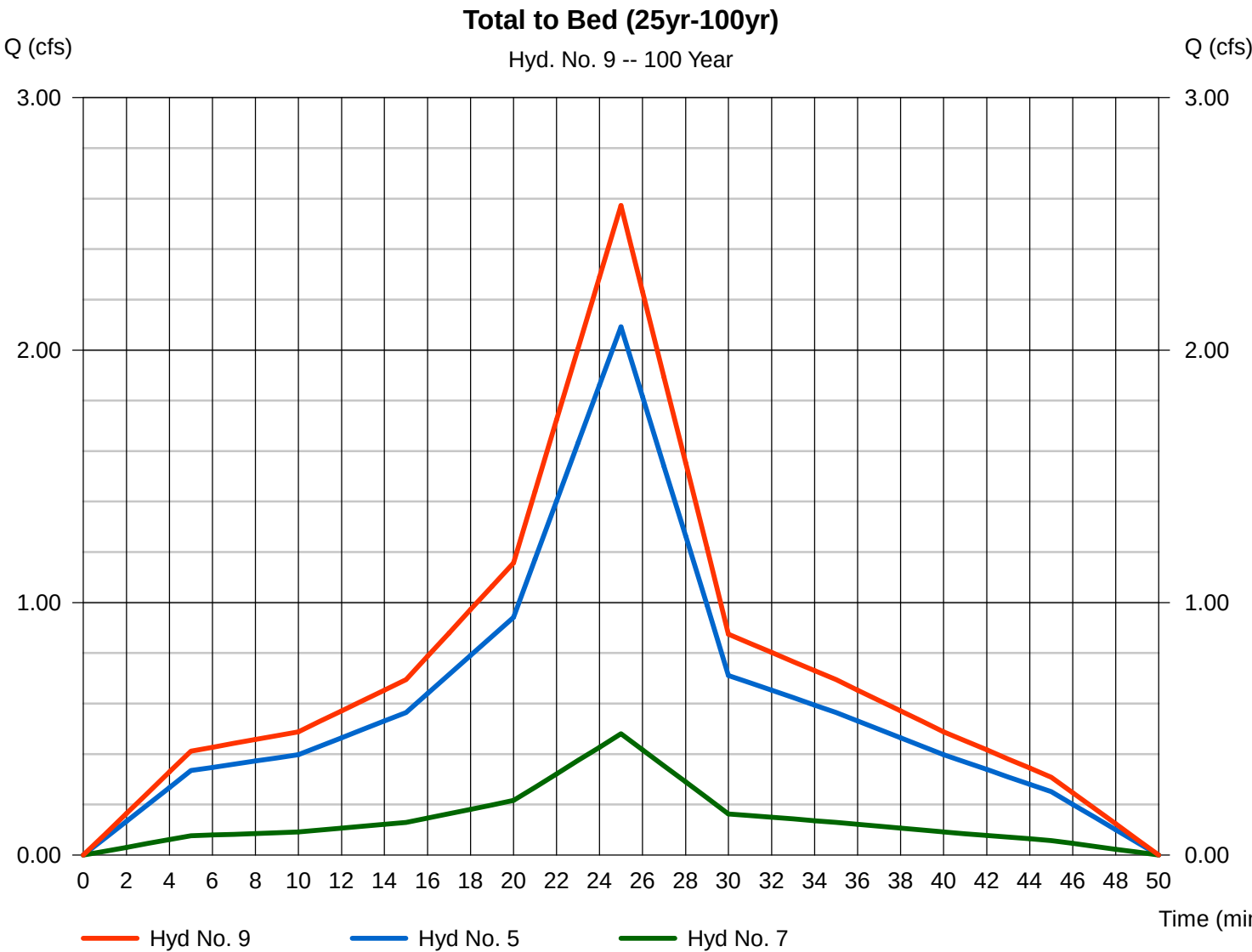
Thursday, Oct 12, 2023

Hyd. No. 9

Total to Bed (25yr-100yr)

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyds. = 5, 7

Peak discharge = 2.572 cfs
Time to peak = 25 min
Hyd. volume = 2,307 cuft
Contrib. drain. area = 0.330 ac



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2023

Pond No. 1 - Infiltration Bed

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 254.25 ft. Voids = 40.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	254.25	1,600	0	0
0.25	254.50	1,600	160	160
0.50	254.75	1,600	160	320
0.75	255.00	1,600	160	480
1.00	255.25	1,600	160	640
1.25	255.50	1,600	160	800
1.50	255.75	1,600	160	960
1.75	256.00	1,600	160	1,120
2.00	256.25	1,600	160	1,280
2.25	256.50	1,600	160	1,440
2.50	256.75	1,600	160	1,600
2.75	257.00	1,600	160	1,760

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 256.11	0.00	0.00	0.00
Length (ft)	= 32.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	254.25	0.00	---	---	---	---	---	---	---	---	---	0.000
0.25	160	254.50	0.00	---	---	---	---	---	---	---	---	---	0.000
0.50	320	254.75	0.00	---	---	---	---	---	---	---	---	---	0.000
0.75	480	255.00	0.00	---	---	---	---	---	---	---	---	---	0.000
1.00	640	255.25	0.00	---	---	---	---	---	---	---	---	---	0.000
1.25	800	255.50	0.00	---	---	---	---	---	---	---	---	---	0.000
1.50	960	255.75	0.00	---	---	---	---	---	---	---	---	---	0.000
1.75	1,120	256.00	0.00	---	---	---	---	---	---	---	---	---	0.000
2.00	1,280	256.25	0.07 ic	---	---	---	---	---	---	---	---	---	0.068
2.25	1,440	256.50	0.39 oc	---	---	---	---	---	---	---	---	---	0.393
2.50	1,600	256.75	0.64 oc	---	---	---	---	---	---	---	---	---	0.645
2.75	1,760	257.00	0.97 oc	---	---	---	---	---	---	---	---	---	0.969

**REQUIRED VOLUME TO BE MANAGED
PER ABINGTON TOWNSHIP CODE 1341 CF**

RECHARGE
VOLUME

The volume below elevation 255.75 is considered to be managed because it will pass through the infiltration surface on the bottom of the bed.

Surface Area:	1600 SF
Time Interval:	6.0 hr
Infiltration Rate:	2.88 in/hr
Factor of Safety:	3
Infiltration Rate w/FOS:	0.0799 ft/hr

= 1,957 CF

150

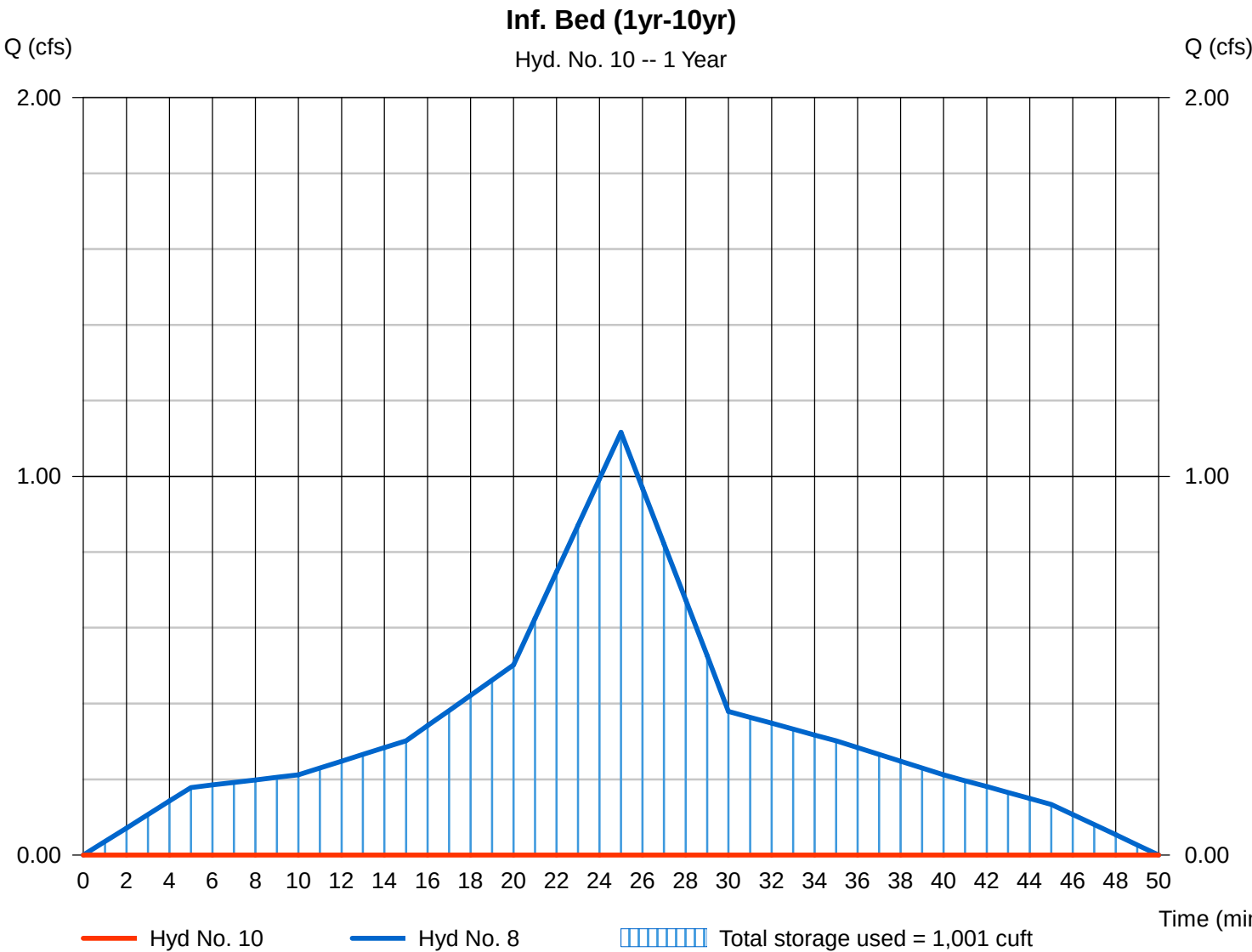
Hydrograph Report

Hyd. No. 10

Inf. Bed (1yr-10yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - Total to Bed (1yr-10yr)	Max. Elevation	= 255.81 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,001 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

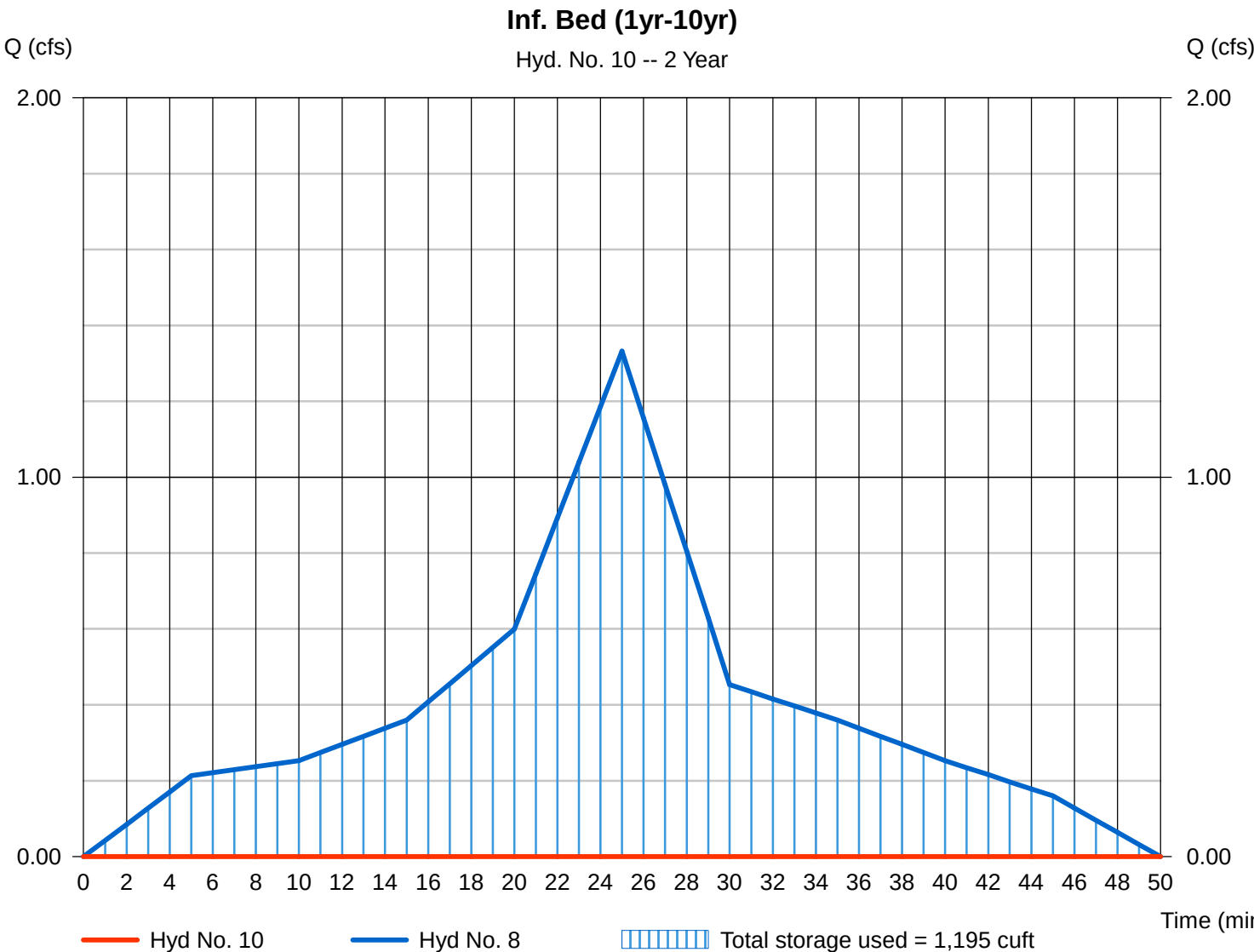
Thursday, Oct 12, 2023

Hyd. No. 10

Inf. Bed (1yr-10yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - Total to Bed (1yr-10yr)	Max. Elevation	= 256.12 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,195 cuft

Storage Indication method used.



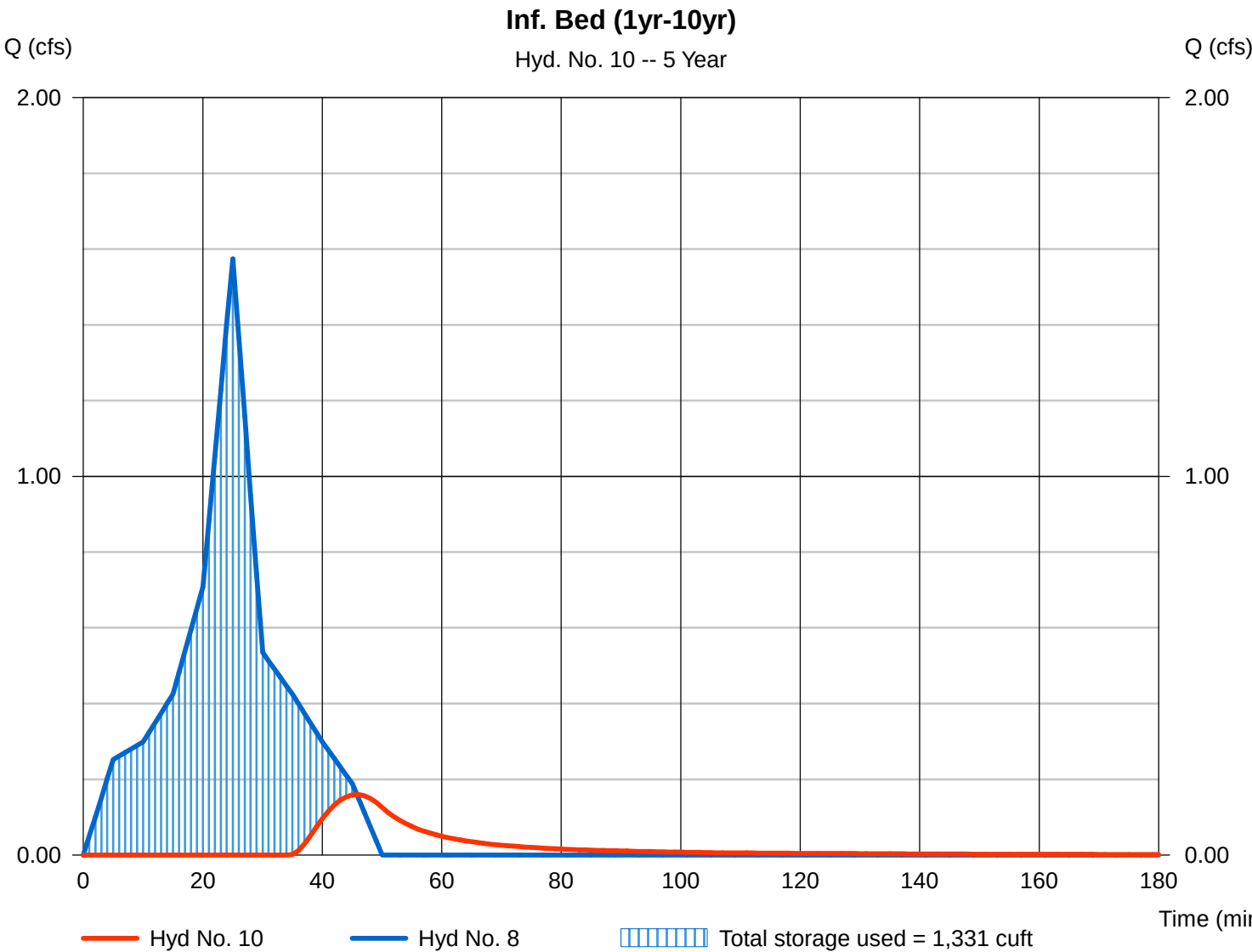
Hydrograph Report

Hyd. No. 10

Inf. Bed (1yr-10yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.160 cfs
Storm frequency	= 5 yrs	Time to peak	= 46 min
Time interval	= 1 min	Hyd. volume	= 211 cuft
Inflow hyd. No.	= 8 - Total to Bed (1yr-10yr)	Max. Elevation	= 256.33 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,331 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

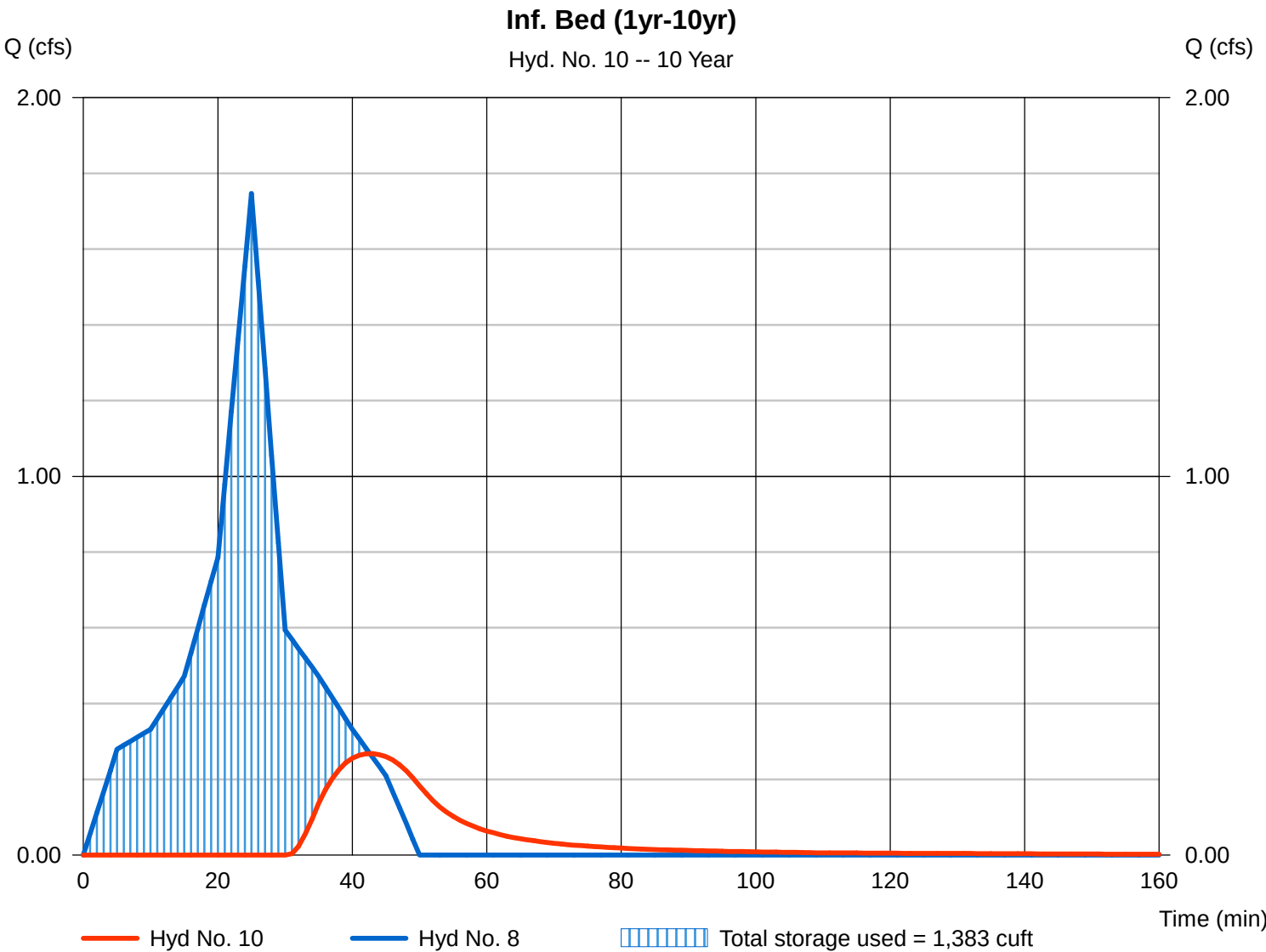
Thursday, Oct 12, 2023

Hyd. No. 10

Inf. Bed (1yr-10yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.268 cfs
Storm frequency	= 10 yrs	Time to peak	= 43 min
Time interval	= 1 min	Hyd. volume	= 366 cuft
Inflow hyd. No.	= 8 - Total to Bed (1yr-10yr)	Max. Elevation	= 256.41 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,383 cuft

Storage Indication method used.



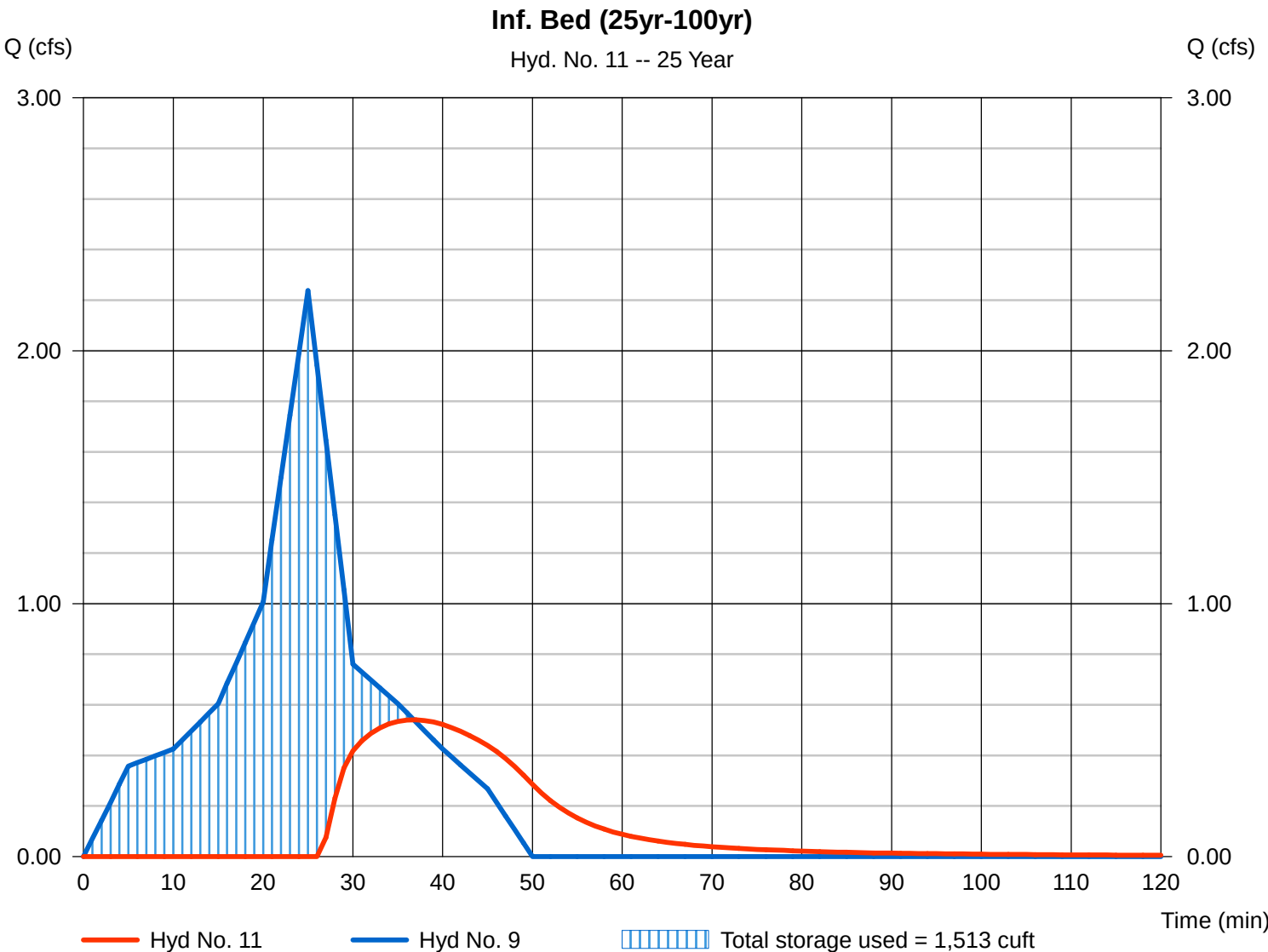
Hydrograph Report

Hyd. No. 11

Inf. Bed (25yr-100yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.541 cfs
Storm frequency	= 25 yrs	Time to peak	= 37 min
Time interval	= 1 min	Hyd. volume	= 806 cuft
Inflow hyd. No.	= 9 - Total to Bed (25yr-100yr)	Max. Elevation	= 256.61 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,513 cuft

Storage Indication method used.



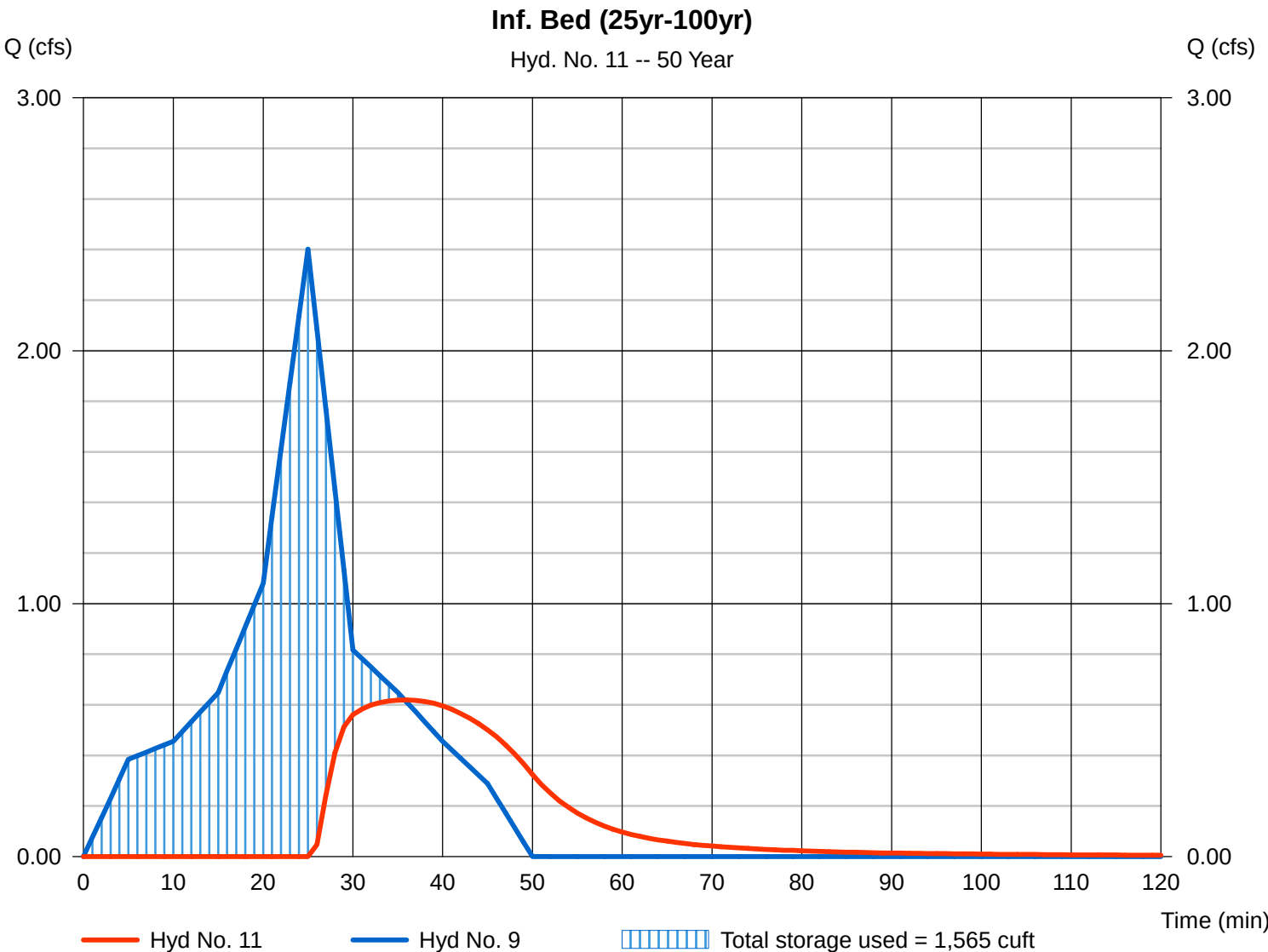
Hydrograph Report

Hyd. No. 11

Inf. Bed (25yr-100yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.620 cfs
Storm frequency	= 50 yrs	Time to peak	= 36 min
Time interval	= 1 min	Hyd. volume	= 954 cuft
Inflow hyd. No.	= 9 - Total to Bed (25yr-100yr)	Max. Elevation	= 256.70 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,565 cuft

Storage Indication method used.



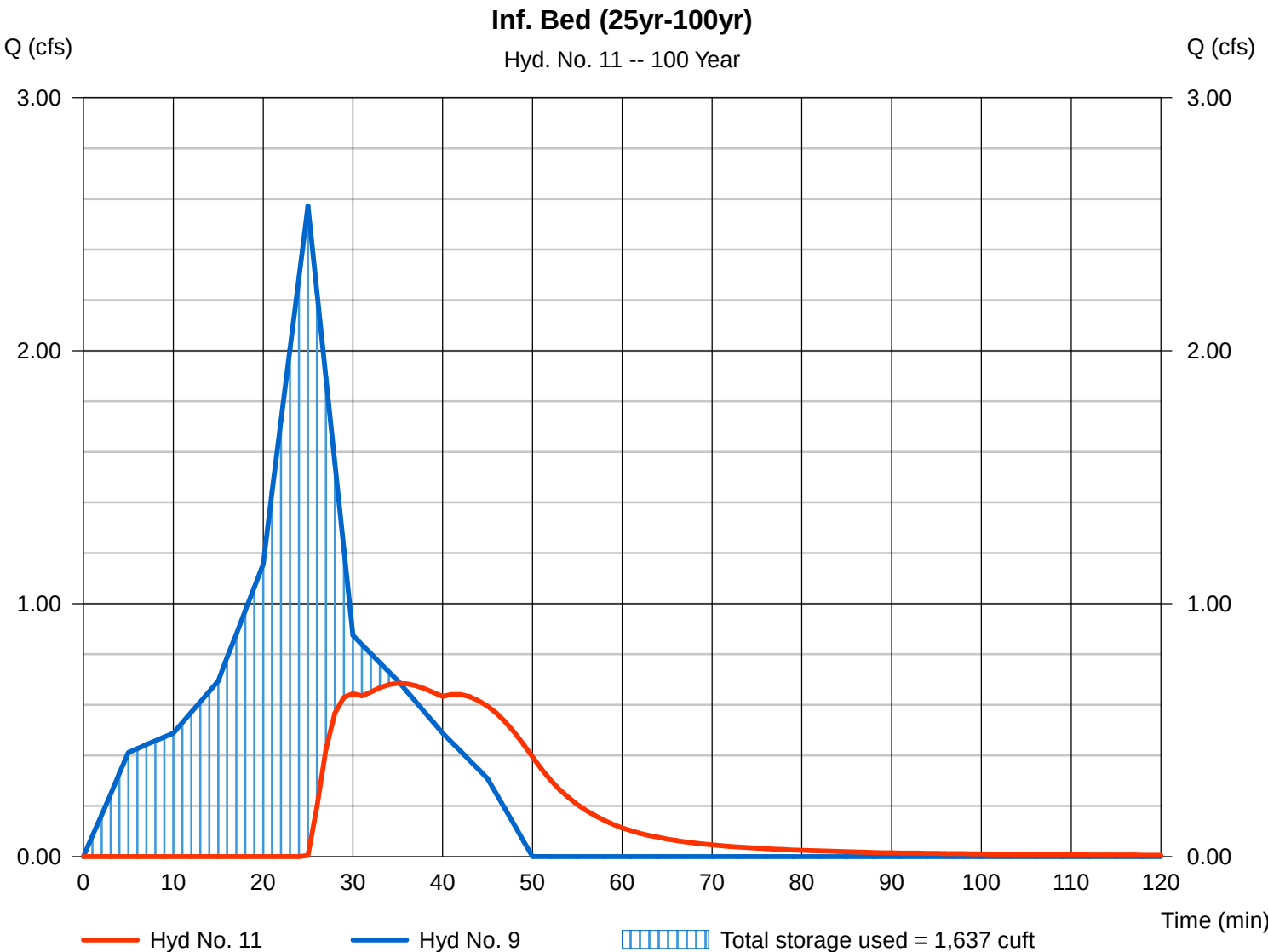
Hydrograph Report

Hyd. No. 11

Inf. Bed (25yr-100yr)

Hydrograph type	= Reservoir	Peak discharge	= 0.685 cfs
Storm frequency	= 100 yrs	Time to peak	= 35 min
Time interval	= 1 min	Hyd. volume	= 1,106 cuft
Inflow hyd. No.	= 9 - Total to Bed (25yr-100yr)	Max. Elevation	= 256.81 ft
Reservoir name	= Infiltration Bed	Max. Storage	= 1,637 cuft

Storage Indication method used.



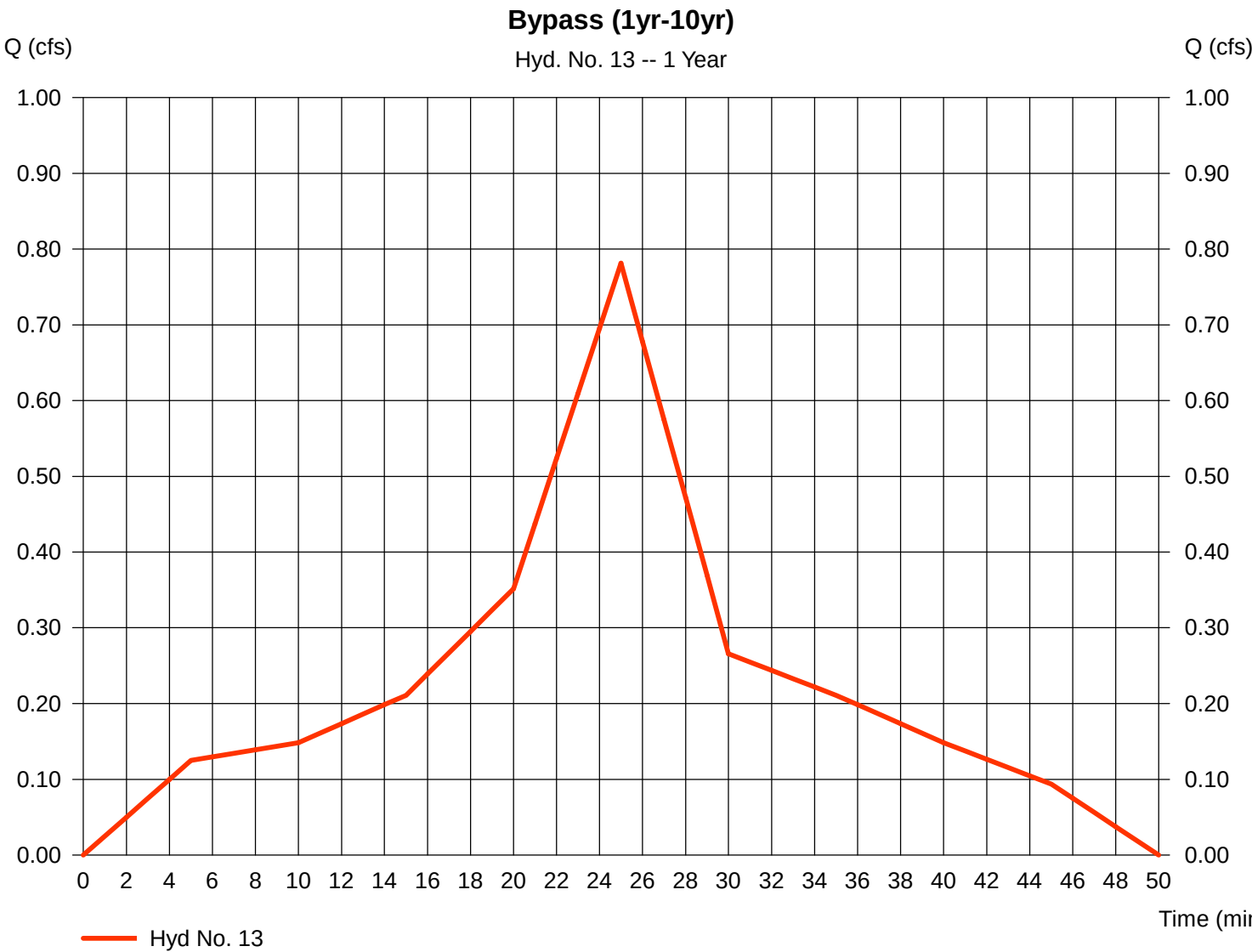
Hydrograph Report

Hyd. No. 13

Bypass (1yr-10yr)

Hydrograph type = Dekalb
Storm frequency = 1 yrs
Time interval = 1 min
Drainage area = 0.350 ac
Intensity = 4.134 in/hr
IDF Curve = Region5.IDF

Peak discharge = 0.781 cfs
Time to peak = 25 min
Hyd. volume = 701 cuft
Runoff coeff. = 0.54
Tc by User = 5.00 min
Asc/Rec limb fact = n/a

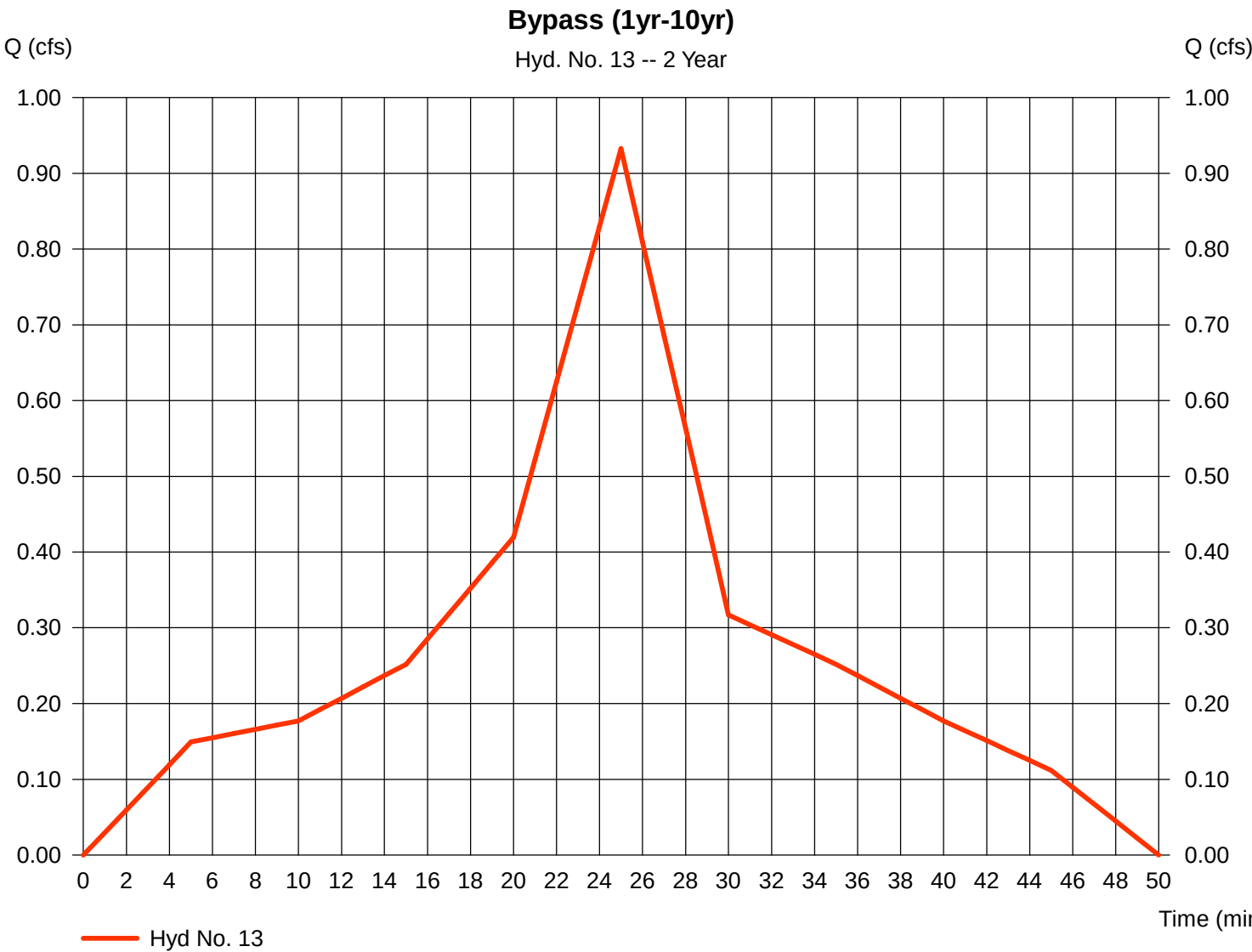


Hydrograph Report

Hyd. No. 13

Bypass (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 0.932 cfs
Storm frequency	= 2 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 836 cuft
Drainage area	= 0.350 ac	Runoff coeff.	= 0.54
Intensity	= 4.934 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

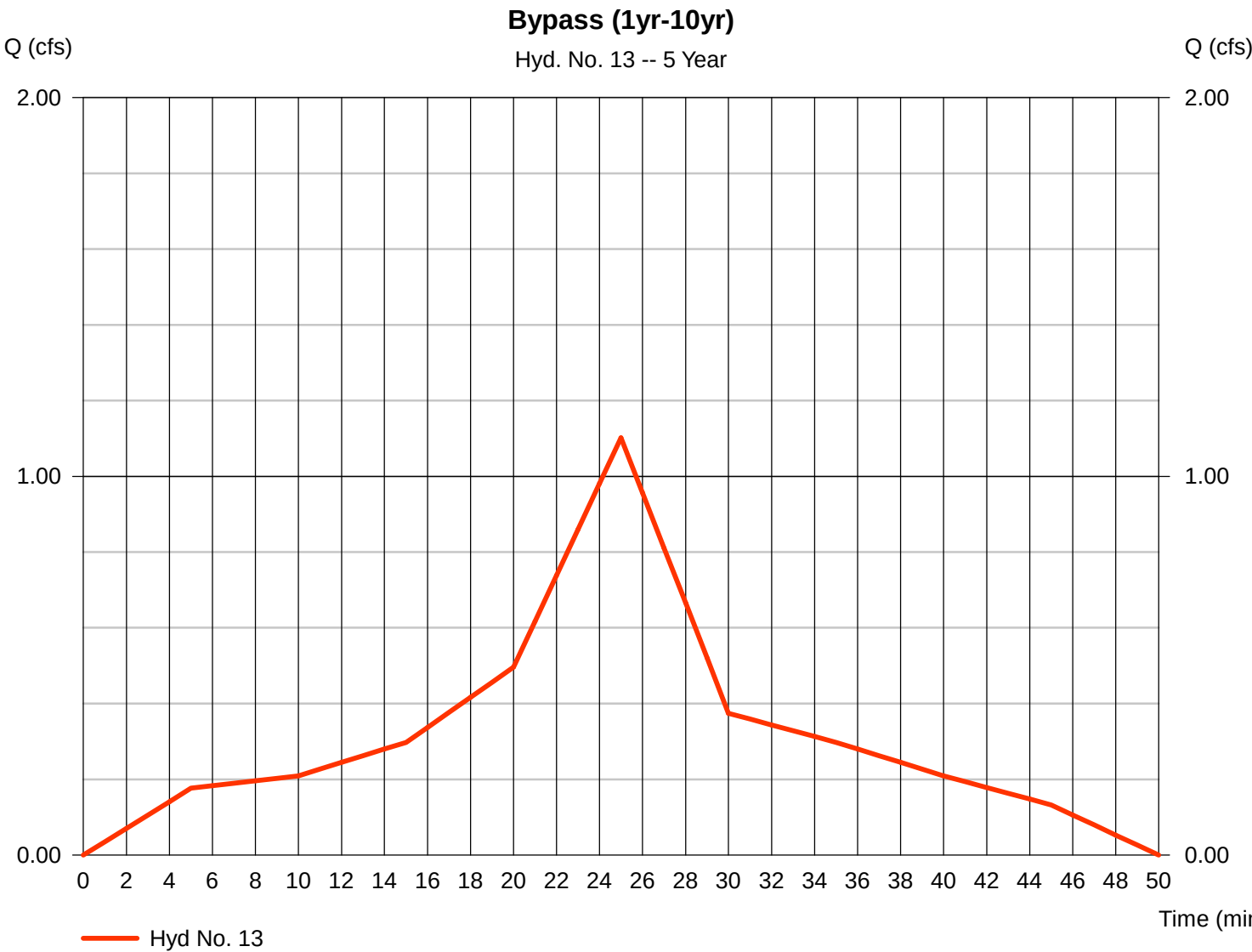


Hydrograph Report

Hyd. No. 13

Bypass (1yr-10yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.102 cfs
Storm frequency	= 5 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 988 cuft
Drainage area	= 0.350 ac	Runoff coeff.	= 0.54
Intensity	= 5.830 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a



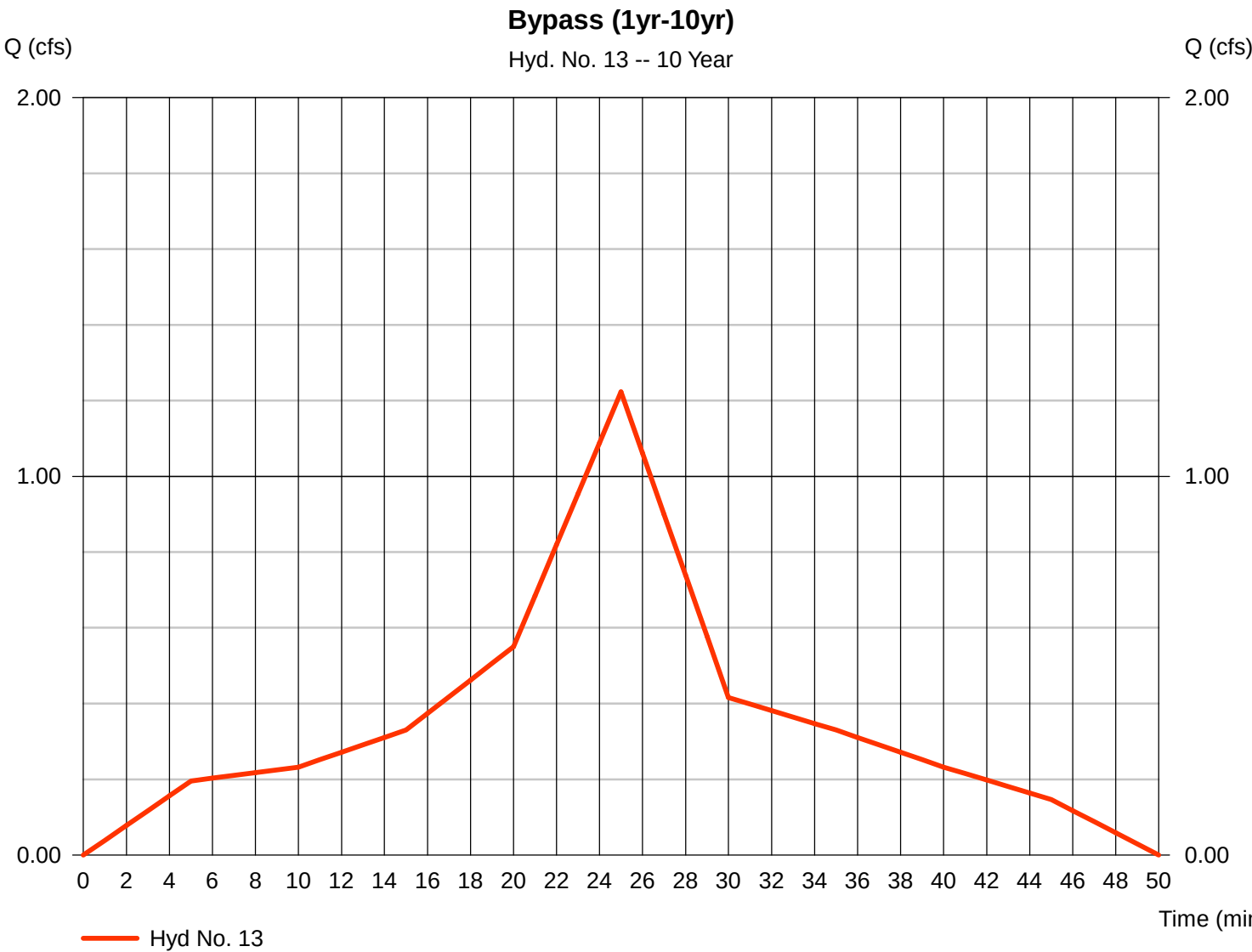
Hydrograph Report

Hyd. No. 13

Bypass (1yr-10yr)

Hydrograph type = Dekalb
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 0.350 ac
Intensity = 6.469 in/hr
IDF Curve = Region5.IDF

Peak discharge = 1.223 cfs
Time to peak = 25 min
Hyd. volume = 1,097 cuft
Runoff coeff. = 0.54
Tc by User = 5.00 min
Asc/Rec limb fact = n/a

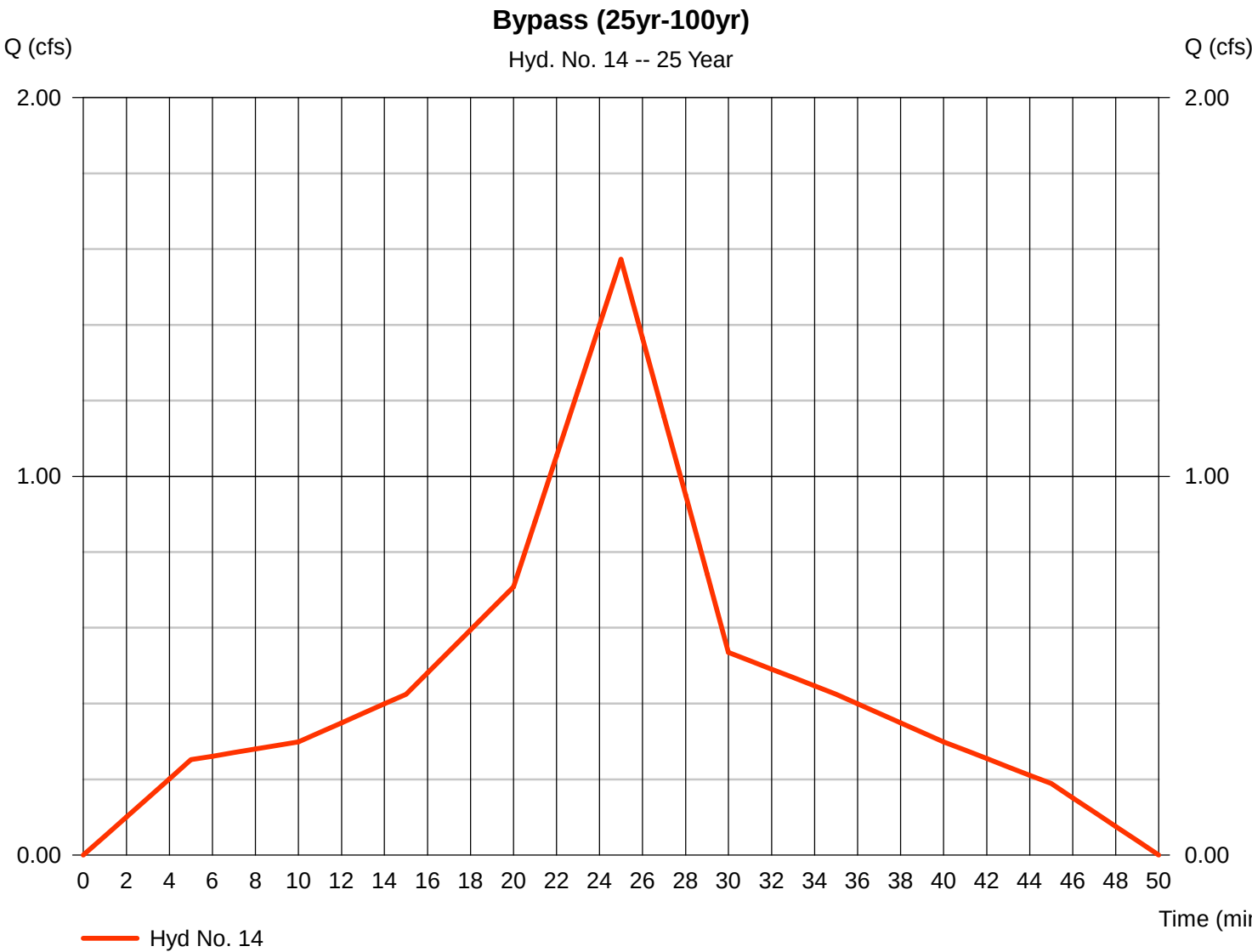


Hydrograph Report

Hyd. No. 14

Bypass (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.573 cfs
Storm frequency	= 25 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,411 cuft
Drainage area	= 0.350 ac	Runoff coeff.	= 0.62
Intensity	= 7.248 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

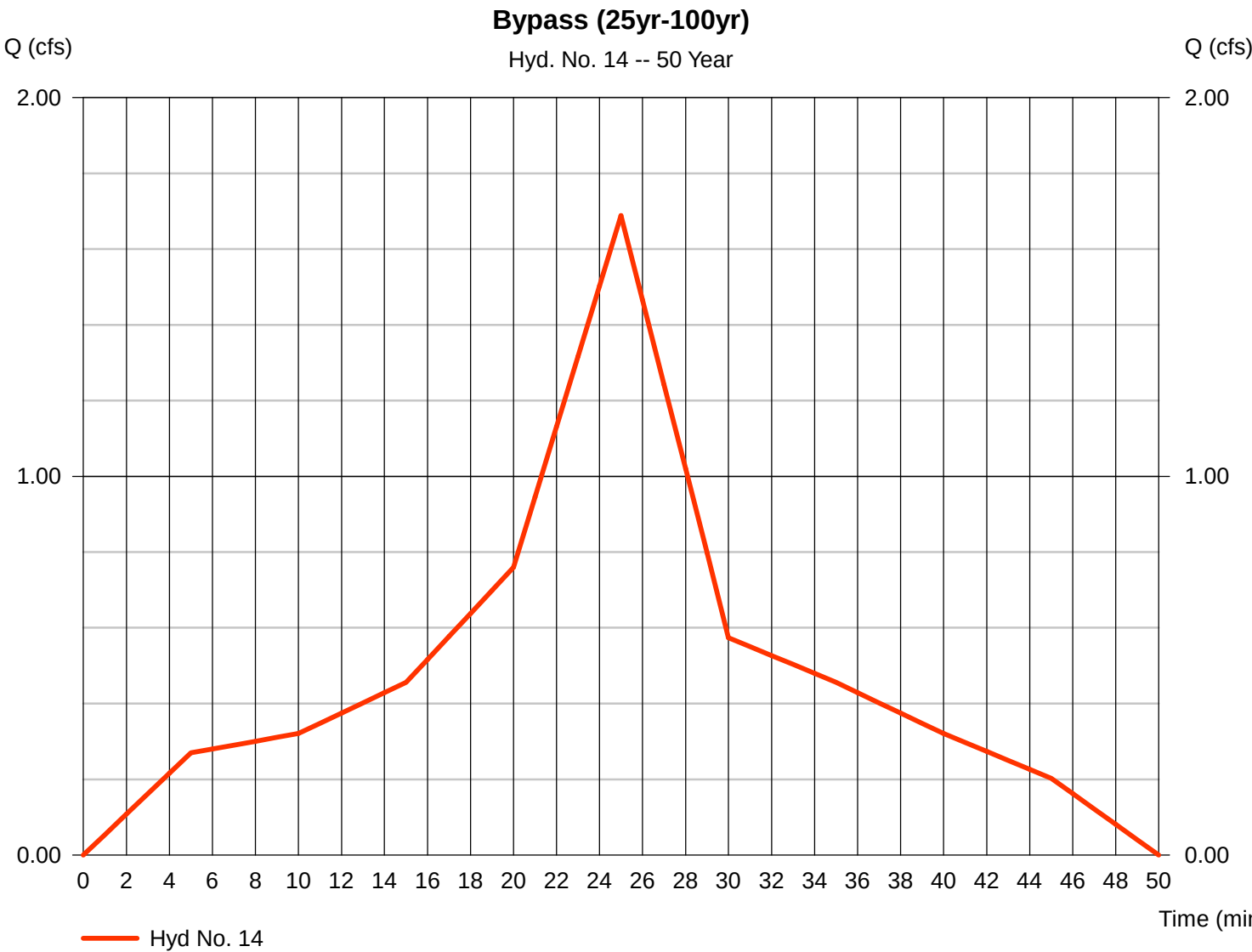


Hydrograph Report

Hyd. No. 14

Bypass (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.688 cfs
Storm frequency	= 50 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,514 cuft
Drainage area	= 0.350 ac	Runoff coeff.	= 0.62
Intensity	= 7.780 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

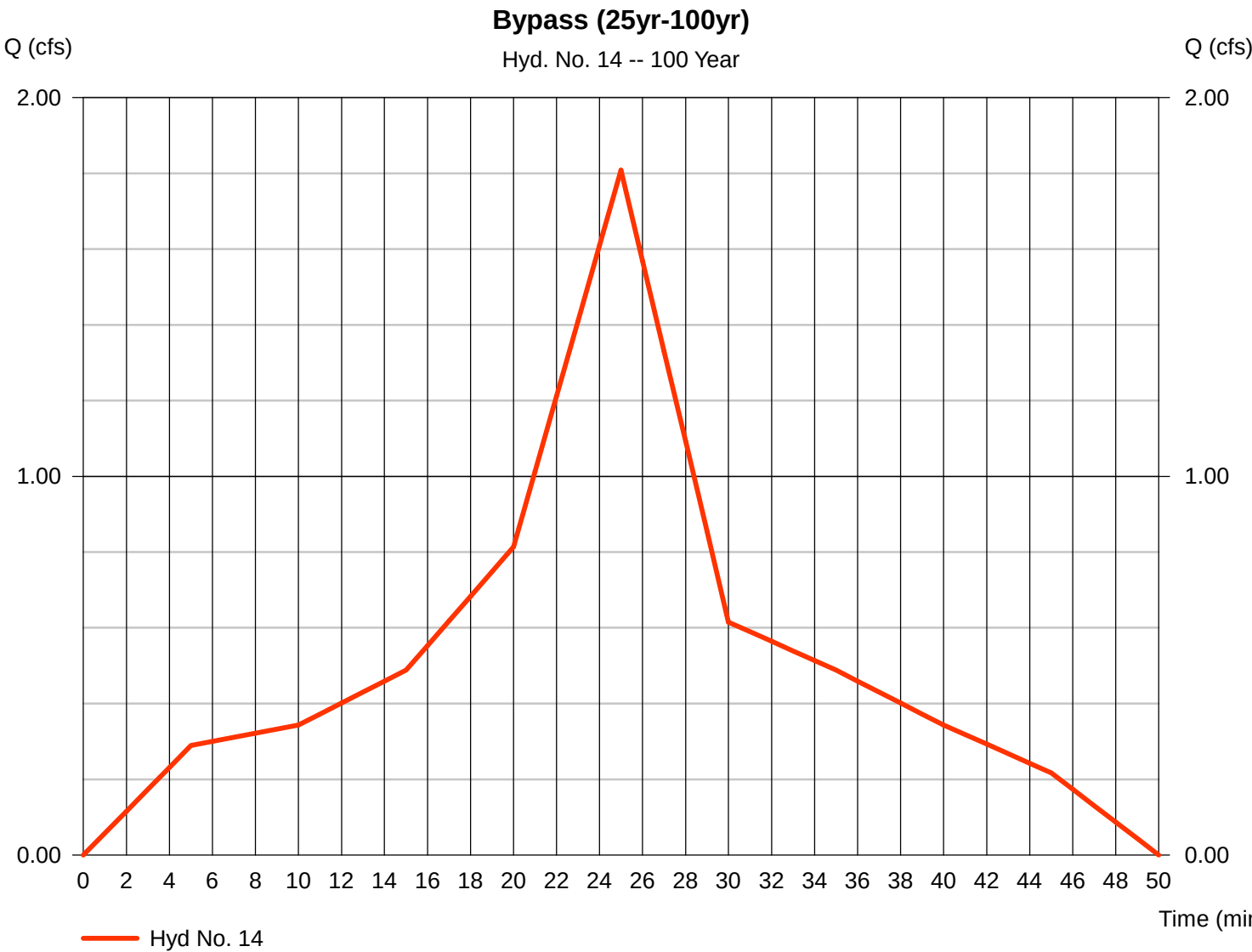


Hydrograph Report

Hyd. No. 14

Bypass (25yr-100yr)

Hydrograph type	= Dekalb	Peak discharge	= 1.808 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,622 cuft
Drainage area	= 0.350 ac	Runoff coeff.	= 0.62
Intensity	= 8.332 in/hr	Tc by User	= 5.00 min
IDF Curve	= Region5.IDF	Asc/Rec limb fact	= n/a

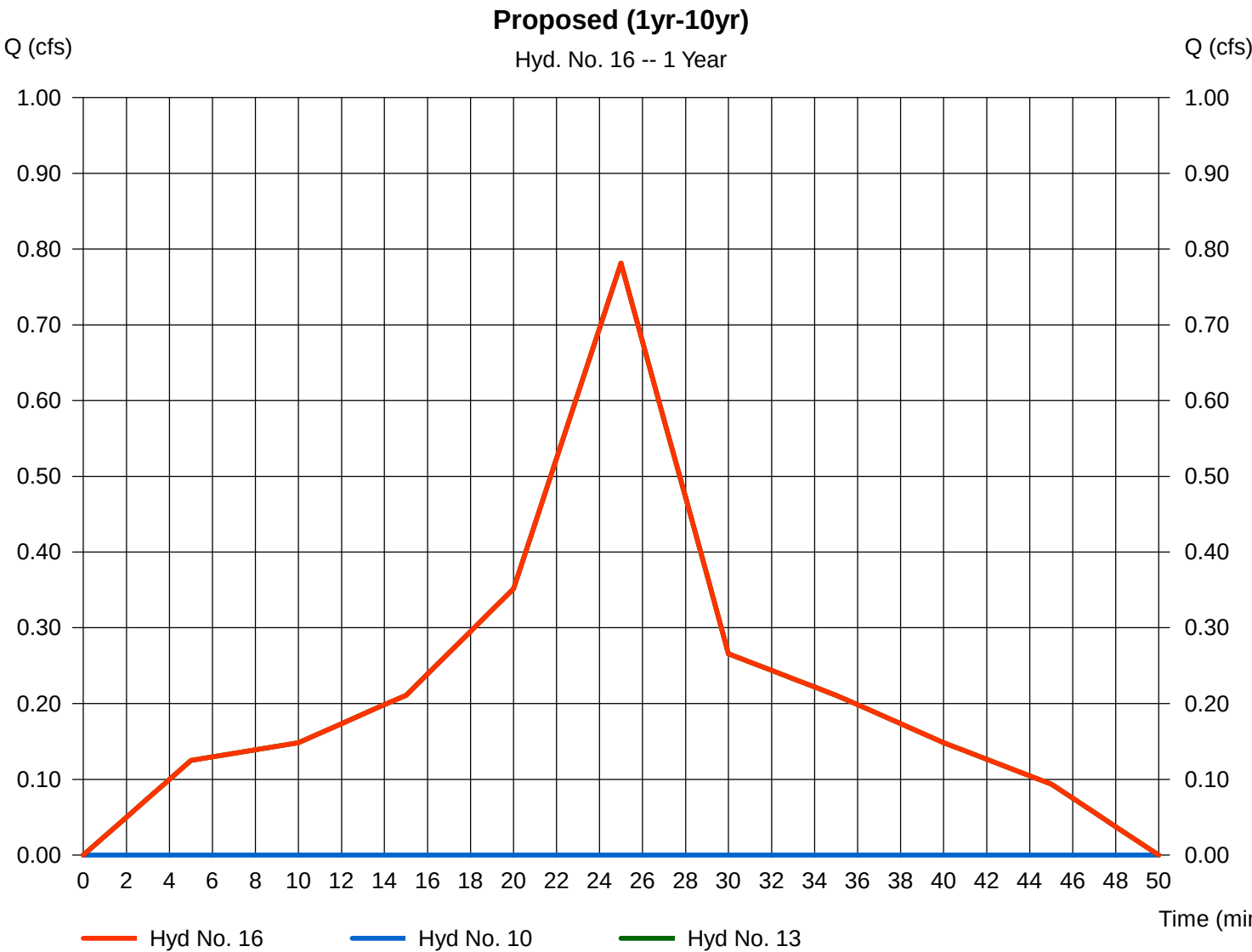


Hydrograph Report

Hyd. No. 16

Proposed (1yr-10yr)

Hydrograph type	= Combine	Peak discharge	= 0.781 cfs
Storm frequency	= 1 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 701 cuft
Inflow hyds.	= 10, 13	Contrib. drain. area	= 0.350 ac



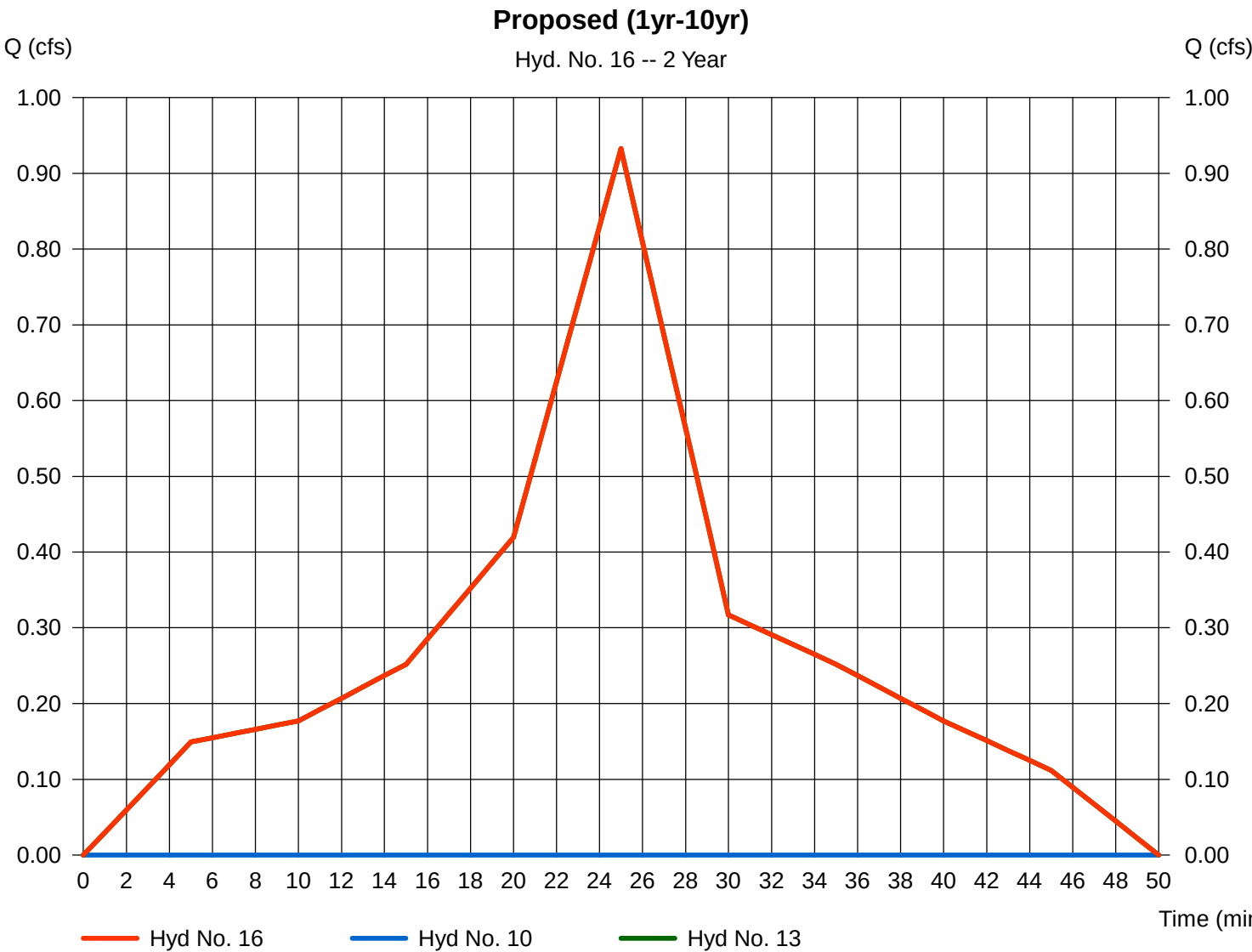
Hydrograph Report

Hyd. No. 16

Proposed (1yr-10yr)

Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyds. = 10, 13

Peak discharge = 0.932 cfs
Time to peak = 25 min
Hyd. volume = 836 cuft
Contrib. drain. area = 0.350 ac

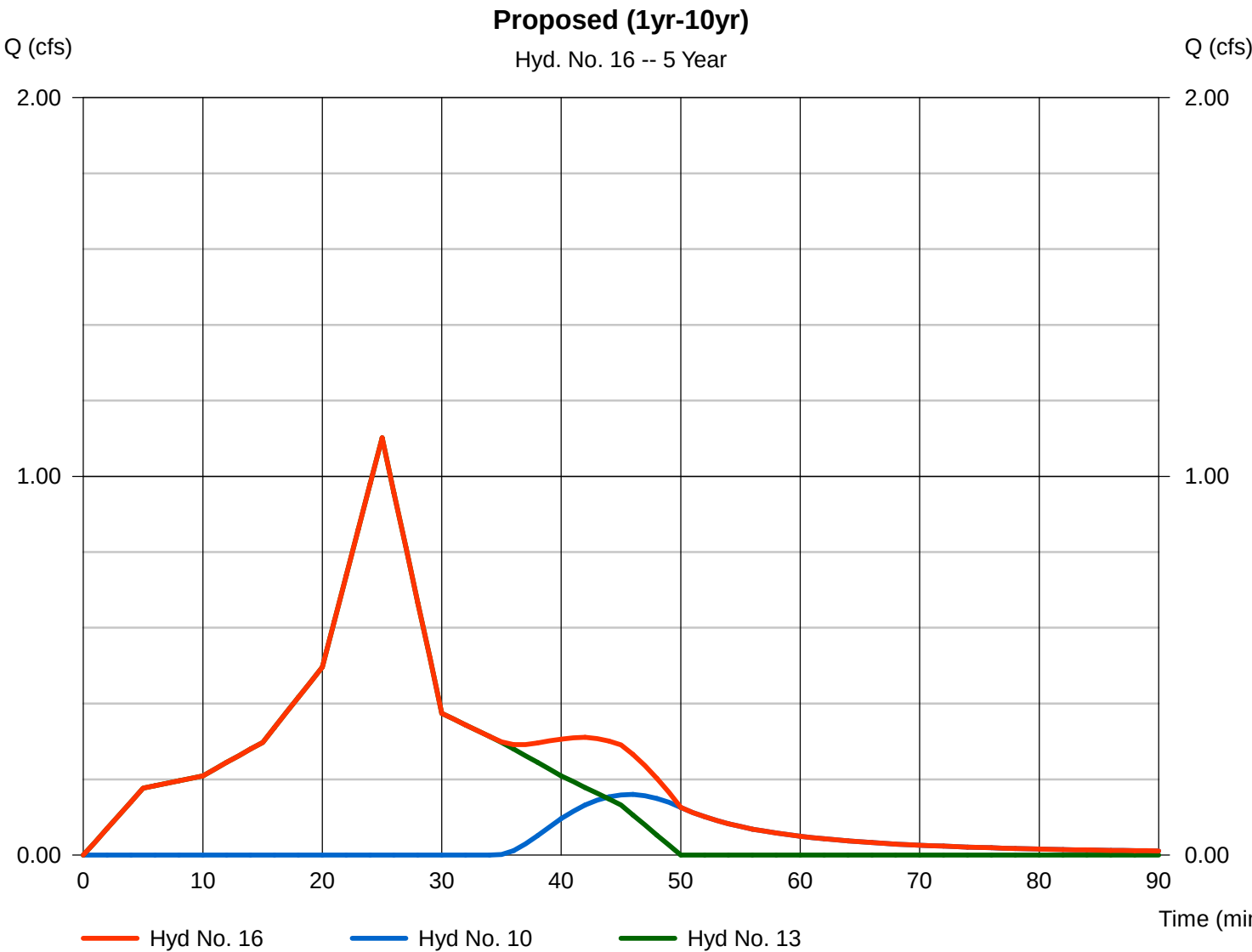


Hydrograph Report

Hyd. No. 16

Proposed (1yr-10yr)

Hydrograph type	= Combine	Peak discharge	= 1.102 cfs
Storm frequency	= 5 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 1,200 cuft
Inflow hyds.	= 10, 13	Contrib. drain. area	= 0.350 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

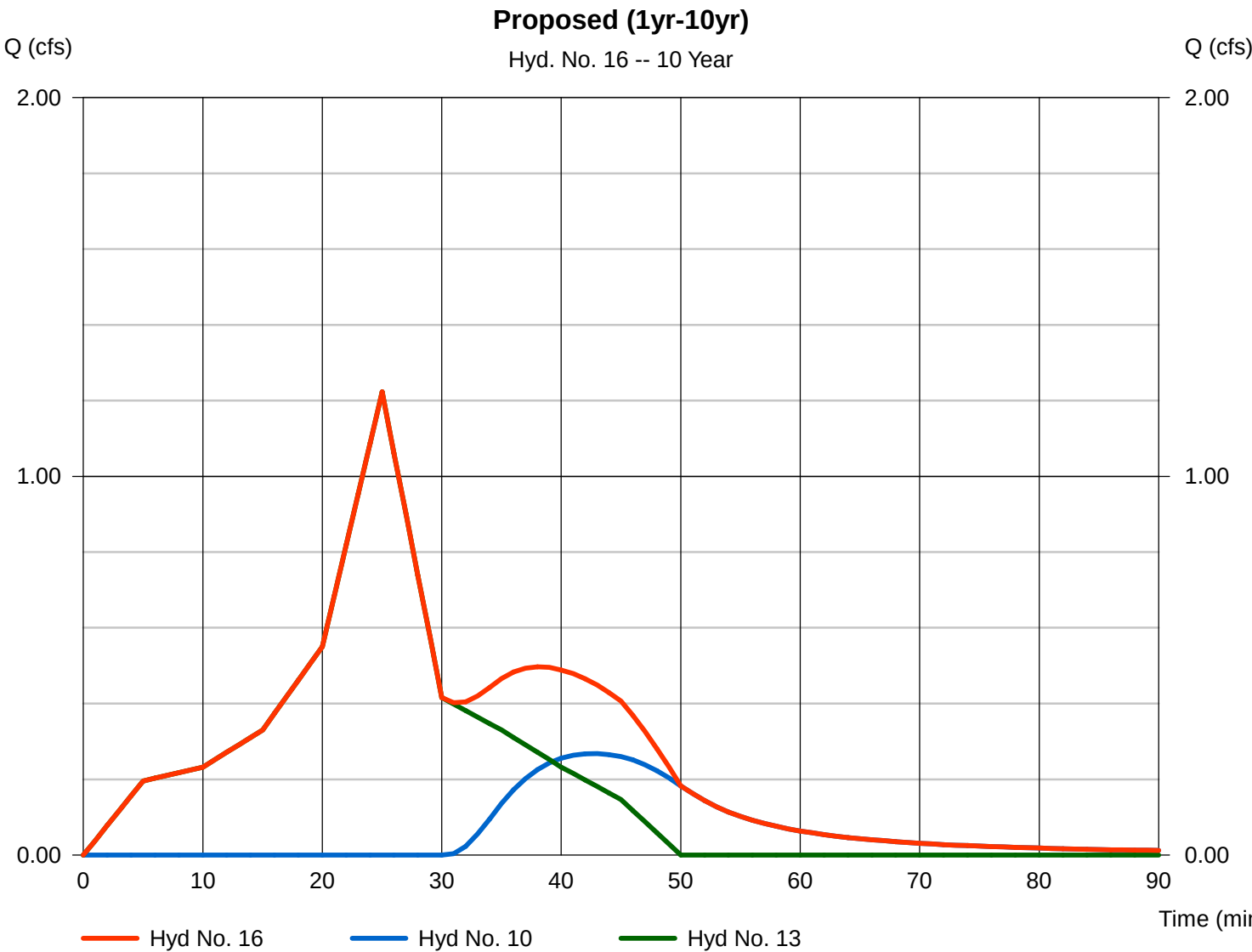
Thursday, Oct 12, 2023

Hyd. No. 16

Proposed (1yr-10yr)

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyds. = 10, 13

Peak discharge = 1.223 cfs
Time to peak = 25 min
Hyd. volume = 1,463 cuft
Contrib. drain. area = 0.350 ac

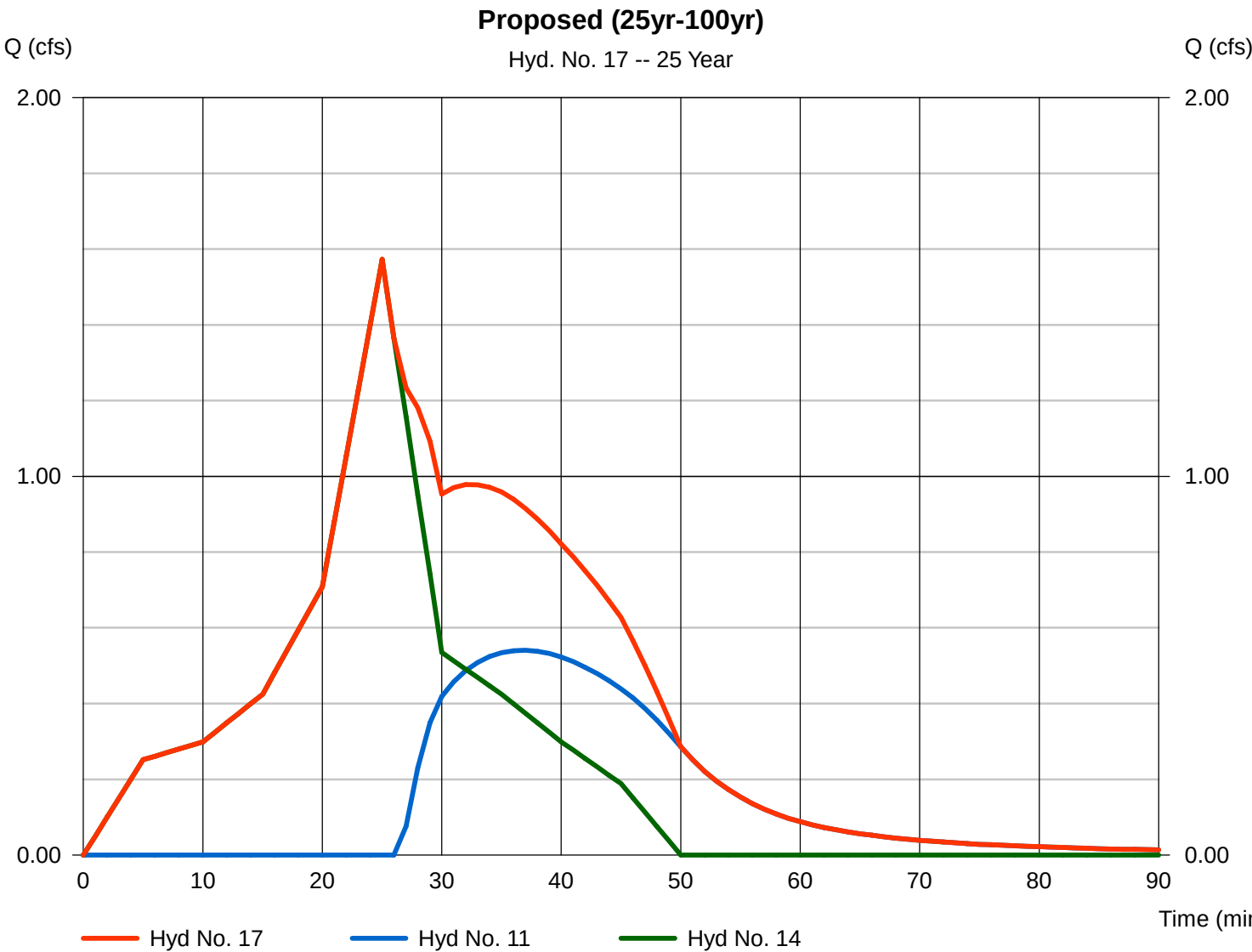


Hydrograph Report

Hyd. No. 17

Proposed (25yr-100yr)

Hydrograph type	= Combine	Peak discharge	= 1.573 cfs
Storm frequency	= 25 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 2,217 cuft
Inflow hyds.	= 11, 14	Contrib. drain. area	= 0.350 ac

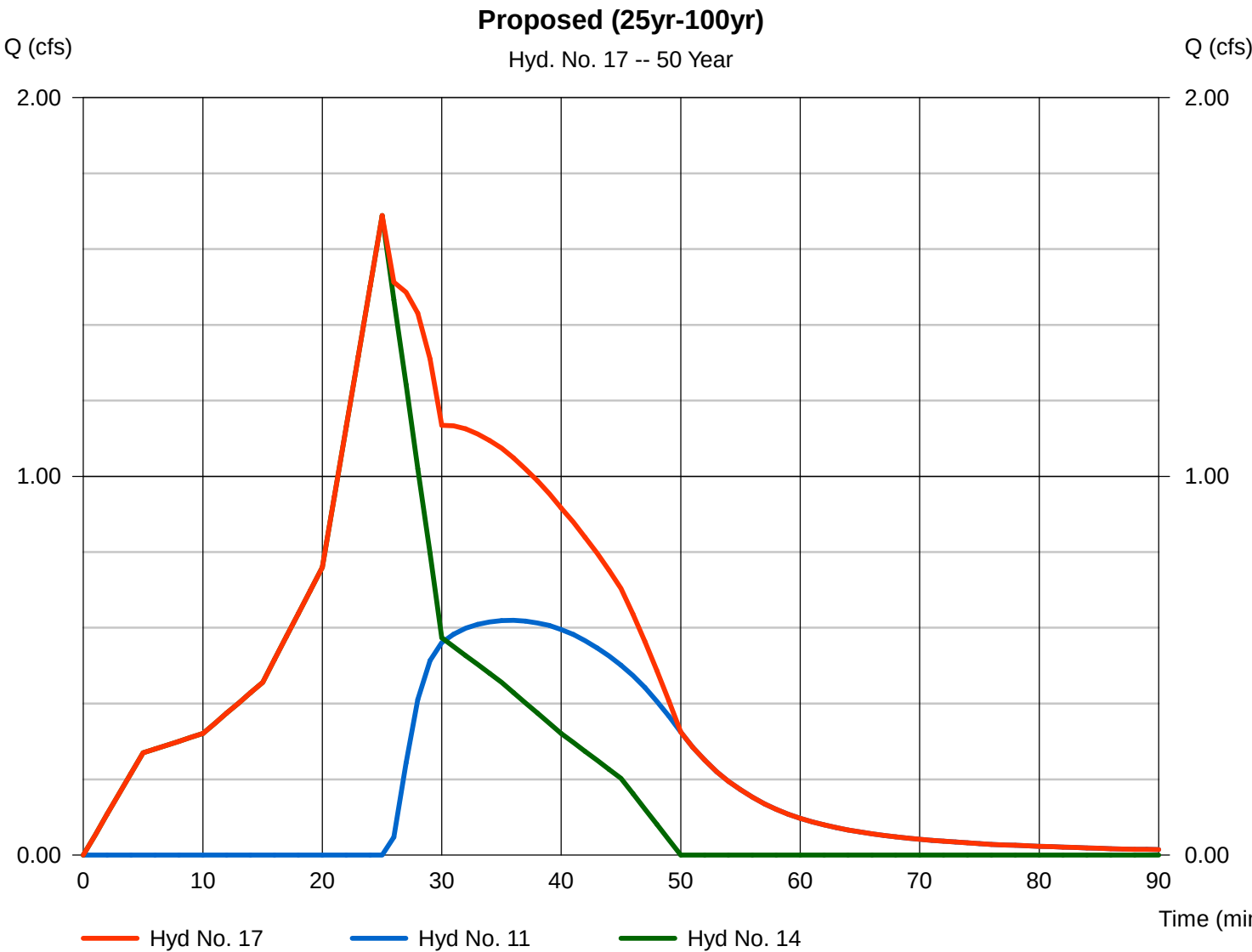


Hydrograph Report

Hyd. No. 17

Proposed (25yr-100yr)

Hydrograph type	= Combine	Peak discharge	= 1.688 cfs
Storm frequency	= 50 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 2,468 cuft
Inflow hyds.	= 11, 14	Contrib. drain. area	= 0.350 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

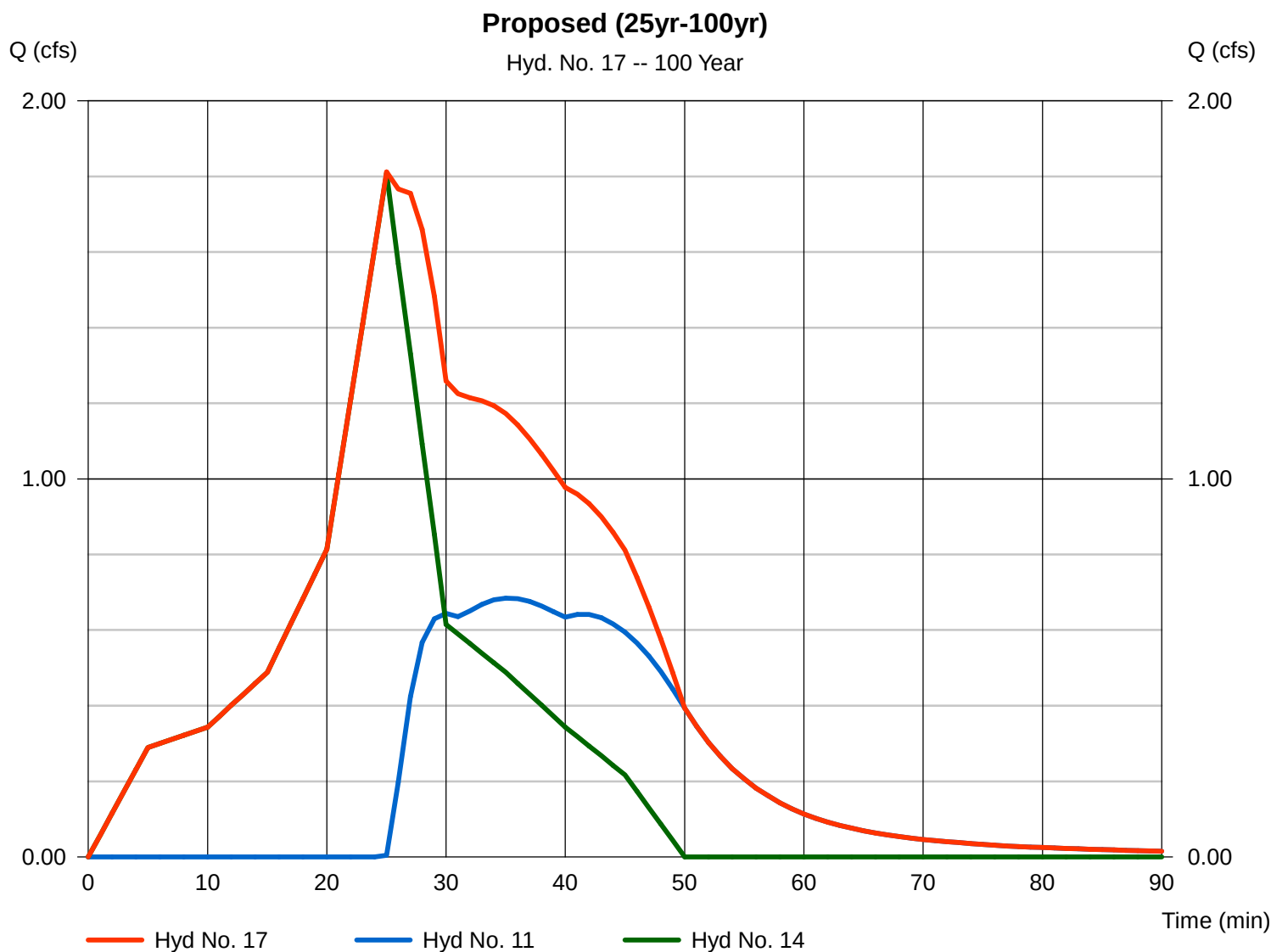
Thursday, Oct 12, 2023

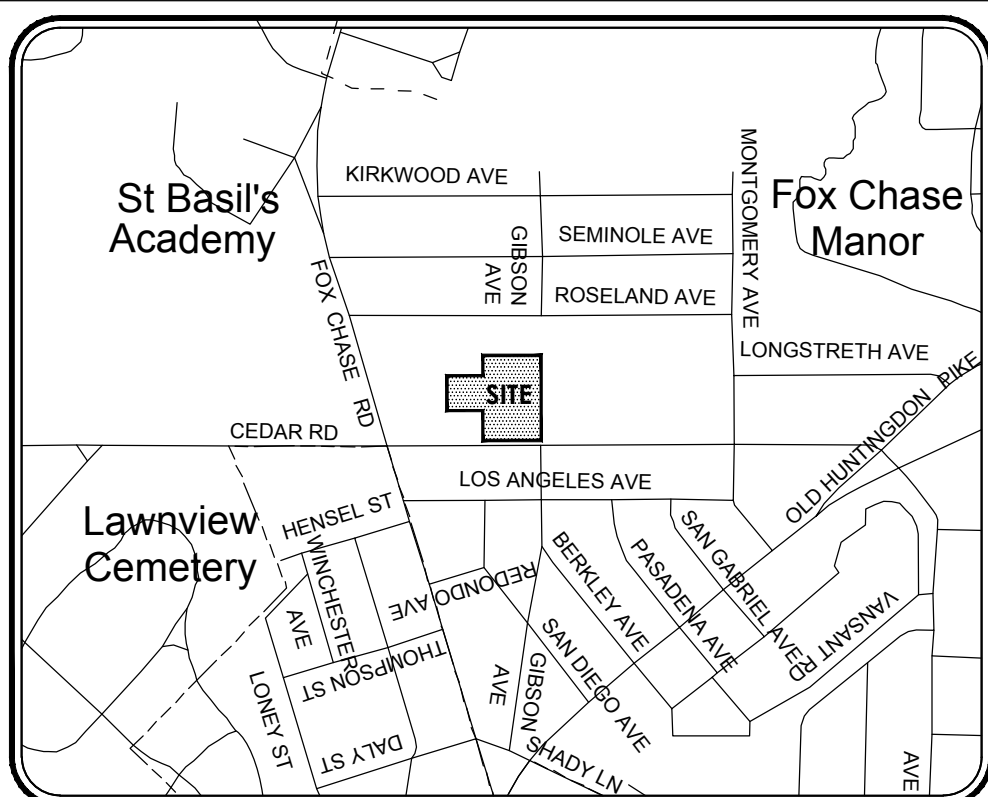
Hyd. No. 17

Proposed (25yr-100yr)

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyds. = 11, 14

Peak discharge = 1.812 cfs
Time to peak = 25 min
Hyd. volume = 2,728 cuft
Contrib. drain. area = 0.350 ac





LOCATION MAP
SCALE: 1" = 800'

LEGEND
EXISTING FEATURES

- | | |
|---|----------------------|
| —X— | FENCE |
| —//— | OVERHEAD WIRE |
| ■ MB | MAILBOX |
| ○ W | GAS VALVE |
| ○ W | WATER VALVE |
| ○ CO | SANITARY CLEANOUTS |
| ○ — | UTILITY POLE |
| —S— | SIGN |
| ☆ | LIGHT STANDARD |
| ○ | MANHOLE |
| —S— | SANITARY SEWER |
| —S— | STORM SEWER |
| ~~~~~ | BRUSH LINE |
|  | DECIDUOUS TREE |
| —W— | WATER MAIN |
| —WS— | WATER SERVICE |
| —G— | GAS MAIN |
| —E— | UNDERGROUND ELECTRIC |
| —LAT— | LATERAL |
| — 238 — | CONTOUR |
|  | 15-25% SLOPES |
|  | 25%+ SLOPES |

COUNTY PARCEL NO. 00-06992-00-7	LOCK - UNIT 049-004	SITE ADDRESS 0 CEDAR ROAD INTOWN, PA. 19046	BOOK - PAGE 5480-1222
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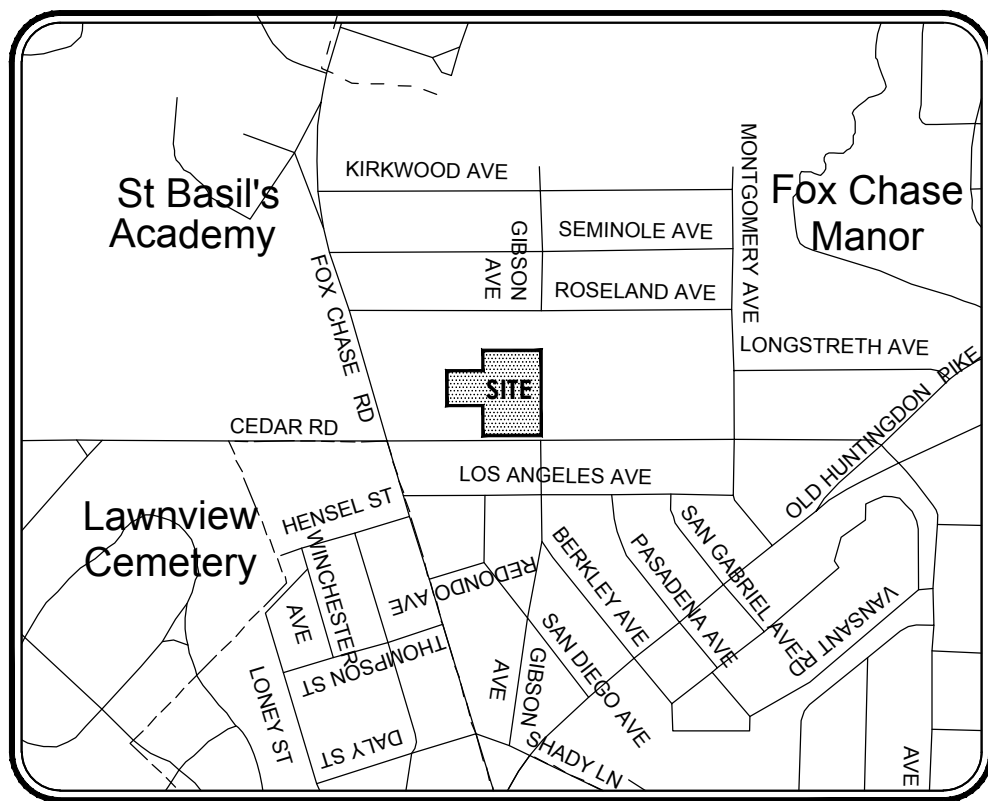
RECORD OWNER
RUTKOWSKI LP
640 CEDAR ROAD
ENKINTOWN, PA. 19046

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 19336
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

EXISTING DRAINAGE AREA PLAN
OF
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

DATE	OCTOBER 6, 2023
DWG NO	
JOB NO.	27023
SHEET NO.	1 OF 2

AREA TO TITLE LINE
107.823 SF or 2.4753 ACRES



LOCATION MAP
SCALE: 1" = 800'

- | LEGEND | | <u>PROPOSED FEATURES</u> | |
|--------------------------|----------------------|---------------------------------|----------------------|
| EXISTING FEATURES | | | |
| --X-- | FENCE | - - - - - | STORM SEWER |
| // // | OVERHEAD WIRE | - - - - - 328' - - - - - | COROUT |
| ■ MB | MAILBOX | - - - - - | CONCRETE SIDEWALK |
| ○ GP | GAS VALVE | - - - - - | CURB |
| ○ WV | WATER VALVE | - - - - - RD - - - - - | ROOF DRAIN |
| ○ CO | SANITARY CLEANOUTS | - - - - - | WALL |
| ○ UT | UTILITY POLE | - - - - - | LIMIT OF DISTURBANCE |
| ☆ | SIGN | | |
| ★ | LIGHT STANDARD | | |
| ○ | MANHOLE | | |
| - S - | SANITARY SEWER | | |
| - ST - | STORM SEWER | | |
| - BRU - | BRUSH LINE | | |
| (Tree Symbol) | DECIDUOUS TREE | | |
| - W - | WATER MAIN | | |
| - WS - | WATER SERVICE | | |
| - G - | GAS MAIN | | |
| - LAT - | UNDERGROUND ELECTRIC | | |
| - 238 - | LATERAL | | |
| (Diagonal Hatching) | 15-25% SLOPES | | |
| (Cross-hatching) | 25%+ SLOPES | | |

RECORD OWNER	COUNTY PARCEL NO 30-00-06992-00-7
RUTKOWSKI LP 640 CEDAR ROAD JENKINTOWN, PA. 19046	BLOCK — UNIT 049-004
	SITE ADDRESS 640 CEDAR ROAD JENKINTOWN, PA. 190404
	DEED BOOK — PAGE 5480 222

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com



PROPOSED DRAINAGE AREA PLAN
OF
640 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
PREPARED FOR
HOPEWELL VETERINARY HOSPITAL

DATE
OCTOBER 11, 2023
DWG NO
JOB NO.
27023
SHEET NO.
2 OF 2

AREA TO TITLE LINE
107,823 SF or 2.4753 ACRES

July 19, 2023

Gavin Laboski
Laboski Law, PC
314 West Broad Street, Suite 124
Quakertown, PA 18951

Rutkowski LP
640 Cedar Road
Jenkintown, PA 19046

Re: Abington Township Zoning Hearing Board Application 23-15

This firm serves as Solicitor to the Abington Township Zoning Hearing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve the above-named Application of Rutkowski LP for the following relief from the Abington Township Zoning Ordinance (the "Ordinance") to allow building expansion and related improvements for an animal hospital/dog kennel at 640 Cedar Road:

- a) A variance from Ordinance §905.G.4 to permit two parking spaces in the required front yard;
- b) A variance from Ordinance §2103.C.38.1 to permit the proposed expanded building to be setback 55 feet from the side property line;
- c) A variance from Ordinance §1907.A.1 to allow the expansion of a nonconforming nonresidential structure;
- d) A variance from Ordinance §1907.A.2 to allow expansion of a nonconforming structure from 58.4 feet to 55 feet from the side property line;
- e) A variance from Ordinance §2403.B.4.a[1] to install a Low-Intensity Buffer as required by adjoining land uses pursuant to Ordinance Figure 24.5; and
- f) A variance from Ordinance §2403.B.4.a[2] to install a Medium-Intensity Buffer as required by adjoining land uses pursuant to Figure 24.5.

This approval is granted subject to the conditions: 1) that all development and use of the subject property be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter, including (without limitation) the Plan Exhibit attached hereto (the "Plan"); and 2) that a stockade or similar fence be installed along the

northwest side of the expanded parking area, to assist in blocking automobile headlamps from lighting abutting residential uses. .

Any aggrieved party may file an appeal to the Court contesting this decision within thirty (30) days. Anyone taking action on this decision within that appeal period does so at their own risk. Please remember that this Zoning Approval does not relieve the Applicant of the obligation to obtain a building permit and/or other related approvals.

This correspondence constitutes the written decision of the Board to approve the uncontested Application, and no further findings, conclusions, or reasons will be issued.



Joseph C. Kuhls



LOCATION MAP
SCALE: 1" = 50'

LEGEND
EXISTING FEATURES

1	EXISTING ROAD
2	EXISTING FENCE
3	EXISTING DRIVE
4	EXISTING DRIVE
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99	EXISTING DRIVE
100	EXISTING DRIVE

LANDSCAPE LEGEND

- Street tree
- Planting List Landscape
- Buffers and Screens
- Site Element Screening
- Turning Landscape

See Sheet LP-2 for Landscape Details

General Notes

Landscape Plan

1	LANDSCAPE UPDATE	DATE
2	REVISION/CHANGE	DATE

Project Name and Address

Infocus Planning
ARCHITECTURAL & PLANNING
1001 N. BETHLEHEM PIKE, SUITE 200
SPRING LAKE, PA 19081
TEL: 610-789-1234
WWW.INFOCUSPLANNING.COM

Project Name and Address

HOPWELL ANIMAL HOSPITAL
640 CEDAR ROAD
BETHLEHEM TOWNSHIP
MONTCERY COUNTY, PA

Project	Infocus_23-14	Sheet	LP-1
Date	5/25/23	As Titled	

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

November 13, 2023

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #23-0202-001
Plan Name: 640 Cedar Rd (Hopewell Veterinary Hospital)
1,048 square feet on 2.48 acres
Situates: 640 Cedar Road
Cross Street: Gibson Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 19, 2023. We forward this letter as a report of our review.

BACKGROUND

Rutkowski, LP, the applicant, has submitted a preliminary land development plan for a 1,048 square foot expansion to an existing veterinary hospital. The proposal also includes a parking lot expansion. The site is the location of a two-story masonry and frame veterinary hospital and a two-story frame garage/barn. The site is located partly in the R4 High Density Residential district and partly in the CS Community Service District (the existing and proposed buildings and parking are located in the CS District).

On July 18, 2023, the applicant received variances from the Zoning Hearing Board for requirements related to buffers, location of parking, and expansion of a nonconforming structure. There is currently a bus route with stops near the applicant's property (Route 28). SEPTA's current Bus Revolution service change proposal would eliminate the Cedar Road portion of the route. The site is served by public water and sewer. The main plan set is dated October 3, 2023; the landscaping plan is dated March 23, 2023.

CONSISTENCY WITH COMPREHENSIVE AND OTHER PLANS

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan's future land use map shows the site located in the Suburban Residential future land use area. Limited, small-scale commercial land uses are considered appropriate secondary uses in this future land use area.



The proposed land development is shown located in the “Institutional-School, Churches” future land use area on the future land use map of the Abington Comprehensive Plan of 2007. The plan’s “Goal 9, Ensure compatible development in residential neighborhoods,” includes subsection 9.b., which says it is recommended that the township, “direct retail space...to locations that have minimal impact on neighborhoods and that can be properly buffered.” The proposal makes use of substantial existing and proposed vegetation for buffering and is consistent with that plan.

RECOMMENDATION

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

REVIEW COMMENTS

COMMUNITY SERVICE ZONING DISTRICT

- A. Expansion of Facilities – This must be related to an increase of existing services or to allow for the addition of a use, ancillary or accessory to the established use [§905.F]. Is the applicant expanding services?

LANDSCAPING

- A. Landscaping Plan – The parking lot configuration on the landscaping plan differs from the one shown on the other plan sheets, including the number of spaces (38), the size of planting islands (smaller), and removal of trees. It would appear that the landscaping plan proposes removal of a 21 inch caliper tree in the upper left portion of the proposed new parking area, while other plan sheets appear to propose its preservation.
- B. Street Trees – The applicant proposes to meet the street tree requirement using existing trees. One tree is required for every 40 linear feet of frontage. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced [§2402]. There are existing trees along the street, although there is a fifty foot gap at the southwestern end of the street frontage where a new tree could be planted (see photo).
- C. Planting Islands – Are required to be a minimum of 10 by 18 feet in area. The islands shown on the plan sheets from September comply, but those shown on the landscaping plan from March do not [§2402.A].
- D. Other Tree/Shrub Planting Requirements – One evergreen tree or three evergreen shrubs are required for every 1,000 square feet of ground cover area (green areas). The applicant is requesting a waiver from the requirement to plant 32 trees (or the required equivalent number of shrubs). A waiver is not applicable because this is a zoning requirement [§2402.E], but existing trees and shrubs may be utilized in meeting this requirement if the Township Engineer feels they meet the intent of this section.

TRANSPORTATION

- A. Parking – The applicant would be required to provide 18 parking spaces for the land use after expansion, but is expanding the parking area from 14 to 28 spaces. Can the applicant hold part of the parking in reserve to reduce the amount of paved area unless it is absolutely necessary? [§2309]
- B. Sidewalk – How wide is the existing sidewalk along the street? It is required to be four feet wide [§146-27].
- C. Bicycle Route – The site is located on bicycle route 23B, proposed by the Abington Master Bicycle Plan. Improvements recommended by the plan for this bike route segment include pavement markings (“use full lane”) and signage, including wayfinding confirmation, “use full lane,” and others (see p.96 of plan)¹.

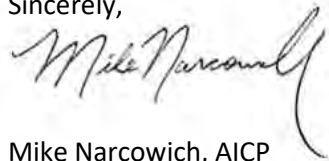
CONCLUSION

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 commercial development.

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 (#23-0202-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 - mnarcowi@montcopa.org

c: Rutkowski, LP, Applicant
Chad Brensinger, PE, Charles E. Shoemaker, Inc., Applicant’s Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Scott Burton, PennDOT
Fran Hanney, PennDOT

¹ Abington Master Bicycle Plan: <https://www.abingtonpa.gov/departments/fire-and-emergency-management-services/forms-and-permit-applications/planning-documents>

Michael McGahee, SEPTA
Jennifer Dougherty, AICP, SEPTA

Attachments: APPENDIX 1: Aerial Image, Project Site
 APPENDIX 2: Applicant's Plan
 APPENDIX 3: MCPC Review Letter #23-0064-002 (May 19, 2023)

APPENDIX 1: AERIAL IMAGE, PROJECT SITE



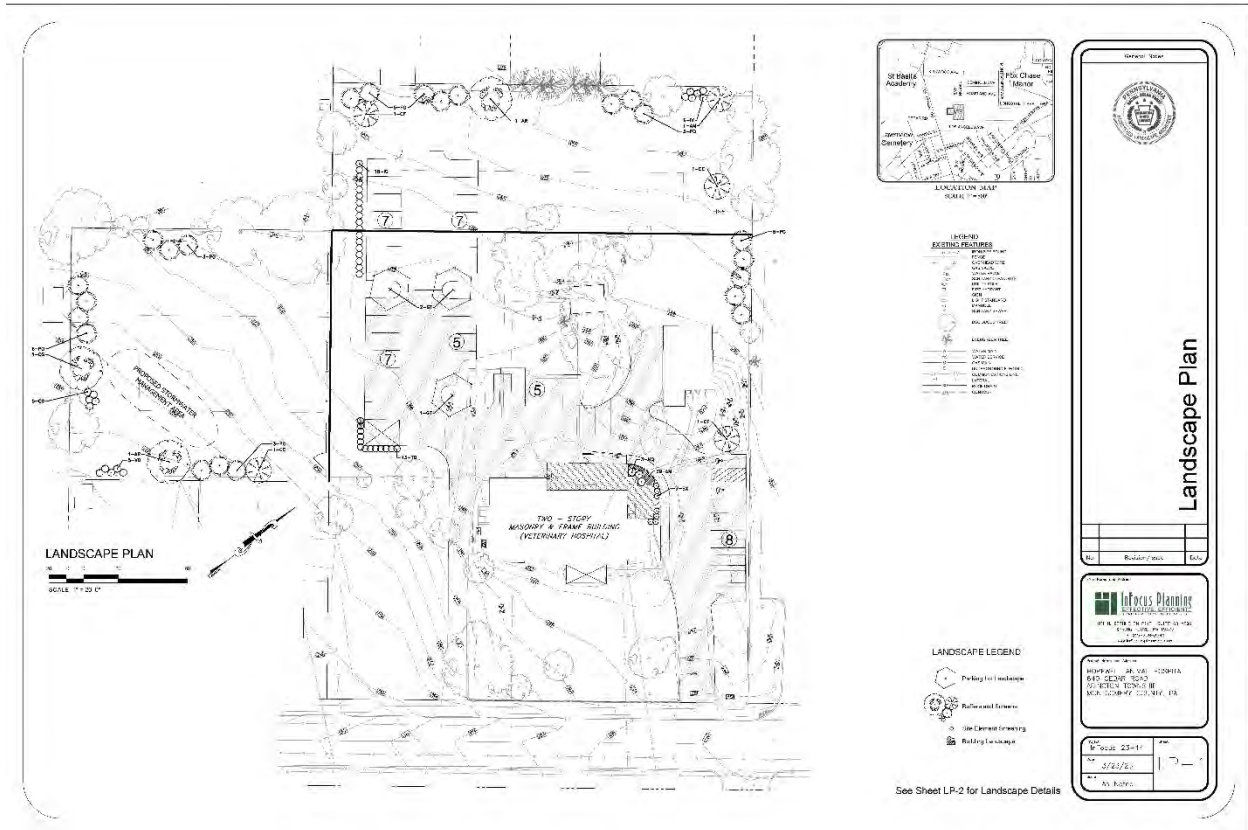
640 Cedar Road
Hopewell Veterinary Hospital
MCPC#230202001

Montgomery
County
Planning
Commission
Montgomery County Department - Planning Commission
PO Box 310 (Baltimore MD 21204-0310)
(410) 675-2722 (410) 675-2723
www.montgomeryplanning.com
Aerial Photography provided by Google

0 50 100 200 Feet

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APPENDIX 2: APPLICANT'S PLAN



**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 14, 2023

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #23-0202-001
Plan Name: 640 Cedar Rd (Hopewell Veterinary Hospital)
1,048 square feet on 2.48 acres
Situates: 640 Cedar Road
Cross Street: Gibson Avenue
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On July 18, 2023, the applicant received variances from the Zoning Hearing Board for requirements related to buffers, location of parking, and expansion of a nonconforming structure. There is currently a bus route with stops near the applicant's property (Route 28), but SEPTA proposes to eliminate the Cedar Road portion of the route. The site is served by public water and sewer. The main plan set is dated October 3, 2023; the landscaping plan is dated March 23, 2023.

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The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan's future land use map shows the site located in the Suburban Residential future land use area. Limited, small-scale commercial land uses are considered appropriate secondary uses in this future land use area.



The proposed land development is shown located in the “Institutional-School, Churches” future land use area on the future land use map of the Abington Comprehensive Plan of 2007. The plan’s “Goal 9, Ensure compatible development in residential neighborhoods,” includes subsection 9.b., which says it is recommended that the township, “direct retail space...to locations that have minimal impact on neighborhoods and that can be properly buffered.” The proposal makes use of substantial existing and proposed vegetation for buffering and is consistent with that plan.

RECOMMENDATION

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

REVIEW COMMENTS

COMMUNITY SERVICE ZONING DISTRICT

- A. Expansion of Facilities – This must be related to an increase of existing services or to allow for the addition of a use, ancillary or accessory to the established use [§905.F]. Is the applicant expanding services?

LANDSCAPING

Green Area Planting Requirements – One evergreen tree or three evergreen shrubs are required for every 1,000 square feet of ground cover area (green areas). The applicant is requesting a waiver from planting 29 trees (or the required equivalent number of shrubs). A waiver is not applicable because this is a zoning requirement [§2402.E], but existing trees and shrubs may be utilized in meeting this requirement if the Township Engineer feels they meet the intent of this section.

TRANSPORTATION

- A. Parking – The applicant would be required to provide 18 parking spaces for the land use after expansion, but is expanding the parking area from 14 to 28 spaces. Can the applicant hold part of the parking in reserve to reduce the amount of paved area unless it is absolutely necessary? [§2309]
- A. Sidewalk – How wide is the existing sidewalk along the street? It is required to be four feet wide [§146-27].

- B. Bicycle Route – The site is located on bicycle route 23B, proposed by the Abington Master Bicycle Plan. Improvements recommended by the plan for this bike route segment include pavement markings (“use full lane”) and signage, including wayfinding confirmation, “use full lane,” and others (see p.96 of plan)¹.

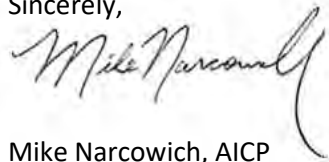
CONCLUSION

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 commercial development.

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 (#23-0202-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 - mnarcowi@montcopa.org

c: Rutkowski, LP, Applicant
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APPENDIX 1: AERIAL IMAGE, PROJECT SITE



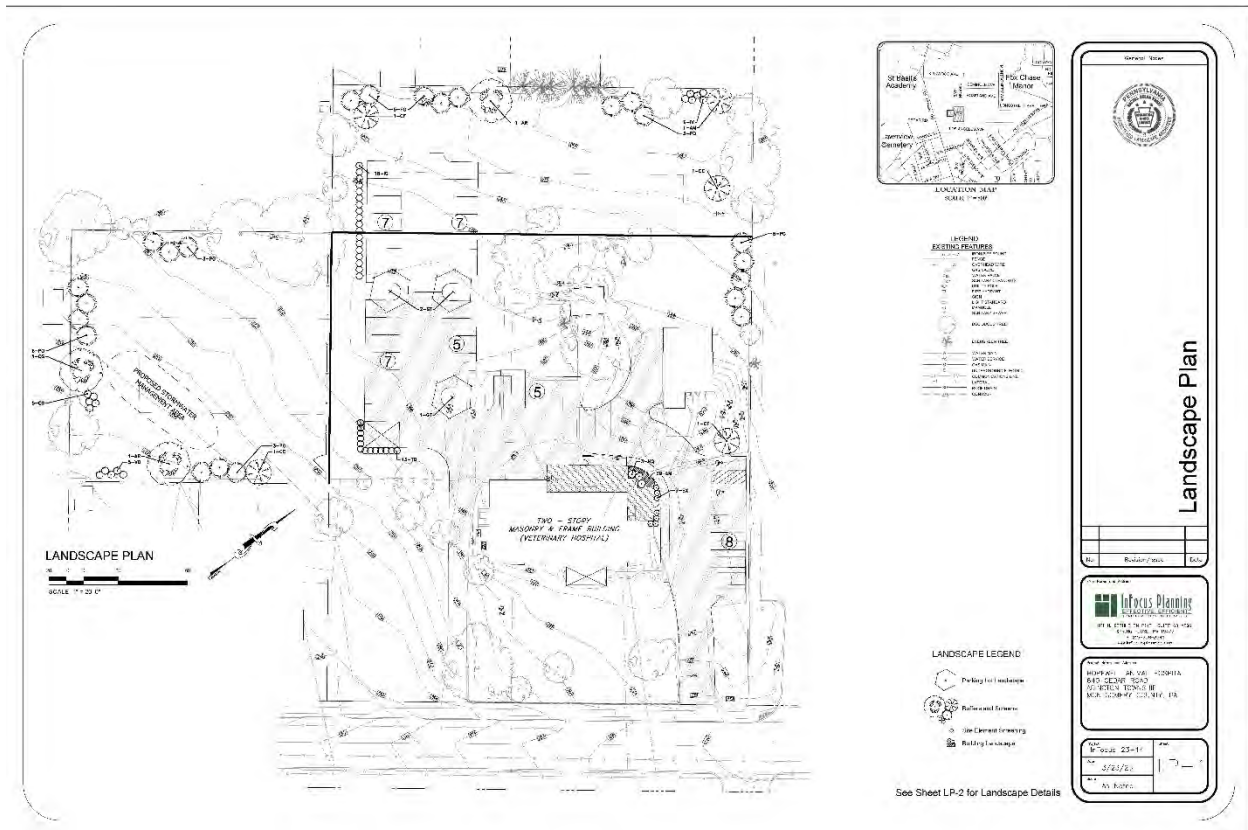
640 Cedar Road
Hopewell Veterinary Hospital
MCPC#230202001

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Aerial Photography provided by Google

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APPENDIX 2: APPLICANT'S PLAN





November 16, 2023

ABINT130035

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

RE: LD-23-04 – 640 Cedar Road (Hopewell Vet)
PARID: 30-00-06992-00-7/ TMID: 30049 004
Preliminary/Final Major Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Land Development Plans" consisting of eleven (11) sheets dated October 3, 2023, as well as a Stormwater Management & Erosion and Sediment Control Plan Narrative, dated October 3, 2023, and both received on October 18, 2023; as prepared by Charles E. Shoemaker, Inc., located at 110 Keystone Drive, Montgomeryville, PA, for the above referenced project on behalf of the Applicant, Rutkowski LP, c/o Dr. Timothy Rutkowski, DVM.

Under this Preliminary/Final Land Development application, the Applicant is proposing to maintain the existing features on the site with the exception of the following:

- Construct a 1,048 SF building expansion to the rear of the existing 2-story masonry and frame veterinary hospital building.
- Remove the existing detached frame garage located directly to the rear of the veterinary hospital building, adjacent pavement area, and 4' high chain link fencing and gate for parking lot expansion to include 10 additional off-street parking spaces. Portions of the existing parking lot adjacent the 2-story frame garage/barn building and the driveway entrance area adjacent to 700 Cedar Road will be milled and slightly widened as part of this work. The entire existing bituminous parking lot will be resurfaced.
- Remove the existing landscape tie wall and AC ducts along the northern side of the veterinary hospital building to extend the existing concrete walk from the front of the building with a new concrete walkway along the northern side of the building, side entrance, and new concrete ramp along the western side of the building addition to the new rear entrance.
- Remove the existing stone wall and walkway adjacent the existing 2-story frame garage/barn and reconstruct a new 1' high stone wall along the parking lot edge in front of the 2-story frame garage/barn and new concrete walkway with steps leading from the parking lot to the 2-story frame garage/barn.
- Install new stormwater bmp facilities; e.g., an underground 80' long x 20' wide underground infiltration bed; stormwater basin; trench and yard drains; and stormwater inlets and piping for stormwater management of the site.
- Install a new 4' high chain link fence and gate attached to the existing 4' high chain link fence located in the yard area of the site behind the 626 Cedar Road and 639 Roseland Avenue properties.
- A designated loading area is provided on the parking lot to the rear and western corner of the veterinary hospital building.
- Provide additional landscape plantings adjacent the building addition, along portions of the parking lot perimeter, and along the lot lines for increased buffering.

In accordance with the Montgomery County property records, the site is comprised of two (2) consolidated parcels with a total irregular shaped tract size of 2.4753 acres. The site, with the veterinary hospital building and accessory buildings and structures, is primarily located within the CS – Community Service Zoning District, with the northern and western vacant land extensions located within the R-4 Residential Zoning District. The site is fronted by Cedar Road to the east; commercial properties zoned within the CS – Community Service Zoning District to the north; and residential properties zoned within the R-4 Residential Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0403G, effective March 2, 2016, the tract is identified to be located within Zone X which is identified as an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site based on our calculations of the topographic contours on the Existing Features Plan (Sheet 3). However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the steep slope conservation overlay district, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

VARIANCES RECEIVED

The Applicant was granted the following variances by the Abington Township Zoning Hearing Board under Zoning Application No. 23-15, based on the Zoning Decision dated July 19, 2023:

1. **§905.G.4 – Special Development Regulations** – A variance to permit two (2) parking spaces in the required front yard;
2. **§2103.C.38.1 – Veterinary Clinic** – A variance to permit the proposed expanded building to be setback 55 feet from the side yard property line;
3. **§1907.A.1 – Expansion of a Nonconforming Structure** – A variance to allow the expansion of a nonconforming nonresidential structure;
4. **§1907.A.2 – Expansion of a Nonconforming Structure** – A variance to allow expansion of a nonconforming structure from 58.4 feet to 55 feet from the side property line;
5. **§2403.B.4.a.[1] – Buffers and Screens** – A variance to install a low-intensity buffer as required by adjoining land uses pursuant to Ordinance Figure 24.5; and
6. **§2403.B.4.a.[2] – Buffers and Screens** – A variance to install a medium-intensity buffer as required by adjoining land uses pursuant to Figure 24.5.

The variances were granted subject to the conditions:

- 1) That all development and use of the subject property be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter, including (without limitation) the Plan Exhibit attached hereto (the “Plan”); and

- 2) That a stockade fence or similar fence be installed along the northwest side of the expanded parking area, to assist in blocking automobile headlamps from lighting abutting residential uses.

The conditions of approval for the above variances shall be provided on the plans.

WAIVERS REQUESTED

Under this SALDO application, the Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicated on the land development plans:

1. **§146.9.A.(1) and (2) – Preliminary and Final Plan Stages** – A waiver to permit preliminary and final stages to run concurrently.

The Applicant is proposing concurrent preliminary/final land development. This waiver request section is shown as “§146.19.A.(1) and (2)” on the Land Development Plan (Sheet 2) and should be corrected accordingly to reflect the correct section as “§146.9.A.(1) and (2)”.

2. **§146-11.B.(3) – Existing Features Plan** – A partial waiver from the requirement that existing features plan shall include property lines and names of landowners within 400 feet of the site.

The Applicant has provided the only the property lines and landowner information of the immediately adjoining lots on the Land Development Plan (Sheet 2) and not within the required 400 feet of the site. The Applicant has provided an Aerial Plan (Sheet 4) showing the area up to 569.46 feet north, 556.34 feet south, 319.07 feet west, and 358.84 feet east of the site.

3. **§146-11.B.(7) – Utilities** – A partial waiver from the requirement to provide all utility information within 400 feet of the subject property.

The Applicant is only showing the underground and above ground utilities servicing the site and partially the immediately adjacent site and not all the utility information within the required 400 feet of the subject property. The Applicant has provided an Aerial Plan (Sheet 4) showing the area up to 569.46 feet north, 556.34 feet south, 319.07 feet west, and 358.84 feet east of the site.

4. **§146-11.J – Recreational Facilities Plan** – A waiver from the requirement to provide recreational facilities.

The Applicant is not proposing any recreational facilities as part of this land development project; therefore, a waiver is required not to provide a recreational facilities plan.

5. **§146-33.C – Drainage Location** – A waiver to permit storm drainage pipes on-site to have a protected cover less than 24 inches.

The Applicant is proposing a cover of less than 24 inches for the drainage pipes at proposed storm inlets 2 and 3 which will have 21-inches of coverage and less coverage at the mitered pipe end section of the proposed stormwater basin, which is less than the minimum 24-inches coverage requirement of this Code Section.

6. **§146-33.D – Drainage Size, Grade, and Type** – A waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches in diameter with grades less than 0.5%.

The Applicant is proposing 8-inch diameter PVC stormwater piping from proposed yard drain YD-3 to proposed storm inlet 4 and from proposed storm inlet 4 to the mitered end section at the proposed stormwater basin. The Applicant is proposing 15-inch diameter HPDE distribution piping with 0%

slope in the underground stormwater basin, which is less than the minimum 0.5% grade slope requirement of this Code Section.

7. **§146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver from the requirement that cut and fill slopes shall not be 15% or steeper.

Based on our measurements of the Grading & Utility Plan (Sheet 5), the proposed regrading at the proposed stormwater basin within the western land extension of the tract located to the rear and north of the 620 and 626 Cedar Road properties will have proposed slopes of 19% and 20%, which is steeper than the permitted maximum 15% slope requirement of this Code Section.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Cover Sheet	1 of 9	10/3/23	----
Land Development Plan	2 of 9	10/3/23	----
Existing Features Plan	3 of 9	10/3/23	----
Aerial Plan	4 of 9	10/3/23	----
Grading and Utility Plan	5 of 9	10/3/23	----
Erosion & Sediment Control Plan	6 of 9	10/3/23	----
Erosion & Sediment Control Plan Details	7 of 9	10/3/23	----
Construction Details & Storm Profiles	8 of 9	10/3/23	----
Construction Details	9 of 9	10/3/23	----
Landscape & Lighting Plans			
Landscape Plan	LP-1	9/28/23	----
Landscape Details	LP-2	9/28/23	----
Lighting Plan & Details	LP-3	9/28/23	----
Stormwater Management			
Stormwater Management & Erosion and Sediment Control Plan Narrative	91 pages	10/3/23	----

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); and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §901 – Permitted Uses** – In accordance with the Abington Township Comprehensive Use Matrix, the following uses applies:
 - **Existing and Proposed Use C-38 – Veterinary Clinic** – A Use C-38 is a not a permitted use within the CS - Community Service Zoning District. However, the Use C-38 - Veterinary Clinic existed prior to the adoption date of the current 2017 Abington Township Zoning Ordinance or any amendment thereto, and is authorized by a building permit issued prior thereto; therefore, the Use C-38 – Veterinary Clinic is permitted to continue on the site in accordance with Section 1902 of the current 2017 Abington Township Zoning Ordinance as an existing non-conforming use. The Applicant is not proposing a change in use as part of this land development; therefore, it can be classified as a continuation of an existing nonconforming use.

2. **Per §905 Figure 9.4 – CS Community Service District Dimensional Requirements** – The minimum lot width shall be 400 feet.

The existing lot width for this site is 242.46 feet which is considered an existing nonconforming condition.

3. **Per §602 Figure 6.1 – R-4 - Medium-High-Density Residential District Dimensional Requirements** – The minimum front yard setback shall be 20 feet.

The existing building has a front yard setback of 16.65 feet which is less than the minimum required 20 feet. Since the Applicant is not reconstructing a new building nor is proposing alterations to the front of the building; therefore, the existing building at the current front yard setback is considered an existing non-conforming condition.

4. **Per §602 Figure 6.1 R-4 Medium-High-Density Residential District Dimensional Requirements** – The maximum building height shall be 35 feet.

The zoning data table on the Land Development Plan (Sheet 2), indicates the maximum building height as less than 35 feet. There is no building height shown on the architectural elevation plan rendering. The Applicant shall clarify and confirm the actual building height and include this information in the zoning data table.

5. **Per §2304.C.37 – Use C-38 Veterinary Clinic** – 5 parking spaces for each doctor operating on the premises, plus parking as required for Use B-4: Riding Academy/Stable, if applicable, or 1 parking space for every 200 SF of gross leasable floor area, whichever is greater.

Based on the parking requirements calculation provided on the Land Development Plan (Sheet 2), the proposed gross leasable floor area would be 3,550 SF which would require 18 parking spaces (= 3,550 SF/200 SF) for the site. The Applicant is proposing 28 parking spaces for the site. The Applicant shall clarify and indicate the total number of doctor(s) that will be operating on the premises to ensure that the greater total number of required off-street parking spaces will adequately be provided on the site.

6. **Per §2401.A.2.d.(1).(c) – Tree Replacement** – Each mature tree with a 10-inch caliper or greater on the site shall be designated either “TO REMAIN” or “TO BE REMOVED”.

On the Existing Features Plan (Sheet 3), the existing trees are not labeled “TO REMAIN” or “TO BE REMOVED”. Based on the plans, it does not appear that any existing trees on the site will be removed; however, the Applicant shall clarify and confirm by labeling the existing trees accordingly as required per the above Code Section. Any tree to be removed shall comply with the tree replacement requirements as indicated in §2401.A.2.d.(1).(a).

7. **Per §2401.A.2.d.(2) – Requirements for Tree Protection Zones** – Existing vegetation designated “TO REMAIN,” in accordance with the landscaping plan of a subdivision or land development shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary tree protection zone, constructed according to the standards expressed below, shall be erected a minimum of one foot outside the drip line on all sides of individual trees or tree masses prior to major clearing or construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.

The Applicant shall provide tree protection fencing from the construction activities for all existing vegetation “To Remain” as required per the above Code Section.

8. **Per §2402.A.2.a.(3) – Parking Lot Landscaping** - Planting islands shall be a minimum of 10 feet X 18 feet in area; underlain by soil (not base course material) mounded at no more than a 4:1 slope nor less than a 12:1 slope; and shall be protected by curbing, wheel stops, or bollards. Unless designed to function as part of the stormwater management system, planting islands shall be underlain by soil mounded up to 6 inches minimum above the paved parking or drive area and shall be protected by curbs (continuous concrete or Belgian block) or wheel stops.

The proposed planting island to the west of the underground infiltration bed is not protected by curbing, wheel stops, or bollards. This planting island shall be protected as indicated above unless the planting island is designed to function as part of the stormwater management system. The Applicant shall confirm and revise the planting island accordingly.

9. **Per §2402.A.2.a.(4) – Planting Islands** – Each planting island shall contain one (1) shade tree plus shrubs and/or groundcover to cover the entire area at maturity. Parking lot trees shall be a minimum of three (3) inches in caliper, branching at 6 feet to 8 feet in height.

On the Landscaping Details (Sheet LP-2), the planting schedule indicated the minimum caliper size of 2.5 inches for the Acer Rubrum shade trees. Per the above Code Section, the shade trees shall be a minimum caliper of 3 inches, branching at 6 feet to 8 feet in height. The planting schedule shall be revised accordingly to reflect the minimum caliper size of 3 inches.

10. **Per §2402.B.2.b – Street Trees** - Large canopy trees shall be planted at least fifteen (15) feet from overhead utilities, including streetlights, and six (6) feet from underground utilities. However, ornamental trees may be planted under overhead utility wires. Street trees shall not be placed within the clear site triangle of street intersections.

Although the proposed street trees along Cedar Road are planted in conformance with the July 19, 2023 Zoning Decision, we recommend the trees be moved to be planted a minimum of 15 feet from the overhead utility wires to meet the requirements of the above Code Section. The left most proposed street tree between the two overhead utility wires is located approximately 12 feet and 13 feet from either side of the wires and will be required to be moved elsewhere along the site frontage. The right most proposed street tree can be moved slightly to be located a minimum of 15 feet from the overhead utility wires.

11. **Per §2403.B.7.b – Buffers for Specific Zoning Districts and Uses** – CS - Community Service Zoning District. Along the side or rear property line of any yard adjoining a residential zoning district, a screening buffer of not less than 30 feet in width shall be provided.

Per the conditions of approval no. 1 of the July 19, 2023 Zoning Decision, all development of the property shall be in substantial conformance with the testimony, exhibits, and other evidence presented in the Public Hearing including the Plan exhibit attached to the zoning decision. The updated landscaping plans provide the required landscaping as indicated in the July 19, 2023 Zoning Decision and is therefore in compliance with the conditions of approval.

In addition, per the conditions of approval no. 2 of the July 19, 2023 Zoning Decision, a stockade or similar fence should be installed along the northwest side of the expanded parking lot to block the automobile headlamp from lighting the abutting residential uses. On the Land Development Plan (Sheet 2), the stockade fence is not provided; however, on the updated landscaping plans provided, the fence is shown on the plans. The proposed stockade privacy fence shall be shown on all plans. In addition, a detail of the proposed fence shall also be provided on the plans.

12. **Per §2601.J. - Mechanical Equipment Standards** – The Applicant shall clarify if any new mechanical equipment will be provided to service the veterinary hospital addition since the existing A/C ducts were removed from the northern side of the building for the walkway extension. Any new mechanical equipment shall be in compliance with the above Code Section.
13. **Per §2601.N.2 – Trash Containment Standards** – When stored external to the principal building, trash containers must utilize self-closing lids, or be placed in self-confining containers in order to provide odor control.

The Applicant shall confirm that the proposed trash dumpsters will comply with the above Code Section.

14. **Per §2601.P.4 – Streets and Driveways** – No driveway shall be more than 20' wide.

Based on our measurements of the existing driveway closest to 700 Cedar Road shown on the Existing Features Plan (Sheet 3), the width of the existing driveway is approximately 20'-9" adjacent the driveway apron and the proposed approximately driveway width is approximately 21'-1". The existing approximately 20'-9" wide driveway width is greater than the permitted 20' wide driveway width, and is considered an existing nonconforming condition. The Applicant shall clarify and dimension the driveway widths. Expansion of the driveway width to create a more nonconforming condition is not permitted. The Applicant will need to revise the proposed driveway widening to comply with the 20' maximum driveway width requirement and not more than the existing nonconforming width of approximately 20'-9" adjacent the driveway apron.

CHAPTER 146 **SUBDIVISION & LAND DEVELOPMENT COMMENTS**

15. **Per §146-9.A.(1) & (2) – Type of Application, Stage** – A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.
The Applicant is proposing a concurrent preliminary/final plan submission, and a waiver has been requested from this Code Section to allow for a one-stage preliminary/final plan submission. This waiver request section is shown as "§146.19.A.(1) and (2)" on the Land Development Plan (Sheet 2) and should be corrected accordingly to reflect the correct section as "§146.9.A.(1) and (2)".
16. **Per §146-10.B.(5) – General Requirements** – The submission type set forth in §146-9.D shall be indicated on all the plan sheets as "Preliminary/Final Major Land Development."

The submission type as well as the land development application number "LD-23-04" shall be shown on all plan sheets.

17. **Per §146-11.A.(4) – Property Identification Plans** – The property identification plans shall contain 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.

On the Aerial Plan (Sheet 4), no information regarding the parcels surrounding any portion of the site for a distance of 400 feet is provided. On the Existing Features Plan (Sheet 3), the tract boundaries with tax parcel numbers and owner's names are provided for the immediately adjoining lots. The Applicant is required to also provide the approximate acreage of the lots within a distance of 400 feet of the site. The Applicant shall show the required property identification of all the properties for a distance of 400 feet of the site; or otherwise, be required to request a waiver from this Code Section to not provide the parcel

information within 400 feet surrounding the site.

18. **Per §146-11.A.(8) – Property Identification Plans** – Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way and legislative and traffic route numbers.

The Applicant has dimensioned the existing right-of-way for Cedar Road. The Applicant shall dimension the existing roadway cartway width of Cedar Road and label the right-of-way lines along Cedar Road. In addition, the ultimate right-of-way line of Cedar Road, if any, shall also be provided and labeled on the plans.

19. **Per §146-11.A.(10) – Property Identification Plans** – The zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site.

The zoning boundaries and districts within 400 feet of the tract shall be shown on the Aerial Plan (Sheet 4).

20. **Per §146-11.A.(12) – Property Identification Plans** – A description of the available and proposed water supply and sewage disposal facilities.

A note indicating the available and proposed water supply and sewage disposal facilities shall be added to the plans.

21. **Per §146-11.B.(2) – Existing Features Plan** – The location, names and widths of all streets, whether including right-of-way, cartway or centerline.

The Applicant has dimensioned the existing right-of-way for Cedar Road. The Applicant shall dimension the existing roadway cartway width of Cedar Road and label the right-of-way lines along Cedar Road. In addition, the ultimate right-of-way line of Cedar Road, if any, shall also be provided and labeled on the Existing Features Plan (Sheet 3).

22. **Per §146-11.B.(8).(d).[1] & [2] – Existing Features Plan** – The existing features plan shall contain the steep slope delineation by shading and notation of all areas of 15% to 25% or greater than 25%.

The steep slopes shall be delineated as noted in the above Code Section. Based on our measurements of the topographic contours, there appear to be steep slopes located around the two-story frame garage/barn building as well as surrounding the Springhouse ruins. The Applicant shall confirm and label the steep slopes accordingly.

23. **Per §146-11.B.(9)– Existing Features Plan** – The existing features plan shall contain the soil types within the site.

The soil types and soil resolution notes shall be provided on the Existing Features Plan (Sheet 3).

24. **Per §146-11.C.(1)– Proposed Layout Plan** – The layout, width, length, centerline elevation and names of all proposed cartways, streets and alleys, together with locations of all associated curbs, sidewalks and gutters.

The Applicant has dimensioned the existing right-of-way for Cedar Road. The Applicant shall dimension the existing sidewalk, roadway cartway width, and centerline elevations along Cedar Road, as well as label the right-of-way lines along Cedar Road. In addition, the ultimate right-of-way line of Cedar Road, if any, and any improvements within the right-of-way of Cedar Road shall also be provided and labeled

on the Land Development Plan (Sheet 2).

25. **Per §146-11.F.(1).(a) thru (i) – Stormwater Management Plans** – The Applicant has not included a Post Construction Stormwater Management plan as part of the plan set. A PCSM Plan shall be provided which includes the information indicated in the above Code Sections.
26. **Per §146-11.L.(1).(a) – Architectural Plans** – The architectural plans shall show the front, side, and rear elevations of proposed buildings.

The architectural plans provided showed only the floor plan layout and does not provide building elevations on the plans. The Applicant shall provide the building elevations on the architectural plans and indicate the building height in the zoning data table on the land development plans.

27. **Per §146-12.B.(5) – Record Plan Seals** – The impressed seal of the Township Engineer shall be provided on the Land Development Plan (Sheet 2).

Sufficient room for the signature and seal of the Township Engineer shall be provided on the Record plan to ensure no text overwrites.

28. **Per §146-12.E – Recording notations** – The plans shall provide the recording notations as indicated in this Code Section on the Land Development Plan (Sheet 2).
29. **Per §146-32.B – Survey Monuments, Benchmarks, Deed Correction** – The township elevations are based on the Township Sanitary Sewer 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 the plans must be based on this system.

The Applicant shall provide a note and calculation on the plans indicating the conversion from the datum used to reference the Abington Township Sanitary Sewer Datum.

30. **Per §146-33.I – Drainage, stormwater roof drain** – stormwater roof drains and pipes shall not discharge water over a sidewalk but shall extend under the sidewalk to the gutter. Where storm drains are accessible, the roof drain shall be connected thereto.

The location of the downspouts and roof leaders shall be shown on the Grading & Utility Plan (Sheet 5) and the stormwater management plans to be provided. Additional comments may follow once the roof leader lines have been provided.

31. **Per §146-43.A.(1) – Erosion and Sediment Control** – No change shall be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land can be commenced until such time that a grading permit is applied for and approved.
32. **Per §146-43.C.(3).(b) – Erosion and Sediment Control** – Adequate provisions shall be made to prevent surface water from damaging the cut face excavation of the sloping surfaces of fills.

Erosion control matting shall be provided on the E&S plan for the cut/fill slopes greater than 15% to help prevent surface water from eroding the surfaces of the cut/fill. In addition, the cut/fill slopes steeper than 15% shall be shown on the E&S plan.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

33. **Per §142-Attachment 1 – Watershed Map Figure 1.03** – Based on Figure 1.03, the proposed site in the Pennypack Creek, Area P watershed.

Based on Figure 409.1P, Area P Management District Watershed Map, the site is located within District B of the Pennypack Creek Watershed. Based on §142-409.A.(1).(b) the following reductions are required in the subareas:

Proposed Condition		Existing Condition
2-year	Reduce to	1-year
5-year		2-year
10-year		5-year
25-year		10-year
50-year		25-year
100-year		50-year

A table showing the pre-development flows and the post development flows has been provided in Appendix B of the PCSM Report. Based on this table, the proposed stormwater flows meet the reduction requirements as indicated in the above Code Section.

34. **Per §142-106.C.(1) – Exemptions** – As part of this project, the Applicant is proposing 8,176 SF of new impervious area. Per Table 106.1P, the Applicant will be required to follow Article III SWM Site Plan requirements, §142-404 Nonstructural Project Design, §142-405 Groundwater Recharge, §142-406 Water Volume Control Requirements, §142-408 Stream bank erosion requirements, and §142-409 Stormwater Peak Rate Control and Management Districts.

Per the PCSM report, the Applicant is proposing an 80' long x 20' wide x 2.75' deep underground infiltration bed as part of this project to capture and infiltrate the stormwater runoff for the site. There is a discrepancy on the Construction Details Plan (Sheet 9) which shows a 22' wide and a 2.85' deep underground infiltration bed. The Grading & Utility Plan shows a proposed 80' long x 20' wide underground infiltration bed. The discrepancies between the plans and the PCSM report shall be corrected accordingly.

35. **Per §142-302.B.(1) thru (4) – SWM Site Plan Contents** – The Applicant shall provide a PCSM plan as part of this plan submission. The PCSM Plan shall include the information provided in the above referenced Code Sections. Additional comments may follow once a PCSM plan has been provided.
36. **Per §142-401.H – General Requirements** – No regulated activities shall commence until the Township issues written approval of an SWM site plan, which demonstrates compliance with the requirements of this chapter.
37. **Per §142-405.A.(1).(a) – Groundwater Recharge Requirements** – Infiltration BMPs shall have a minimum soil depth of 24 inches between the bottoms of the infiltration BMPs and bedrock or other limiting zones such as clay layers.

No limiting layer depth has been provided on the infiltration bed detail on the Construction Details Plan (Sheet 9). The depth of the limiting layer shall be provided to ensure a minimum 24 inches is provided between the bottom of the infiltration BMPs and the limiting layer.

38. **Per §142-704.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs** – Prior to final approval of the PCSM site plan, the owner shall sign and record an operation

and maintenance (O&M) agreement covering all stormwater control facilities which are to be privately owned.

GENERAL STORMWATER MANAGEMENT COMMENTS

39. There are two discrepancies between the elevations provided on the Grading & Utility Plan (Sheet 5), the elevations provided on the storm profiles (Sheet 8), and the elevations provided in the PCSM Report (Pages 21-23). The discrepancies are as follows:
- The Gnd/Rim El Up and Gnd/Rim El Dn for Line ID I3 to Bed. The elevations 258.50 and 259.70 as provided in the PCSM Report do not match the elevations 258.60 and 259.20 as shown on the plan and profile. Please confirm and revise accordingly.
 - The Gnd/Rim El Up for Line ID YD1 to II. No Elevation is provided on the profile for proposed yard drain YD-1 which is attached to proposed trench drain 1. The proposed trench drain grate is shown with a grate elevation 260.50 and the attached proposed yard drain YD-1 has a grate elevation of 260.15. The grate elevations shall be confirmed and revised accordingly to prevent any potential tripping hazard.
40. The proposed underground infiltration bed detail on the Construction Details Plan (Sheet 9) shall indicate the 100-year storm elevation to ensure that the runoff volume from the storm event will be adequately captured by the proposed underground infiltration bed.
41. Per the PCSM Report and the drainage area plans, approximately 15,246 SF of bypass area is not being captured by any stormwater management. We recommend an additional inlet be placed in the northwest corner of the proposed parking lot extension at or near spot elevation 258.60 which will connect to the underground infiltration bed to capture more of the stormwater runoff from site and reduce the bypass flows leaving the site. The PCSM report and drainage area plans shall be updated accordingly to reflect the additional inlet and piping.
42. A stormwater basin is proposed at the discharge end of the pipe run from proposed Inlet 4. The proposed stormwater basin will be located in the yard area between the residential properties of 620 and 626 Cedar Rd and 633 and 639 Roseland Avenue. The Applicant should consider the possibility of another underground infiltration bed and level spreader options for management of the bypass and overflows to minimize any mosquito issues from the operations and maintenance of the basin facility.
43. Pipe conveyance calcs from proposed yard drain YD-3 to the mitered end pipe at the stormwater basin shall be provided in the PCSM Report.
44. A rip rap apron shall be provided at the proposed mitered end pipe discharge at the stormwater basin for erosion and sediment control.

GENERAL COMMENTS

45. A waiver from §146-11.B.(3) of ordinance requiring the existing features plan to include property lines and names of landowners within 400 feet of the site is included on the requested waiver list on the Land Development Plan (Sheet 2 of 9) but is not included in the Application under the waivers requested section. The Applicant shall provide a waiver request letter which includes all waivers requested for this project.
46. The legend on the plans shall include and match all existing and proposed linetypes, symbols, characters, etc. for clarity between line types on the plans.

47. The Applicant shall clarify the ownership of the existing 4' high chain link fence along the northern property line separating the site from 700 Cedar Road since this fencing appears to be encroaching on both sides of the property line. Similarly, the existing fencing of the adjacent 626 Cedar Road property is encroaching onto the site to tie into the existing 4' high chain link fence along the western side of the veterinary hospital building. Encroachments onto adjacent properties are not permitted and any fence encroachments will need to be reset to remain within the site; or a written agreement between both property owners permitting the encroachment shall be provided to the Township.

We have received the following documents/permits/reviews:

- Zoning Hearing Board Decision (July 19, 2023)
- MCPC Request for Review (September 26, 2023)
- PCSM and E&S Narrative (October 3, 2023)
- Application for SALDO Review (Completed October 19, 2023)
- Safety Review (September 7, 2023 via email)
- Fire Marshal Review (November 10, 2023 via email)
- Sanitary Sewer Review (via e-mail November 7, 2023)
- TPD Traffic Review (November 10, 2023)
- MCPC Review (November 13, 2023)

We have not received the following documents/permits/reviews:

- STC Review
- EAC Review
- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements

SUMMARY

Since the above referenced comments can be addressed without going before the Zoning Hearing Board, we recommend Preliminary/Final Major Land Development Plans approval contingent the Applicant adequately addresses the outstanding review comments and provides the required documents prior to recording plans review.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

Chad Brensinger

From: George Wrigley <gwigley@AbingtonPA.gov>
Sent: Thursday, October 5, 2023 1:16 PM
To: Chad Brensinger
Subject: RE: 640 Cedar Road - Hopewell Vet Hospital

Thanks for the plan Chad!

Based on the Space Planning C you provided, there will not be an apparent increase in water / sewer flows, therefore, there is no need for a Sewage Facilities mailer.

George Wrigley, Director

From: Chad Brensinger <cbrensinger@ceshoemaker.com>
Sent: Thursday, October 5, 2023 11:38 AM
To: George Wrigley <gwigley@AbingtonPA.gov>
Subject: RE: 640 Cedar Road - Hopewell Vet Hospital

George, I don't recall if this was sent yet or not. To my knowledge, I don't think the owners anticipate additional employees at this time, I think they are really looking to streamline current operations.

CHAD W. BRENSINGER, PE, LEED® AP
CHARLES E. SHOEMAKER, INC.
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
P: 215-887-2165
F: 215-576-7791
CBRENSINGER@CESHOEMAKER.COM
WWW.CESHOEMAKER.COM



From: George Wrigley <gwigley@AbingtonPA.gov>
Sent: Thursday, October 5, 2023 9:58 AM
To: Chad Brensinger <cbrensinger@ceshoemaker.com>
Subject: RE: 640 Cedar Road - Hopewell Vet Hospital

Hi Chad,

Reviewing the proposed renovations, it appears that they are only planning to add a new "front" entrance? If the renovations will not be adding employees or kennels, then there is no increase in water or sewer flows and no need for a mailer.

Please let me know what the proposed renovations will entail?

George

From: Chad Brensinger <cbrensinger@ceshoemaker.com>
Sent: Wednesday, September 27, 2023 4:32 PM
To: George Wrigley <gwrigley@AbingtonPA.gov>
Subject: RE: 640 Cedar Road - Hopewell Vet Hospital

Thanks for the information George! Please look over this information and let me know what else you need.

Thanks!

CHAD W. BRENSINGER, PE, LEED® AP
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CBRENSINGER@CESHOEMAKER.COM
WWW.CESHOEMAKER.COM



From: George Wrigley <gwrigley@AbingtonPA.gov>
Sent: Tuesday, September 26, 2023 5:26 PM
To: Chad Brensinger <cbrensinger@ceshoemaker.com>
Subject: RE: 640 Cedar Road - Hopewell Vet Hospital

Hi Chad,

The highest water use over the past 4 years was 280,000 gals. / year (or about 3 EDU)

The sanitary flows from this are go down Shady Lane to Pine Rd. into Philadelphia Water Dep't interceptors. We will always need a postcard mailer form with PNDI and a site layout showing proposed structures and existing sanitary main in the street. If there any more than 3 EDU, then we will need to get PWD capacity verification and submit to PaDEP.

George

From: Chad Brensinger <cbrensinger@ceshoemaker.com>
Sent: Tuesday, September 26, 2023 9:55 AM
To: George Wrigley <gwrigley@AbingtonPA.gov>
Subject: 640 Cedar Road - Hopewell Vet Hospital

Hi George, we are working on land development plans for Hopewell Veterinary Hospital at 640 Cedar Road. On the LD application it wants existing and proposed sewage flows. Can you please provide me with their current flows so that we can add that to the application? They don't intend to increase flows, so existing and proposed will be the same. Can you also please verify that you do not need a 537 Postcard?

Thanks!



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: November 10, 2023

Re: **640 Cedar Road (Hopewell Veterinary Hospital)**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00043

cc: Board of Commissioners
Planning Commission
Tim Clark
Ashley McIlvaine
Terry Castorina
Khalid Hassan, P.E.
Allison A. Lee, P.E.

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced application. TPD reviewed the following document:

- 640 Cedar Road (Proposed Building Addition) – Preliminary/Final Land Development Plan prepared by Charles E. Shoemaker, Inc. – Dated October 3, 2023.

The following are our comments:

Plan Review

1. Based on our discussion with the Applicant's site engineer, it is our understanding that the expansion is proposed to address space (building/parking) limitations and modernization of the existing business practices. In addition, there are no current plans to increase staffing levels at this time. Therefore, it is our opinion that this expansion will not result in any significant increase in vehicular traffic.
2. The plans indicate a proposed widening of the main access drive from 16 feet to 20 feet. While we support this widening, the area should be clearly delineated on the plans via dimensioning and pavement area to be installed.
3. Install a stop sign at the main driveway.

4. The existing site has an additional driveway to the south that is gated within the interior of the site. To ensure that no vehicles mistakenly enter this driveway from Cedar Road, we recommend that DO NOT ENTER signs be installed.
5. The Township Fire Chief should review the plan and approve the proposed circulation patterns.

General

1. A response letter must be provided with the resubmission detailing how each comment above has been addressed, and where each can be found in the resubmission materials (i.e., plan sheet number(s), page number(s), etc.) to assist in the re-review process.

TPD reserves the right to make additional comments upon receipt of additional documents or changes to the plan and studies

December 4, 2023

Re: Rutkowski, LP – Abington Township
640 Cedar Road – Parid 30-00-06992-00-7

NOTICE OF PLANNING COMMISSION MEETING AND REVIEW OF PLANS

Please note the Abington Township Planning Commission will review the land development application, referenced above, at its scheduled public meeting of December 20, 2023 at 7:30 p.m. at the Abington Township Building located at 1176 Old York Road, Abington, PA 19001.

The application is for Rutkowski, LP, which owns the property located at 640 Cedar Road, Jenkintown, PA. The property is used for the operation of the Hopewell Veterinary Hospital. The land development plan proposes an expansion of the existing veterinary clinic building and the construction of additional parking areas to support the proposed building expansion. The proposed development also includes the installation of stormwater management facilities, landscaping, and other related improvements to the property.

Sincerely,



Gavin Laboski

GRL/sbs

cc: Abington Township

DEC 7 AM 10:40



December 18, 2023

MEMO

To: Nicholas Brown, Chair – Abington Township Planning Commission
From: Abington Township Shade Tree Commission (STC)
RE: LD-23-04 - 640 Cedar Rd (Hopewell Veterinary Hospital)
Plan Set Date: 10-03-23 with revised Landscaping Plans dated 09-28-23

STC Review Date: 11/14/23

Site Summary – 2.48 acre lot with existing 2-story masonry veterinary hospital, storage garage and parking lot
Proposed Use – Hospital expansion
Owner: Hopewell Veterinary Hospital
Zone – Community Service and R-4 Medium - High Density Residential
Watershed – Drains to Jenkintown Creek (Tookany-Tacony Frankford) and Pennypack Creek (Pennypack)

Dear Chairperson Brown,

The members of the Abington Township STC have reviewed the above referenced Land Development plan and have the following questions and comments related to potential environmental impacts.

STC Commissioners Joe Ascenzi and Trish Gallagher visited the site on November 15, 2023 and met with Hopewell Veterinary Hospital staff Dr. Lisa Rutkowski. The site has an existing 2-story structure and 2-story garage with a parking lot and driveway. The remainder of the site is primarily covered in grass with significant established tree cover including understory, shade, and evergreen trees. The ruins of an abandoned animal crematorium are located within a grove of mature and dead trees northwest of the existing hospital building. Many of the dead trees are ailing (Tree of Heaven). Overhead utility lines are located on the opposite side of Cedar Road from the hospital. The western portion of the lot will be used for stormwater management and will remain.

Dr. Rutkowski informed STC representatives that the proposed landscaping was discussed with the adjoining neighbors and the revised landscaping plans reflect their preferences for screening trees. In addition, she indicated that the parking lot was reconfigured to preserve existing mature trees.

The STC has the following recommendations:

1. In general, the STC appreciates the use of primarily native trees in the planting selections and the preservation of mature trees in the landscape.
2. Two street trees are proposed along Cedar Road and credit is requested for the existing shade and understory trees in front of the hospital. The STC agrees with this request, however, as the mature trees decline and need to be removed, additional native shade trees should be planted.
3. With respect to the proposed evergreen trees, the STC recommends that *Picea glauca* (white spruce) be replaced with *Juniperus virginiana* (eastern red cedar), *Picea amara* (Serbian spruce) or *Picea orientalis* (Oriental spruce) as white spruce is prone to disease.

4. In the western portion of the lot, it is recommended that additional shade trees be planted. At a minimum, an additional *Acer rubrum* ('October Glory' maple) should be planted behind the proposed *Cornus sercea* (red-twig dogwood) along the fence line adjacent to 626 Cedar Road. Additional shade trees would be beneficial in this area as succession planting for the mature trees on the site.
5. The grove of mature trees containing dead ailanthus (Tree of Heaven) northwest of the hospital is recommended to remain. The ailanthus trees are dead and many of the other trees are in decline. However, standing dead trees provide significant ecosystem services, including habitat for many birds, animals, and insects. If the standing dead trees become hazardous, they should be removed and additional native shade trees and understory trees should be planted.
6. The use of *Liriope muscari* is acceptable because it is clump forming and unlikely to spread aggressively.

Thank you for considering our comments and recommendations and please let us know if you have any questions.

Sincerely,

Patricia Gallagher

Patricia Gallagher, Chair
Abington Township STC

cc: Richard Manfredi
Michael Narcowich
Planning Commission Members
EAC/STC Members
Abington Shade Tree Commission Members



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-10-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

LD-23-05 - 1216 & 1236 Washington Lane

EXECUTIVE SUMMARY:

This minor subdivision lot line adjustment application involves two (2) residential parcels as follows:

- Parcel 1 - 1216 Washington Lane (PARID:30-00-70992-00-6) is a 42,821 SF parcel comprising of an existing single-family detached dwelling with attached garage, split rail fence, wood deck and a paver patio, detached shed, asphalt driveway, concrete walkways and steps, wood retaining walls, masonry walls, block walls and a gravel area located to the east of the dwelling. A portion, near the center of the existing asphalt driveway, gravel area, and block wall located to the east of the existing dwelling currently encroaches onto the adjoining Parcel 2 (1236 Washington Lane).
- Parcel 2 - 1236 Washington Lane (PARID: 30-00-70992-00-6) is a 57,650 SF parcel comprising of an existing single-family detached dwelling with masonry porch, detached garage, wood fence, shed, chicken coop, asphalt/brick drive, concrete driveway, walkways and steps and concrete curbs. This

parcel also includes the remaining portion of the asphalt driveway, gravel area, and block walls from the adjoining Parcel 1 (1216 Washington Lane) which encroaches onto this parcel.

As described in the attached applications, plans and reviews.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve LD-23-05 - 1216 & 1236 Washington Lane and adopt Resolution No. 24-013.

BEFORE THE ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

Applicant:

Peter Martinez and Christina Martinez

Property:

1216 & 1236 Washington Lane, Abington, PA 19046

Parcel Nos:

30-00-70988-00-1 & 30-00-70992-00-6

Application No.:

LD-23-05

BOUNDARY/LOT LINE ADJUSTMENT APPROVAL

BE IT RESOLVED, the Board of Commissioners grants Conditional Approval of Applicant's Land Development Application number, LD-23-05, Sheet 1 of 2, prepared by Ash Associates, Inc. dated May 2, 2023 ("Plan")¹ proposing the changing of the lot line between two properties ("Project") 1216 & 1236 Washington Lane, Abington, PA 19046 ("Properties")².

This Conditional Approval is subject to Applicant satisfying the following conditions prior to the Plan's recording:

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 submit a minimum of four (4) paper copies and two (2) mylar copies of the approved Plan, and a PDF-formatted disk with the full Approved Plan set, for recording by the Applicant.

¹ More fully detailed on the Plan, attached as Exhibit "A."

² The Properties are further identified as Tax Parcel numbers 30-00-70988-00-1 & 30-00-70992-00-6.

2. 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.
3. Complying with all applicable Township review letters, as amended, including:³
 - a) Township Engineer's December 14, 2023 Review Letters
4. 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.
5. 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.
6. 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.

BE IT FURTHER RESOLVED that Board of Commissioners has determined that the Project is exempt from submission and plan preparation requirements pursuant to Section 146-9.C(2)(b)[4][a] and has satisfied the requirements for such exemption and the instant approval in accordance with Section 146-9.C(2)(b)[4][b] of the Township Code of Ordinances.

NOTE:

This Resolution shall become effective on the date upon which all of the above stated conditions are acknowledged and accepted by the Applicant in writing below. If, for any reason, Applicant fails to sign the Acknowledgment and Acceptance below within 10 days from this Resolution's date, then the Applicant's conditional approval granted herein shall become null and void, the waivers and/or deferrals requested shall be deemed denied; and the Subdivision

³ See Review Letter attached as Exhibit "B."

Application and Plan shall be denied for failure to comply with the Township's Zoning and/or Subdivision and Land Development Ordinances for the reasons cited herein or as set forth in the Review Letters referenced above and attached to this Resolution.

DULY PRESENTED AND ADOPTED by the Board of Commissioners at a duly advertised public meeting held this ____ day of _____.

MOTION BY:

SECOND BY:

VOTE:

APPLICANT'S ACKNOWLEDGEMENT AND
ACCEPTANCE OF APPROVAL CONDITIONS

Applicant acknowledges and accepts the above approval conditions this ____ day
of ____, 2024.

By:

Peter Martinez

By:

Christina Martinez

DRAFT

Exhibit “A”
Plan

DRAFT

Exhibit “B”
Review Letter



APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: Martinez Lot Line Change

APPLICANT NAME: Peter Martinez and Christina Martinez

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-23-05

Date Complete: _____

Project Title: 1216 Washington Ln

90 Day Date: 2/7/2024

File Date: 11/7/2023

Ward No.: 1

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**

Peter Martinez and Christina Martinez

Name

1216 Washington Lane, Abington, PA 19046

Address

215-668-8244

Phone

Fax

PMartinez0126@yahoo.com and Christina.Martinez58@yahoo.com

Email Address

**Property
Owners
Information
(if different
than applicant)**

Name

Address

Phone

Fax

Email Address

**Architect/
Planner**

Name

Address

Phone

Fax

Email Address



**Engineer/
Surveyor**

ASH Associates, Inc.

Name

765 Tennis Avenue, Ambler, PA 19002

Address

**Engineer/
Surveyor
Cont'd**

215-367-5261

Phone

Fax

Email Address

Attorney

Christopher S. Mahoney

Name

Stuckert and Yates, 2 N. State Street, Newtown, PA 18940

Address

215-968-4700

Phone

215-968-4598

Fax

CMahoney@stuckertyates.com

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.

1216 Washington Lane, Abington, PA 19046

Full street address of the property: 1236 Washington Lane, Abington, PA 19046
300070988001 and 300070992006

Tax Parcel No.: _____ County Deed Book No.: 6246 Page No.: 155

Description of Proposed Work: Lot Line Change

Total Tract Acreage: 42821 square feet Project Acreage: _____
Zoning District: _____ Existing Number of Lots: 2 Proposed Number of Lots: 2

Existing Sewer Flows: _____ Proposed Sewer Flows: _____

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 |
| • Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past? | 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 typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature Peter Martini
Christina Martini

10/26/23
Date 10/26/23

To schedule a pre-submission meeting, please contact the Office of the Township Manager at 267-536-1003 or email TCastorina@abingtonpa.gov

WAIVER REQUESTS: SINCE NO LAND DEVELOPMENT IS PROPOSED THE FOLLOWING WAIVERS ARE HEREBY REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

1. S146-11 A(4) - TRACT BOUNDARIES WITH TAX PARCEL NUMBERS, OWNER'S NAMES AND APPROXIMATE ACREAGE OF LOTS 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.

2. S146-11 A(7) - AN INDICATION THAT THE ELEVATIONS ARE BASED UPON SANITARY SEWER DATUM OF THE TOWNSHIP OF ABINGTON.

3. S146-11 A(10) - THE ZONING CLASSIFICATION APPLICABLE TO THE TRACT ALONG WITH ALL ZONING BOUNDARIES THAT TRAVERSE THE ZONING CLASSIFICATION APPLICABLE TO THE TRACT ALONG WITH ALL ZONING BOUNDARIES THAT TRAVERSE OR ARE WITHIN 400 FEET OF THE TRACT, TOGETHER WITH A CITATION OF ANY VARIANCES OR SPECIAL EXCEPTIONS WHICH MAY HAVE BEEN GRANTED FOR OR AFFECTING THE SITE.

4. S146-11 B(3) - THE LOCATION OF PROPERTY LINES AND NAMES OF LANDOWNERS WITHIN 400 FEET OF ANY PART OF THE SITE TO BE SUBDIVIDED OR DEVELOPED.

5. S146-11 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.

6. S146-11 B(8) - CONTOUR INFORMATION, INCLUDING:

a. (A) TOPOGRAPHY LINES MEASURED AT VERTICAL INTERVALS OF TWO FEET. SUCH ELEVATIONS SHALL BE DETERMINED BY ON-SITE 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.

b. (B) DATUM TO WHICH CONTOUR LINES REFER. DATUM TO WHICH CONTOUR LINES REFER.

c. (C) BASE FLOOD ELEVATION DATA AS DEFINED IN THE TOWNSHIP ZONING ORDINANCE. BASE FLOOD ELEVATION DATA AS DEFINED IN THE TOWNSHIP ZONING ORDINANCE.

d. (D) STEEP SLOPE DELINEATION BY SHADING AND NOTATION OF ALL AREAS AS FOLLOWS: STEEP SLOPE DELINEATION BY SHADING AND NOTATION OF ALL AREAS AS FOLLOWS: (1) FIFTEEN PERCENT TO 25%. (2) TWENTY-FIVE PERCENT AND GREATER.

7. S-146-11 B(9) - SOIL IDENTIFICATION, INCLUDING THE FOLLOWING:

a. (A) SOIL TYPES WITHIN THE SITE, BASED ON MAPS CONTAINED IN THE SOIL SURVEY OF MONTGOMERY COUNTY, UNITED STATES 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.

b. (B) DELINEATION OF FLOODPLAIN SOILS. DELINEATION OF FLOODPLAIN SOILS.

8. S146-11 C,D,E,F,G,H,I,J,K,L,M

9. S146-12 E(2) - FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.

10. S146-12 E(3) - STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.

11. S146-12 E(4) - THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.

12. S146-12 E(6) - WHEN THE INSTALLATION OF CURBS OR SIDEWALKS IS WAIVED FOR A PARTICULAR DEVELOPMENT PLAN, "CURBS AND/OR SIDEWALKS MAY BE REQUIRED TO BE INSTALLED BY SUBSEQUENT LANDOWNERS AT THEIR EXPENSE, BY DIRECTION OF THE BOARD OF COMMISSIONERS."



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.

- ☒ Application Form: completed and signed by the owner/applicant
- ☒ 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"
- ☒ One (1) reduced copy of the proposed plan, no larger than 11" x 17"
- ☐ 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)
- ☐ Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- ☐ Two (2) copies of Sewage Facilities Planning Module Applications
- ☐ Letter of Water availability from AQUA PA
- ☐ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- ☒ One (1) digital copy of all submitted documents
- ☒ 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.

Signature of Applicant Peter Martinez

Date 10/26/23
10/26/23

Signature of Property Owner (if different than applicant) Christina Martinez

Date _____



THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

✓ Application Fee Amount: \$ 300.⁰⁰ Check No.: # 1971
✓ Review Escrow Fee Amount: \$ 2,500.⁰⁰ Check No.: # 1972

DECISION INFORMATION

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____



PLANNING PROCESS EXTENSION AGREEMENT

FOR

Martinez Lot Line Change

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: _____
Applicant

Date: _____

Received: _____
Township

Date: _____



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: 
Applicant

10/26/23
Date: 10/26/23

AGREEMENT OF SALE

THIS AGREEMENT OF SALE ("Agreement") is made this 11 day of September, 2023, by and between Roger M. Weinstock and Tamara S. Snaid ("Seller") and Peter W. Martinez and Christina Martinez ("Purchaser").

WITNESSETH:

In consideration of the covenants and provisions contained herein, the parties agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, subject to the terms and conditions of this Agreement, a certain portion of the real property located at 1236 Washington Lane, Abington Township, Montgomery County, Pennsylvania consisting of the following:

(a) that certain real property more particularly described as part of Tax Parcel No. 300070992006, located in the Township of Abington, Montgomery County, Pennsylvania and consisting of approximately 2,255 square feet (the "Property") as more particularly depicted on the attached legal description titled "Washington Lane – Area to be Transferred" dated June 14, 2023. Attached hereto as Exhibit "A" is the legal description entitled Washington Lane – Area to be Transferred.

(b) any and all easements, interests and other rights and privileges of Seller appurtenant to the Property, including, without limitation, all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining the Property, and all right, title and interest of Seller in and to any unpaid award for the taking by eminent domain of any part of the Property or for damage to the Property by reason of a change or grade of any highway, street, road or avenue.

(c) After Closing, the legal description for Purchaser's property at 1216 Washington Lane, Abington Township, Montgomery County, Pennsylvania will be as detailed in the 1216 Washington Lane New Lot Configuration attached as Exhibit "B".

(d) After Closing, the legal description for Seller's property at 1236 Washington Lane, Abington Township, Montgomery County, Pennsylvania will be as detailed in the 1236 Washington Lane New Lot Configuration attached as Exhibit "C".

2. Purchase Price.

(a) The total purchase price ("Purchase Price") for the Property shall be the sum of Eight Thousand Nine Hundred Seventeen and 00/100 (\$8,917.00) Dollars.

(b) The Purchase Price shall be due at Closing by bank check, certified funds and/or wire transfer of federal funds.

3. Closing Date and Place.

(a) Subject to Purchaser's right to terminate this Agreement as set forth herein, the closing for the sale of the Property shall take place on a date which is no more than thirty (30) days following the expiration of the Due Diligence Period. In the event the closing date established under the foregoing terms would otherwise fall on a Saturday, Sunday or legal holiday in the Commonwealth of Pennsylvania, said closing date shall be extended to the next business day following such Saturday, Sunday or legal holiday. The closing date hereunder is hereinafter sometimes referred to either as the "Closing Date" or the "Closing".

(b) The Closing shall take place on the Closing Date at the offices of Purchaser's counsel, Stuckert and Yates, 2 N. State Street, Newtown, Pennsylvania 18940, beginning at 10:00 A.M., or at such other place and hour as the parties shall mutually agree not less than three (3) business days prior thereto.

(c) The delivery on the Closing Date (i) by Seller to Purchaser of the deed for the Property and (ii) by Purchaser to Seller of the aforesaid Purchase Price, are each hereby agreed to be of the essence of this Agreement and the failure by Seller or Purchaser to perform their respective obligations hereunder on the Closing Date, shall be deemed a material breach of this Agreement by such party, and entitle the other party to all rights and remedies provided herein for such breach.

4. Title.

(a) It shall be a condition precedent to Purchaser's obligation to complete Closing hereunder that at the Closing, title to the Property shall be free and clear of all defects, liens, encumbrances, covenants, restrictions and easements, excepting only general real estate taxes not yet due and payable, acts done or suffered by or against Purchaser or those title matters not objected to by Purchaser during the Due Diligence Period pursuant to the procedure set forth in 4(b) below (collectively, the "Permitted Exceptions"). Otherwise title to the Property shall be good and marketable and insurable at such regular rates by a title company authorized to do business in Pennsylvania. If Seller shall be unable or unwilling to convey fee title to the Property in accordance with the foregoing requirements, Purchaser may elect in writing on or before the Closing Date to accept such title as Seller can convey, in which case Closing shall proceed, subject to all of the other terms and conditions of this Agreement, but without any abatement or reduction of the consideration for the Property, and without any liability of Seller to Purchaser as a result thereof. Notwithstanding the foregoing, Seller shall discharge any monetary lien in a fixed and ascertainable amount ("Monetary Objection") and if Seller does not discharge, (or bond to the satisfaction of the title company and Purchaser), Purchaser shall receive a credit at the Closing against the Purchase Price for any such monetary lien not removed in an amount sufficient to remove same immediately thereafter. If Purchaser shall not elect to take title subject to exceptions other than the Permitted Exceptions then this Agreement shall terminate and be null and void and neither party shall have any obligation or liability in connection with this Agreement.

(b) Purchaser may order a commitment to insure title to the Property (the "Commitment") and, if obtained, shall deliver a copy thereof to Seller promptly upon receipt.

Purchaser shall not be required to object to any matters shown on Schedule B-1 to the Commitment and none of such matters (other than matters relating to Purchaser), including, without limitation, any other liens and/or encumbrances (e.g. existing mortgages) that are listed on said Schedule B-1, shall constitute Permitted Exceptions. If the Commitment (or any updated commitment issued prior to Closing) reflects or discloses any defect, exception, or other adverse matter affecting the Property ("Title Defects") that are unacceptable to Purchaser or Purchaser's title company, then Purchaser shall provide Seller with written notice of Purchaser's objections to the Title Defects on or prior to the expiration of the Due Diligence Period (the "Objection Notice"). Seller will notify Purchaser of its election to remove a Title Defect within seven (7) days of Seller's receipt of an Objection Notice from Purchaser. If Seller fails to notify Purchaser as aforesaid that Seller will remove any Title Defect on or before Closing, Purchaser, as its sole remedy and at its sole option, may (i) proceed to the Closing and take title subject to such Title Defect (provided that Purchaser shall be entitled to a credit at closing against the Purchase Price as set forth above), or (ii) terminate this Agreement, in which case this Agreement will terminate and be null and void and neither party shall have any obligation or liability in connection with this Agreement (except for any liability which expressly survives Closing hereunder).

5. Representations and Warranties and Covenants of Seller. Seller, to induce Purchaser to enter into this Agreement and to purchase the Property, represents, warrants and covenants to Purchaser, as of the date hereof and as of and subsequent to the Closing Date, as follows:

(a) The Property is not, nor at Closing will be subject to any written understanding or unfulfilled written commitment with, or to any unsatisfied conditions imposed by, any governmental authority not recorded in the chain of title to the Property;

(b) There are no agreements between Seller (or any agent of Seller) and third parties respecting the operation, management or maintenance of the Property which will not be terminated by Seller at Closing;

(c) Seller's interest in the Property shall not be, upon the execution of this Agreement, nor at Closing, subject to any outstanding agreement of sale, purchase option, right of first refusal, lease, mortgage, or any other right or use;

(d) As of Closing, all representations and warranties made by Seller set forth in this Agreement shall be true, correct, and complete, in all material respects and Seller has performed all of its obligations which are required to be performed on or before Closing pursuant to this Agreement.

6. Representations and Warranties of Purchaser. Purchaser, to induce Seller to enter into this Agreement and to purchase the Property, represents and warrants to Seller, as of the date hereof and as of and subsequent to the Closing Date, that neither the execution and delivery of this Agreement, nor compliance with the terms and conditions of this Agreement by Purchaser, will breach, terminate, violate or conflict with any of the terms, conditions, or provisions of any agreement or instrument of any kind, or any provision of the law or any judicial or administrative order, award, judgment or decree to which Purchaser is a party, or by which, to the best of

Purchaser's knowledge, Purchaser is, or may be, bound, or constitute a default thereunder, or result in a termination of any such agreement or instrument.

7. Due Diligence Period.

(a) Purchaser shall have a period commencing upon the next business day following execution of the Agreement by Purchaser and Seller and expiring at 5:00 p.m. on the One Hundred Eightieth (180th) day thereafter ("Due Diligence Period") to conduct whatever "due diligence" activities Purchaser deems necessary to investigate the feasibility of purchasing the Property pursuant to this Agreement, including, without limitation, obtaining zoning relief from the Township of Abington to permit the subdivision. Seller agrees to reasonably cooperate with Purchaser (including joining in on any applications, if requested) in connection with the attempts to obtain the approvals.

(b) Purchaser shall have the right to extend the Due Diligence Period for an additional sixty (60) days upon written notice to the Seller prior to the expiration of the initial Due Diligence Period which, for the purposes of this Agreement, shall then be extended for an additional sixty (60) days.

(c) If for any reason, or no reason, Purchaser, in its sole discretion, is not satisfied with the results of its investigation or is unable to obtain the zoning relief required for the Minor Subdivision, Purchaser shall have the option of terminating this Agreement within one (1) business day following the expiration of the Due Diligence Period, as extended, by providing Seller written notice. Upon termination of this Agreement pursuant to this subparagraph, this Agreement shall be deemed null and void and neither party shall have any further liability hereunder.

(d) Purchaser shall pay for the costs associated with Purchaser's due diligence, including legal, engineering, and/or surveying fees.

8. Documents to be Delivered by Seller. On the Closing Date (or such earlier date as set forth below), Seller shall deliver to Purchaser the following:

(a) A Special Warranty deed and/or deed of merger and consolidation duly executed and acknowledged by Seller and in proper form for recording in the Recorder of Deeds in and for the County of Bucks, Pennsylvania; and

(b) Such other documents and instruments as Purchaser or Purchaser's title company may reasonably request from Seller to effect the terms of this Agreement, including, but not limited to, those required by law to be delivered to a purchaser by a seller and such reasonable title affidavits required by Purchaser's title company in order to issue Purchaser a title policy insuring the state of title as required by this Agreement and the affidavits, indemnities and security relating to mechanics' lien coverage referred to herein.

9. Documents to be Delivered by Purchaser. On the date of Closing, Purchaser shall deliver to Seller the following:

- (a) The Purchase Price in cash, bank check or certified funds.
- (b) Such other documents and instruments as Seller may reasonably request from Purchase to effect the terms of this Agreement.

10. Taxes; Apportionments/Transfer Tax.

- (a) All real estate transfer tax imposed on or in connection with this transaction, shall be paid in equal shares by Seller and Purchaser.

11. Fire and Other Casualty.

- (a) Seller shall maintain in effect until the Closing Date all insurance policies now in effect with respect to the Property.

(b) If, at any time prior to the Closing Date, all or any portion of the Property is destroyed or materially damaged as a result of fire or any other casualty whatsoever, Seller shall promptly give written notice thereof to Purchaser and Purchaser shall have the right, at its sole option, either (i) to terminate this Agreement, or (ii) to complete Closing hereunder and take possession of the Property in its damaged condition.

12. Brokerage. Seller and Purchaser each represent to the other that each has had no dealings, negotiations or consultations with any broker or other intermediary.

13. Default.

(a) If Seller shall not be in default hereunder, and Purchaser shall violate or fail to fulfill and perform, in any material respect, any of the terms and conditions of this Agreement, then and in any such case, Seller may recover actual damages resulting from Purchaser's breach with a maximum recovery of the Purchase Price, and this Agreement shall be deemed terminated and neither Seller nor Purchaser shall have any further rights or obligations hereunder. However, if Seller is caused to institute legal proceedings as a result of Purchaser's default to obtain payment their actual expenses or damages, Seller shall be entitled to recover its reasonable legal fees and costs in connection with such claim. In no instance shall Purchaser be liable for incidental or special damages.

(b) If Seller shall fail or refuse to proceed with the Closing hereunder and/or fail or refuse to cure any default or breach by Seller of this Agreement, Purchaser shall have the right to: (a) take such title as Seller can give without abatement of the Purchase Price, except that any existing liens or encumbrances which can be removed by the payment of money shall be paid and discharged by Seller at or prior to Closing, or (b) terminate this Agreement, in which event this Agreement shall become null and void, and neither party shall have any further obligations hereunder. Further, should Seller violate or fail to perform any of the terms and conditions of this Agreement required to be performed by Seller, including completing Closing hereunder, Purchaser shall also have all remedies available to it at law or in equity, including, without limitation, the

right to compel specific performance of Seller's obligations hereunder or to seek compensatory damages for expenses incurred in pursuing Due Diligence. Purchaser shall be entitled to recover their reasonable legal fees and costs in connection with any claim asserted as a result of Seller's default.

14. Assignability. Neither Purchaser nor Seller may assign this contract without the express written permission of the other party.

15. Survival. It is understood and agreed that, whether or not specifically provided hereunder, any provision of this Agreement which, by its nature and effect, is required to be observed, kept or performed after delivery of the deed for the Property including without limitation the Seller's representations and warranties, shall not be merged therein, but shall remain binding upon and for the benefit of the parties after Closing.

16. Notices. All notices, requests and other communications under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, addressed as follows:

If intended for Purchaser:
Peter W. Martinez and Christina Martinez
1216 Washington Lane
Jenkintown, PA 19046

With copies to:
Christopher S. Mahoney, Esq.
Stuckert & Yates
Two North State Street
Newtown, PA 18940

If intended for Seller:
Roger M. Weinstock and Tamara S. Snaid
1236 Washington Lane
Meadowbrook, PA 19046

or at such other addresses of which Seller or Purchaser shall have given in written notice as herein provided. All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof on the day of receipt.

17. Costs and Expenses. Seller and Purchaser shall bear and be responsible solely for their own costs and expenses in connection with the transactions described in this Agreement including, without limitation, fees of their respective counsel and accountants, whether or not Closing actually occurs. Notwithstanding the foregoing, if there is any legal action or proceeding between the parties hereto arising from or based upon this Agreement, the unsuccessful party to such action or proceeding shall pay to the prevailing party all litigation costs and expenses, including reasonable attorneys' fees, incurred by such prevailing party in such action or proceeding and in any appeal in connection therewith, and if such prevailing party recovers a judgment in any

such action, proceeding or appeal, such costs, expenses and attorneys' fees shall be included in and as part of such judgment.

18. Real Estate Licensee. A real estate licensee in Pennsylvania who has an interest as a buyer or seller of real property is required to disclose in the sale contract that the person is a licensee. The Parties represent that none are real estate licensees.

19. Miscellaneous.

(a) The captions in this Agreement are inserted for convenience or reference only and in no way define, describe or limit the scope of intent of this Agreement or any of the provisions hereof.

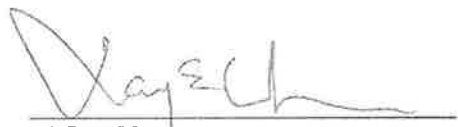
(b) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

(c) To the extent permissible, this Agreement shall be governed by, and construed and enforced in accordance with, the laws of the Commonwealth of Pennsylvania.

(d) This Agreement represents the entire agreement between the parties hereto. There are no oral understandings or agreement nor any written collateral understandings or agreements not specifically referred to in this Agreement. This Agreement may be modified or amended only by a written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first above written.

SELLER:

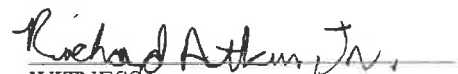

WITNESS

BY:  8/31/23
Roger M. Weinstock


WITNESS

BY:  8/31/23
Tamara S. Snaid

PURCHASER:


WITNESS


Peter W. Martinez


WITNESS


Christina Martinez

EXHIBIT "A"

WASHINGTON LANE – AREA TO BE TRANSFERRED

Washington Lane – Area to be Transferred

June 14, 2023

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Abington, in the county of Montgomery, commonwealth of Pennsylvania, as shown on plan entitled "Lot Line Adjustment Plan – 1216 & 1236 Washington Lane" Prepared by ASH Associates, dated May 2, 2023, No revisions. Recorded at the Montgomery County Recorder of Deeds in Plan Book:____ Page:_____.

BEGINNING at a point along the northwesterly side of Washington Lane (46.5 feet wide), said point being a corner of lands now or formerly of Peter W. & Christina Martinez and Roger M. Weinstock & Tamara S. Sniad as conveyed by deeds recorded at the Montgomery County Recorder of Deeds in Deed Book 6246, Page 155 and Deed Book 5948, Page 1056, said point being measured N 36°37'42" E. a distance of 192.43 feet from a stone monument found along the northwesterly side of Washington Lane (46.5 feet wide); thence

1. N 38°44'27" W, along the line dividing lands now or formerly Peter W. & Christina Martinez, also known as 1216 Washington Lane, and lands now or formerly Roger M. Weinstock & Tamara S. Sniad, also known as 1236 Washington Lane, a distance of 203.49 feet to an iron pin to be set;
2. thence S 57°58'07" E, through the lands now or formerly Roger M. Weinstock & Tamara S. Sniad, a distance of 67.30 feet to an iron pin to be set;
3. thence S 29°44'32" E, through the lands now or formerly Roger M. Weinstock & Tamara S. Sniad, a distance of 141.70 feet to the **POINT OF BEGINNING**;

Having an area of 2,255 square feet or 0.052 acres more or less.

EXHIBIT "B"

1216 WASHINGTON LANE NEW LOT CONFIGURATION

1216 Washington Lane
New Lot Configuration

June 14, 2023

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Abington, in the county of Montgomery, commonwealth of Pennsylvania, as shown on plan entitled "Lot Line Adjustment Plan – 1216 & 1236 Washington Lane" Prepared by ASH Associates, dated May 2, 2023, No revisions. Recorded at the Montgomery County Recorder of Deeds in Plan Book: ____ Page: ____.

BEGINNING at a stone monument found along the northwesterly side of Washington Lane (46.5 feet wide), said poing being the southwesterly corner of lands now or formerly of Peter W. & Christina Martinez as conveyed by deed recorded at the Montgomery County Recorder of Deeds in Deed Book 6246, Page 155: thence

1. N 37°51'55" W, along the lands now or formerly Jonathon & Lori Rubin, a distance of 239.87 feet to an iron pin found, said point also being a corner of lands now or formerly Elias & Phyllis Abboud;
2. thence N 40°37'10" E, continuing along said Abboud lands, a distance of 185.72 feet to a point, said point also being along the lands now or formerly Roger M. Weinstock & Tamara S. Sniad, said lands being known as 1236 Washington Lane and Parcel 2 on said plan;
3. thence S 38°44'27" E, a distance of 22.03 to an iron pin to be set;
4. thence S 57°58'07" E, a distance of 67.30 feet to an iron pin to be set;
5. thence S 29°44'32" E, a distance of 141.70 feet to a point along the northwesterly side of Washington Lane;
6. thence S 36°37'42" W, along the northwesterly side of Washington Lane, a distance of 192.43 feet to the **POINT OF BEGINNING**.

Having an area of 45,076 square feet or 1.035 acres more or less.

EXHIBIT "C"

1236 WASHINGTON LANE NEW LOT CONFIGURATION

1236 Washington Lane
New Lot Configuration

June 14, 2023

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Abington, in the county of Montgomery, commonwealth of Pennsylvania, as shown on plan entitled "Lot Line Adjustment Plan – 1216 & 1236 Washington Lane" Prepared by ASH Associates, dated May 2, 2023, No revisions. Recorded at the Montgomery County Recorder of Deeds in Plan Book: ____ Page: ____.

BEGINNING at a point along the northwesterly side of Washington Lane (46.5 feet wide), said point being a corner of lands now or formerly of Peter W. & Christina Martinez and Roger M. Weinstock & Tamara S. Snaid as conveyed by deeds recorded at the Montgomery County Recorder of Deeds in Deed Book 6246, Page 155 and Deed Book 5948, Page 1056, said point being measured N 36°37'42" E, a distance of 192.43 feet from a stone monument found along the northwesterly side of Washington Lane (46.5 feet wide); thence

1. N 29°44'32" W, a distance of 141.70 feet to an iron pin to be set;
2. thence N 57°58'07" W, a distance of 67.30 feet to an iron pin to be set;
3. thence N 38°44'27" W, continuing partially along said Martinez lands and along the lands now or formerly Elias & Phyllis Abboud, a distance of 65.59 feet to a stone monument found;
4. thence N 38°45'46" E, along the lands of Steven & Linda Hood, a distance of 197.18 feet to an iron pipe found (bent), said point also being along lands now of formerly John & Kimberly Rush;
5. thence S 40°27'17" E, continuing partially along said Rush lands and lands now or formerly David Krainin & Deborah Glanzberg, a distance of 33.65 feet to an iron pin found;
6. thence S 53°23'01" E, continuing along said Krainin & Glanzberg lands, a distance of 220.21 feet to an iron pin found, said point being along the northwesterly side of Washington Lane;
7. thence S 36°37'42" W, along the northwesterly side of Washington Lane, a distance of 257.53 feet to the **POINT OF BEGINNING**;

Having an area of 55,395 square feet, 1.272 acres more or less.



December 14, 2023

ABINT130036

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

RE: LD-23-05 - 1216 & 1236 Washington Lane
PARID: 30-00-70988-00-1/ TMID: 30003 014 (1216 Washington Lane)
PARID: 30-00-70992-00-6/ TMID: 30003 026 (1236 Washington Lane)
Minor Subdivision (Lot Line Adjustment) Plans Review

Dear Mr. Manfredi:

We have received a copy of the Minor Subdivision application as well as the "Lot Line Adjustment Plans" consisting of two (2) sheets dated May 2, 2023, and received on November 7, 2023; as prepared by ASH Associates, Inc., located at 765 Tennis Avenue in Ambler, PA for the above referenced project on behalf of the Applicant, Peter & Christina Martinez.

This minor subdivision lot line adjustment application involves two (2) residential parcels as follows:

- Parcel 1 - 1216 Washington Lane (PARID:30-00-70992-00-6) is a 42,821 SF parcel comprising of an existing single-family detached dwelling with attached garage, split rail fence, wood deck and a paver patio, detached shed, asphalt driveway, concrete walkways and steps, wood retaining walls, masonry walls, block walls and a gravel area located to the east of the dwelling. A portion, near the center of the existing asphalt driveway, gravel area, and block wall located to the east of the existing dwelling currently encroaches onto the adjoining Parcel 2 (1236 Washington Lane).
- Parcel 2 - 1236 Washington Lane (PARID: 30-00-70992-00-6) is a 57,650 SF parcel comprising of an existing single-family detached dwelling with masonry porch, detached garage, wood fence, shed, chicken coop, asphalt/brick drive, concrete driveway, walkways and steps and concrete curbs. This parcel also includes the remaining portion of the asphalt driveway, gravel area, and block walls from the adjoining Parcel 1 (1216 Washington Lane) which encroaches onto this parcel.

The Applicant is proposing a lot line adjustment to transfer a 2,255 SF land area from the Parcel 2 (1236 Washington Lane) to the adjoining Parcel 1 (1216 Washington Lane). No land development or public improvement are proposed as part of this minor subdivision lot line adjustment. With the proposed 2,255 SF area addition from the lot line adjustment, the lot size of Parcel 1 will increase from 42, 821 SF to 45,076 SF and Parcel 2 will decrease from 57,650 SF to 55,395 SF.

The site, comprising of both parcels, is located within the R-1 – Low Density Residential Zoning District. Both parcels are fronted by Washington Lane to the east; and residential properties zoned within the R-1 – Low Density Residential Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0401G, effective March 2, 2016, the parcels are identified to be located within Zone X which is identified as an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, the site is not

located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes 25% and up) steep slopes on the site based on our calculations of the topographic contours on an aerial image of the site. However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the steep slope conservation overlay district, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Ordinance as noted on the lot line adjustment plans provided. However, these waivers do not apply to this minor subdivision lot line adjustment application, and the requested waivers shall be removed from the plans provided since this application qualifies for a land development exception in accordance with Township Ordinance no. 2197, as adopted on October 13, 2022. Should the Applicant propose site improvements on each parcel in the future, then the subdivision and land development regulations will be reviewed for the applicable waivers at that time.

1. **§146.11.A.(4) – Property Identification Plan** – A waiver to provide the 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 ft.

The Applicant has provided the tax parcel, owner's names and approximate acreage information of the immediately adjoining lots on the Lot Line Adjustment Plans and not within the required 400 feet of the subject parcels.

2. **§146.11.A.(7) – Property Identification Plan** – A waiver to provide an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.

The Applicant has indicated on the plan notes that the horizontal datum is NAD 83 PA State Plan coordinates and is requesting a waiver from the requirement of indicating the elevations based on the sanitary sewer datum of the Township of Abington. The Applicant shall provide a note and calculation on the plans indicating the conversion from the datum used to reference the Abington Township Sanitary Sewer Datum.

3. **§146.11.A.(10) – Property Identification Plan** – A waiver to provide the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site.

The Applicant has only provided the zoning classification of the subject parcels and not the zoning classification within the required 400 feet of the subject parcels. All other parcels within 400 feet of the site are located within the R-1 zoning district, except for the Abington Township bird sanctuary park parcel located at 1251 Valley Road. The park is located within the RC – Recreation Conservation zoning district.

4. **§146-11.B.(3) – Existing Features Plan** – A waiver from the requirement that existing features plan shall include property lines and names of landowners within 400 feet of the site.

The Applicant has provided only the property lines and landowner information of the immediately adjoining the site and not all the properties and landowner information within the required 400 feet of the subject parcels.

5. **§146-11.B.(7) – Existing Features Plan** – A waiver from the requirement to provide all utility information within 400 feet of the subject property.

The Applicant is only showing the underground and above ground utilities servicing the subject parcels and portions the immediately adjacent site and not all the utility information within the required 400 feet of the subject parcels.

6. **§146-11.B.(8) – Existing Features Plan** – A waiver from the requirement to provide the contour information including:
- 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.
 - b) Datum to which contour lines refer.
 - c) Base flood elevation data as defined in the Township Zoning Ordinance.
 - d) Steep slope delineation by shading and notation of all areas as follows:
 - 1) Fifteen percent to 25%.
 - 2) Twenty-five percent and greater.

The Applicant did not provide the contours and topographic information for the subject parcels on the lot line adjustment plans provided.

7. **§146-11.B.(9) – Existing Features Plan** – A waiver from the requirement to provide soil identification, including the following:
- 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.
 - b) Delineation of floodplain soils.

The Applicant did not provide the soil identification and floodplain delineation on the lot line adjustment plans provided.

8. **§146-11.C thru M** – A waiver from the requirement to provide the plans indicated in §146-11.C thru M.

The Applicant is requesting a waiver from the requirement to provide the grading plans, E&S control plans, site improvement plans, utility plans, landscaping plans, sewage planning module exemption/approval, architectural plans and the documentations listed in §146-11. M (i.e., water and sewer will serve letters, O&M of BMP agreement) since no public improvements are being proposed under this application.

9. **§146-12.E.(2) – Record Plan** – A waiver from the requirement to provide the notation “Fire hydrants and streetlights are to be installed at the expense of the subdivider/land developer in accordance with the Township standards and with the recommendations of the respective utility companies, subject to the approval of the board of commissioners.”

The Applicant did not provide the above referenced notation regarding the fire hydrants and streetlights on the lot line adjustment plans provided since no public improvements are being

proposed under this application.

10. **§146-12.E.(3) – Record Plan** – A waiver from the requirement to provide the notation “Streetlights and street names signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards and dedicated to the Township.”

The Applicant did not provide the above referenced notation regarding the streetlights and street name signs on the lot line adjustment plans provided since no public improvements are being proposed under this application.

11. **§146-12.E.(4) – Record Plan** – A waiver from the requirement to provide the notation "The Philadelphia Electric Company and the Bell Telephone Company of Pennsylvania are granted the right to construct, maintain and repair pole lines and underground equipment on, under and across lots, and this shall be so recited in all deed descriptions, together with the right to construct, maintain and repair pole lines and underground equipment on, under and across all highways in this tract."

The Applicant did not provide the above referenced notation on the lot line adjustment plans provided since no public improvements are being proposed under this application.

12. **§146-12.E.(6) – Record Plan** – A waiver for when the installation of curbs or sidewalk is waived for a particular development plan, "Curbs and/or sidewalks may be required to be installed by subsequent landowners at their expense, by direction of the board of commissioners."

The Applicant did not provide the above referenced notation regarding curbs and sidewalks on the lot line adjustment plans provided since no public improvements are being proposed under this application.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Plans			
Lot Line Adjustment Plan	1 of 2	5/2/23	----
Lot Line Adjustment Plan	2 of 2	5/2/23	----
Legal Descriptions			
Description for Washington Lane - Area to be Transferred	1 of 1	06/14/23	----
Description for 1216 Washington Lane New Lot Configuration	1 of 1	06/14/23	----
Description for 1236 Washington Lane New Lot Configuration	1 of 1	06/14/23	----

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). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §301 – Permitted Uses** – In accordance with the Abington Township Comprehensive Use Matrix, the following use applies:
- **Existing & Proposed Use H-7 – Single-Family Detached Dwelling Unit** – A Use H-7 - Single-Family Detached Dwelling is permitted within the R-1 – Low Density Residential Zoning District. The

Applicant is not proposing any change to the existing single-family detached dwelling use of the subject parcels.

2. Per §302 Figure 3.1 – Dimensional Requirements

	Required	<u>Parcel 1</u>		<u>Parcel 2</u>	
		<u>1216 Washington Lane</u>		<u>1236 Washington Lane</u>	
		<u>Existing</u>	<u>Proposed</u>	<u>Existing</u>	<u>Proposed</u>
Min Lot Area	1 Ac (43,560SF)	42,821 SF	45,076 SF	57,650 SF	55,395 SF
Min Lot Width	200 ft	192 ft	200 ft	244 ft	236 ft
Min Lot Depth	100 ft	225 ft	No change	256 ft	No change
	50 ft	107.9 ft	No	119.9 ft	No
Min Front Yard			Change		Change
Min Rear Yard	30 ft	51.6 ft	No change	83.3 ft	No change
Min Side Yard	20 ft	15.3 ft	34.9 ft	80.9 ft	78.2 ft
Max Building Height	35 ft	<35 ft	No change	<35 ft	No change
Max Building Length	150 ft	86.4 ft	No change	45.1 ft	No change

In accordance with the Zoning Data provided on the Lot Line Adjustment Plan (Sheet 2) and based on our measurements on the Lot Line Adjustment Plans, the proposed lot line adjustment will be in compliance with all the dimensional requirements of the R-1 – Low Density Residential Zoning District.

- 3. Per §302 Figure 3.1 – Dimensional Requirements** – The maximum building coverage shall be 20%, the maximum impervious coverage shall be 25% and the minimum green area shall be 75% of the lot area.

In accordance with the Impervious Data provided on the Lot Line Adjustment Plan (Sheet 2) and based on our measurements of the Lot Line Adjustment Plans, the green area, the building and impervious coverage is calculated as follows:

Parcel 1:

<u>1216 Washington Lane</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	42,821 SF	45,076 SF
Dwelling w/ attached garage	2,497 SF	2,497 SF
Asphalt Drive	2,589 SF	3,067 SF
Walkways & Steps	479 SF	479 SF
Wood Deck	226 SF	226 SF
Paver Patio	688 SF	688 SF
Gravel Area	519 SF	682 SF
Shed	102 SF	102 SF
Enclosure	21 SF	21 SF
Block Walls	82 SF	138 SF
Wood Retaining Walls	31 SF	31 SF
Masonry Walls	26 SF	26 SF
Misc. Impervious	52 SF	52 SF
Total Building Area	2,599 SF (6.1%) < 20%	2,599 SF (5.8%) < 20%
Total Impervious Area	7,312 SF (17.1%) < 25%	8,009 SF (17.8%) < 25%
Total Green Area	35,509 SF (82.9%) > 75%	37,067 SF (82.2%) > 75%

With the proposed lot line adjustment, there will be a slight decrease in the total building coverage percentage from 6.1% to 5.8% for Parcel 1 due to the additional land area from Parcel 2. The additional areas from the existing asphalt driveway, gravel area, and blocks walls encroachment from the lot line adjustment will be added to the impervious area of Parcel 1 which will slightly increase the total impervious coverage on the site from 17.1% to 17.8%. However, the total proposed building coverage at 5.8% and total impervious coverage at 17.8% of Parcel 1 will be in compliance with the maximum required 20% and 25% building and impervious coverages, respectively, of the R-1 – Low Density Residential Zoning District. The total green area will slightly decrease from 82.9% to 82.2% for Parcel 1, and will remain in compliance since the site will still exceed the minimum required 75% green area of the R-1 – Low Density Residential Zoning District.

Parcel 2:

<u>1236 Washington Lane</u>	<u>Existing</u>	<u>Proposed</u>
Lot Area	57,650 SF	55,395 SF
Dwelling	1,526 SF	1,526 SF
Asphalt/Brick Drive	6,232 SF	6,232 SF
Garage	406 SF	406 SF
Shed	125 SF	125 SF
Masonry Porch	832 SF	832 SF
Walkways & Steps	342 SF	342 SF
Concrete Driveway	123 SF	123 SF
Concrete Curbs	476 SF	476 SF
Gravel Area	163 SF	---
Block Walls	56 SF	---
Portions of Asphalt	478 SF	---
Misc. Impervious	75 SF	75 SF
Total Building Area	2,057 SF (3.6%) < 20%	2,057 SF (3.7%) < 20%
Total Impervious Area	10,834 SF (18.8%) < 25%	10,137 SF (18.3%) < 25%
Total Green Area	46,816 SF (81.2%) > 75%	45,258 SF (81.7%) > 75%

With the proposed lot line adjustment, there will be a slight increase in the total building coverage percentage from 3.6% to 3.7% due to the reduction in the lot size of Parcel 2. The existing portions from the asphalt driveway, gravel area, and block walls encroachment will be eliminated from Parcel 2 with the lot line adjustment. Therefore, the total impervious coverage on the site will be slightly decreased from 18.8% to 18.3%. In addition, the total green area for Parcel 2 will slightly increase from 81.2% to 81.7%. However, the total building, impervious, and green area coverages for Parcel 2 will remain in compliance with the maximum required 20%, 25%, and 75% building, impervious, and green area coverages, respectively, of the R-1 – Low Density Residential Zoning District.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

4. **Per Township Ordinance No. 2197 - §146-9.C.(2).(b).[4] – Land Development Exception** – A land development plan shall not be required for approval by the Township when development involves: A boundary or lot line adjustment between adjoining property owners where no new lots are involved and in accordance with the following procedures indicated in §146-9.C.(2).(b).[4].[a] & [b].

The Applicant is proposing a lot line adjustment to transfer a 2,255 SF portion of land from Parcel 2 (1236 Washington Lane) to the adjoining Parcel 1 (1216 Washington Lane) to eliminate the asphalt

driveway, gravel area and block walls encroachment from Parcel 1 unto Parcel 2. No new lots and no public improvements are proposed under this application; therefore, this minor subdivision application for a proposed lot line adjustment will not be subject to a land development plan and qualifies as a land development exception from the subdivision and land development application process in accordance with Township Ordinance no. 2197 as adopted on October 13, 2022.

SUMMARY

We recommend a land development exception for the proposed minor subdivision lot line adjustment contingent the Applicant addresses the above review comments and submits a land development exemption request to the Board of Commissioners for approval as required per Township Ordinance no. 2197.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130036 - LD-23-05 - 1216 WASHINGTON LN\ADMIN\3-PLAN REVIEWS\LOT LINE ADJUSTMENT\PF01121423 1216-1236WASHINGTONLANE.DOCX

ACCEPTANCE OF PLAN:

WE, PETER W. MARTINEZ & CHRISTINA MARTINEZ HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____

PETER W. MARTINEZ

CHRISTINA MARTINEZ

PERSONAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF PLAN:

WE, ROGER M. WEINSTOCK & TAMARA S. SNIAD HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____

ROGER M. WEINSTOCK

TAMARA S. SNIAD

PERSONAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL OF ABINGTON TOWNSHIP:

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____, 20____

PRESIDENT

SECRETARY ATTEST

ENGINEER

WAIVER REQUESTS:

SINCE NO LAND DEVELOPMENT IS PROPOSED THE FOLLOWING WAIVERS ARE HEREBY REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

- S146-11 A(4) – 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.
- S146-11 A(7) – AN INDICATION THAT THE ELEVATIONS ARE BASED UPON SANITARY SEWER DATUM OF THE TOWNSHIP OF ABINGTON.
- S146-11 A(10) – THE ZONING CLASSIFICATION APPLICABLE TO THE TRACT ALONG WITH ALL ZONING BOUNDARIES THAT TRAVERSE OR ARE WITHIN 400 FEET OF THE TRACT, TOGETHER WITH A CITATION OF ANY VARIANCES OR SPECIAL EXCEPTIONS WHICH MAY HAVE BEEN GRANTED FOR OR AFFECTING THE SITE.
- S146-11 B(3) – THE LOCATION OF PROPERTY LINES AND NAMES OF LANDOWNERS WITHIN 400 FEET OF ANY PART OF THE SITE TO BE SUBDIVDED OR DEVELOPED.
- S146-11 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.
- S146-11 B(8) – CONTOUR INFORMATION, INCLUDING:
(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.
(B) DATUM TO WHICH CONTOUR LINES REFER.
(C) BASE FLOOD ELEVATION DATA AS DEFINED IN THE TOWNSHIP ZONING ORDINANCE.
(D) STEEP SLOPE DELINEATION BY SHADING AND NOTATION OF ALL AREAS AS FOLLOWS:
(1) FIFTEEN PERCENT TO 25%.
(2) TWENTY-FIVE PERCENT AND GREATER.
- S-146-11 B(9) – SOIL IDENTIFICATION, INCLUDING THE FOLLOWING:
(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.
(B) DELINEATION OF FLOODPLAIN SOILS.
- S146-11 C,D,E,F,G,H,I,J,K,L,M
- 146-12 E(2) – FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
- 146-12 E(3) – STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.
- S146-12 E(4) – THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.
- S146-12 E(6) – WHEN THE INSTALLATION OF CURBS OR SIDEWALKS IS WAIVED FOR A PARTICULAR DEVELOPMENT PLAN, "CURBS AND/OR SIDEWALKS MAY BE REQUIRED TO BE INSTALLED BY SUBSEQUENT LANDOWNERS AT THEIR EXPENSE, BY DIRECTION OF THE BOARD OF COMMISSIONERS."

MONTGOMERY COUNTY PLANNING COMMISSION:

MCPC NO.:

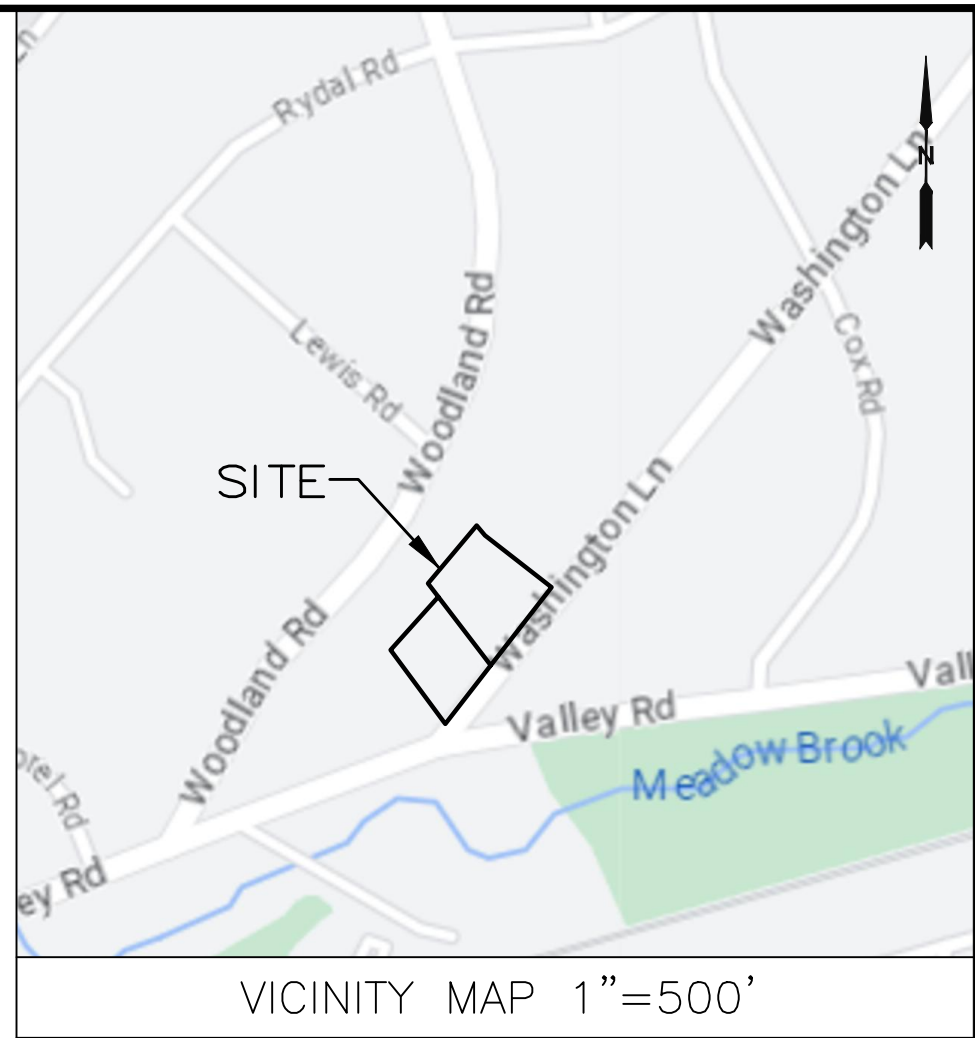
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

RECORDER OF DEEDS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____, 20____

COUNTY RECORDER OF DEEDS



GENERAL NOTES:

- THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO TRANSFER A PORTION CONTAINING 2,255 SQ FT OF APN: 30-00-70992-00-6 TO APN: 30-00-70988-00-1. THE NEW LOT LINE CONFIGURATION IS INTENDED TO CONFORM WITH EXISTING USE LINES IN THE AREA. NO DEVELOPMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT.
- EXISTING FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES JANUARY 18th & 25th, 2023 & APRIL 12th, 2023 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
- HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
- PLAN REFERENCE: PLAN OF SUNNYLAND PREPARED BY GEORGE B. MEBUS, DATED JUNE 2, 1949 AND RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS IN DEED BOOK: 1405, PAGE 601.
- THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
- RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS & PLANS OF RECORD.
- ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 401 OF 451, MAP # 42091C0401G, REVISED MARCH 2, 2016.
- BOTH PROPERTIES ARE CURRENTLY SERVED BY A PUBLIC WATER SUPPLY. ABINGTON TOWNSHIP PROVIDED PLUMBING CARDS INDICATING THE PROPERTIES ARE CONNECTED TO PUBLIC SEWER.

PA1CALL NOTES:

- THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
- COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
- PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
UTILITY COMPANY: DD – COMCAST CABLE OF WILLOW GROVE
HRA – COMCAST CABLE
HTD – AQUA PENNSYLVANIA INC
KC – PECO AN EXELON COMPANY
MTG – MONTGOMERY COUNTY – PA
YI – VERIZON PENNSYLVANIA LLC
ZK – ABINGTON TOWNSHIP
RESPONSE: CLEAR – NO FACILITIES
CLEAR – NO FACILITIES
PLANS RECEIVED – PLOTTED
PLANS RECEIVED – PLOTTED
CLEAR – NO FACILITIES
CLEAR – NO FACILITIES
PLANS RECEIVED – PLOTTED
- PATCALL SERIAL NUMBER 20230730289, WAS PLACED FOR DESIGN PURPOSES ONLY.

PROPERTY INFORMATION:

PARCEL 1
OWNER: PETER W. & CHRISTINA MARTINEZ
APN: 30-00-70988-00-1
TRACT ADDRESS: 1216 WASHINGTON LANE
DOCUMENT: DEED BOOK 6246 PAGE 155
EXISTING GROSS AREA: 42,821 SQ FT OR 0.983 ACRES

PARCEL 2
OWNER: ROGER M. WEINSTOCK & TAMARA S. SNIAD
APN: 30-00-70992-00-6
TRACT ADDRESS: 1236 WASHINGTON LANE
DOCUMENT: DEED BOOK: 5948 PAGE: 1056
EXISTING GROSS AREA: 57,650 SQ FT OR 1.323 ACRES

SEE SHEET 2 FOR EXISTING FEATURES

IMPERVIOUS DATA (1216 WASHINGTON LANE – APN: 30-00-70988-00-1):

	EXISTING	TO BE ADDED	PROPOSED
DWELLING W/ ATTACHED GARAGE:	2,497 SQ FT	0 SQ FT	2,497 SQ FT
ASPHALT DRIVE:	2,589 SQ FT	0 SQ FT	478 SQ FT
WALKWAYS & STEPS:	479 SQ FT	0 SQ FT	479 SQ FT
WOOD DECK:	226 SQ FT	0 SQ FT	226 SQ FT
CONC. PAVER PATIO:	688 SQ FT	0 SQ FT	688 SQ FT
GRAVEL AREA:	519 SQ FT	163 SQ FT	682 SQ FT
SHED:	102 SQ FT	0 SQ FT	102 SQ FT
ENCLOSURE:	21 SQ FT	0 SQ FT	21 SQ FT
BLOCK WALLS:	82 SQ FT	56 SQ FT	138 SQ FT
WOOD RETAINING WALL:	31 SQ FT	0 SQ FT	31 SQ FT
MASONRY WALL:	26 SQ FT	0 SQ FT	26 SQ FT
MISC. IMPERVIOUS:	52 SQ FT	0 SQ FT	52 SQ FT
TOTAL IMPERVIOUS COVERAGE:	7,312 SQ FT	697 SQ FT	8,009 SQ FT

IMPERVIOUS DATA (1236 WASHINGTON LANE – APN: 30-00-70992-00-6):

	EXISTING	TO BE REMOVED	PROPOSED
DWELLING:	1,526 SQ FT	0 SQ FT	1,526 SQ FT
ASPHALT/BRICK DRIVE:	6,232 SQ FT	0 SQ FT	6,232 SQ FT
GARAGE:	406 SQ FT	0 SQ FT	406 SQ FT
SHED:	125 SQ FT	0 SQ FT	125 SQ FT
MASONRY PORCH:	832 SQ FT	0 SQ FT	832 SQ FT
WALKWAYS & STEPS:	342 SQ FT	0 SQ FT	342 SQ FT
CONC. DRIVEWAY:	123 SQ FT	0 SQ FT	123 SQ FT
CONC. CURBS:	476 SQ FT	0 SQ FT	476 SQ FT
GRAVEL AREA:	163 SQ FT	0 SQ FT	163 SQ FT
BLOCK WALLS:	56 SQ FT	0 SQ FT	56 SQ FT
PORTIONS OF ASPHALT:	478 SQ FT *	478 SQ FT *	0 SQ FT
MISC. IMPERVIOUS:	75 SQ FT	0 SQ FT	75 SQ FT
TOTAL IMPERVIOUS COVERAGE:	10,834 SQ FT	697 SQ FT	10,137 SQ FT

* PORTIONS CURRENTLY BEING UTILIZED BY 1216 WASHINGTON LANE

ZONING DATA:

PER ABINGTON TOWNSHIP, Article III, Section 302

ZONING DISTRICT CLASSIFICATION: R-1 RESIDENTIAL DISTRICT

ZONING REQUIREMENT

	REQUIRED
MINIMUM LOT AREA	43,560 SQ FT
MINIMUM LOT WIDTH	192 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM FRONT YARD	50 FT
MINIMUM REAR YARD	30 FT
MINIMUM SIDE YARD	20 FT
MAXIMUM BUILDING COVERAGE	20 %
MAXIMUM IMPERVIOUS COVERAGE	25 %
MINIMUM GREEN AREA	75 %
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT
MAXIMUM BUILDING LENGTH	150 FT

APN: 30-00-70988-00-1

	EXISTING	PROPOSED
EXISTING	42,821 SQ FT	45,076 SQ FT
PROPOSED	200 FT	225 FT
NO CHANGE	107.9 FT	NO CHANGE
NO CHANGE	51.6 FT	NO CHANGE
NO CHANGE	15.3 FT	NO CHANGE
6.1 %	5.8 %	3.6 %
17.1 %	17.8 %	18.3 %
82.9 %	82.2 %	81.2 %
< 35 FT	NO CHANGE	NO CHANGE
86.4 FT	NO CHANGE	45.1 FT

APN: 30-00-70992-00-6

	EXISTING	PROPOSED
EXISTING	57,650 SQ FT	55,395 SQ FT
PROPOSED	200 FT	225 FT
NO CHANGE	119.9 FT	NO CHANGE
NO CHANGE	83.3 FT	NO CHANGE
NO CHANGE	80.9 FT	NO CHANGE
78.2 FT	78.2 FT	78.2 FT
3.6 %	3.7 %	3.7 %
18.8 %	18.3 %	18.3 %
81.2 %	81.2 %	81.2 %
< 35 FT	NO CHANGE	NO CHANGE
45.1 FT	NO CHANGE	NO CHANGE

LOT AREA CALCULATIONS:

APN: 30-00-70988-00-1 (1216 WASHINGTON LANE)

EXISTING LOT AREA: 42,821 SQ FT
FROM APN: 30-00-70992-00-6: +2,255 SQ FT

PROPOSED LOT AREA: 45,076 SQ FT

APN: 30-00-70992-00-6 (1236 WASHINGTON LANE)

EXISTING LOT AREA: 57,650 SQ FT
TO APN: 30-00-70988-00-1: -2,255 SQ FT

PROPOSED LOT AREA: 55,395 SQ FT

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT TO MY KNOWLEDGE AND BELIEF THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THE THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS AS SHOWN ARE CORRECT.

Landon J. Woodward
SU060787
Registration Number

Revisions		
No.	Date	Remarks



Date Issued:

MAY 2, 2023

LOT LINE ADJUSTMENT PLAN

1216 & 1236 WASHINGTON LANE

RYDAL, PA, 19046

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



ASH ASSOCIATES, INC.

765 TENNIS AVENUE
AMBLER, PA 19002
PH: 215-367-5261

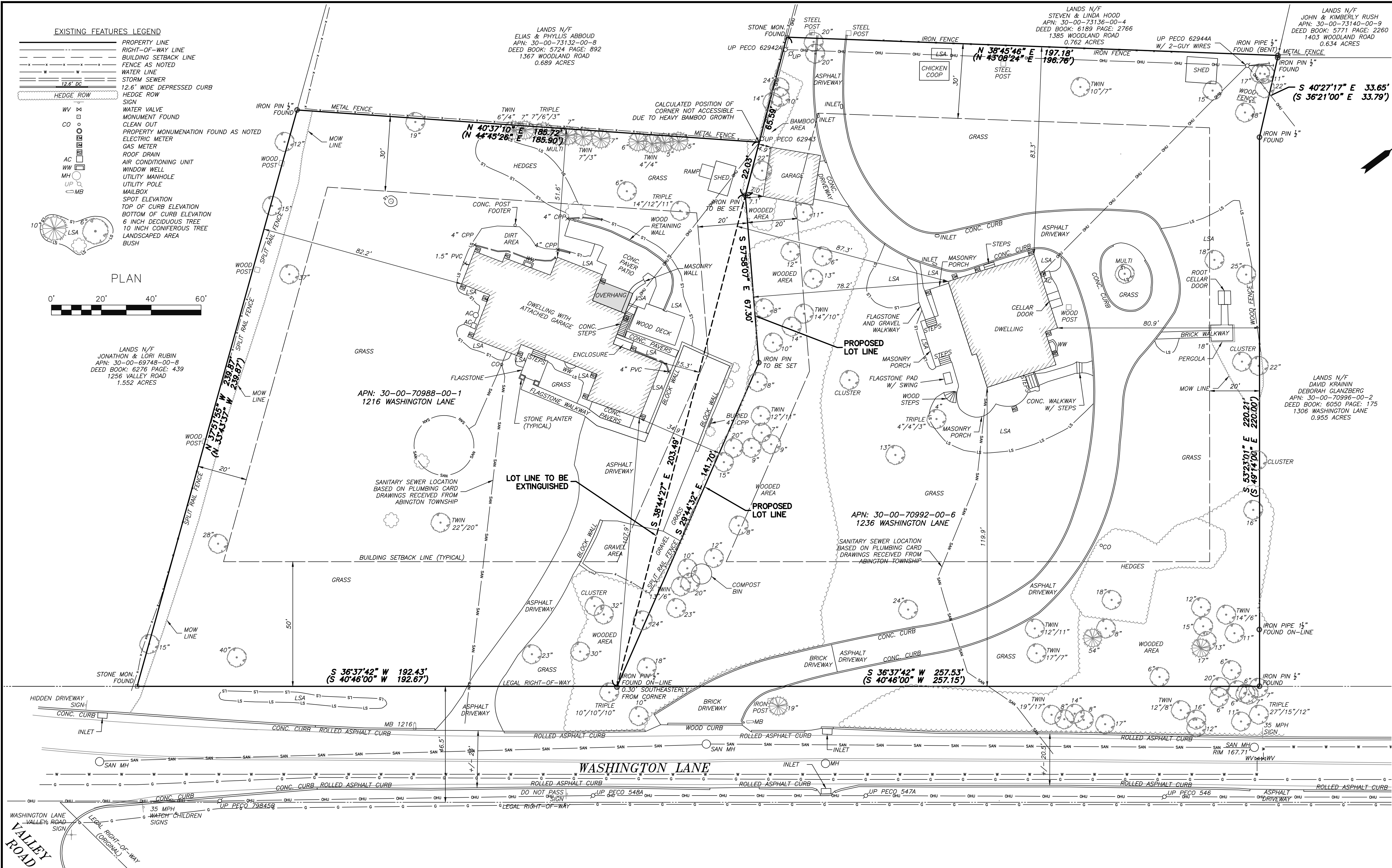
WWW.ASHASSOCIATES.NET

SCALE: 1" = 40'

PROJECT NO. 4705

DATED: MAY 2, 2023

SHEET NO. 1 OF 2



- GENERAL NOTES:
- THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO TRANSFER A PORTION CONTAINING 2,255 SQ FT OF APN: 30-00-70992-00-6 TO APN: 30-00-70988-00-1. THE NEW LOT LINE CONFIGURATION IS INTENDED TO CONFORM WITH EXISTING USE LINES IN THE AREA. NO DEVELOPMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT.
 - EXISTING FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES JANUARY 18th & 25th, 2023 & APRIL 12th, 2023 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
 - HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
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 - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
 - RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS & PLANS OF RECORD.
 - ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 401 OF 451, MAP # 42091C0401G, REVISED MARCH 2, 2016.
 - BOTH PROPERTIES ARE CURRENTLY SERVED BY A PUBLIC WATER SUPPLY. ABINGTON TOWNSHIP PROVIDED PLUMBING CARDS INDICATING THE PROPERTIES ARE CONNECTED TO PUBLIC SEWER.

- PA1CALL NOTES:
- THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
 - COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
 - PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
 - PA1CALL SERIAL NUMBER 20230730289, WAS PLACED FOR DESIGN PURPOSES ONLY.
- UTILITY COMPANY: DD - COMCAST CABLE OF WILLOW GROVE
HRA - COMCAST CABLE
HTD - AQUA PENNSYLVANIA INC
KC - PECO AN EXELON COMPANY
MTG - MONTGOMERY COUNTY - PA
VZ - VERIZON PENNSYLVANIA LLC
ZK - ABINGTON TOWNSHIP
- RESPONSE: CLEAR - NO FACILITIES
CLEAR - NO FACILITIES
PLANS RECEIVED - PLOTTED
PLANS RECEIVED - PLOTTED
CLEAR - NO FACILITIES
CLEAR - NO FACILITIES
PLANS RECEIVED - PLOTTED

PROPERTY INFORMATION:

PARCEL 1
OWNER: PETER W. & CHRISTINA MARTINEZ
APN: 30-00-70988-00-1
TRACT ADDRESS: 1216 WASHINGTON LANE
DOCUMENT: DEED BOOK 6246 PAGE 155
EXISTING GROSS AREA: 42,821 SQ FT OR 0.983 ACRES

PARCEL 2
OWNER: ROGER M. WEINSTOCK & TAMARA S. SNIAD
APN: 30-00-70992-00-6
TRACT ADDRESS: 1236 WASHINGTON LANE
DOCUMENT: DEED BOOK: 5948 PAGE: 1056
EXISTING GROSS AREA: 57,650 SQ FT OR 1.323

IMPERVIOUS DATA (1216 WASHINGTON LANE - APN: 30-00-70988-00-1):

	EXISTING	TO BE ADDED	PROPOSED
DWELLING W/ ATTACHED GARAGE:	2,497 SQ FT	0 SQ FT	2,497 SQ FT
ASPHALT DRIVE:	2,589 SQ FT	478 SQ FT	3,067 SQ FT
WALKWAYS & STEPS:	479 SQ FT	0 SQ FT	479 SQ FT
WOOD DECK:	226 SQ FT	0 SQ FT	226 SQ FT
CONC. PAVER PATIO:	688 SQ FT	0 SQ FT	688 SQ FT
GRAVEL AREA:	519 SQ FT	163 SQ FT	682 SQ FT
SHED:	102 SQ FT	0 SQ FT	102 SQ FT
ENCLOSURE:	21 SQ FT	0 SQ FT	21 SQ FT
BLOCK WALLS:	82 SQ FT	56 SQ FT	138 SQ FT
WOOD RETAINING WALL:	31 SQ FT	0 SQ FT	31 SQ FT
MASONRY WALL:	26 SQ FT	0 SQ FT	26 SQ FT
MISC. IMPERVIOUS:	52 SQ FT	0 SQ FT	52 SQ FT
TOTAL IMPERVIOUS COVERAGE:	7,312 SQ FT	697 SQ FT	8,009 SQ FT

IMPERVIOUS DATA (1236 WASHINGTON LANE - APN: 30-00-70992-00-6):

	EXISTING	TO BE REMOVED	PROPOSED
DWELLING:	1,526 SQ FT	0 SQ FT	1,526 SQ FT
ASPHALT/BRICK DRIVE:	6,232 SQ FT	0 SQ FT	6,232 SQ FT
GARAGE:	406 SQ FT	0 SQ FT	406 SQ FT
SHED:	125 SQ FT	0 SQ FT	125 SQ FT
MASONRY PORCH:	832 SQ FT	0 SQ FT	832 SQ FT
WALKWAYS & STEPS:	342 SQ FT	0 SQ FT	342 SQ FT
CONC. DRIVEWAY:	123 SQ FT	0 SQ FT	123 SQ FT
CONC. CURBS:	476 SQ FT	0 SQ FT	476 SQ FT
GRAVEL AREA:	163 SQ FT	0 SQ FT	163 SQ FT
BLOCK WALLS:	56 SQ FT	0 SQ FT	56 SQ FT
PORTIONS OF ASPHALT:	478 SQ FT	478 SQ FT	0 SQ FT
MISC. IMPERVIOUS:	75 SQ FT	0 SQ FT	75 SQ FT
TOTAL IMPERVIOUS COVERAGE:	10,834 SQ FT	697 SQ FT	10,137 SQ FT

* PORTIONS CURRENTLY BEING UTILIZED BY 1216 WASHINGTON LANE

ZONING DATA:

PER ABINGTON TOWNSHIP ORDINANCE No. 1753, Article III, Section 302

ZONING DISTRICT CLASSIFICATION: R-1 RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED	APN: 30-00-70988-00-1	APN: 30-00-70992-00-6
MINIMUM LOT AREA	43,560 SQ FT	42,821 SQ FT	57,650 SQ FT
MINIMUM LOT WIDTH	200 FT	192 FT	236 FT
MINIMUM LOT DEPTH	100 FT	225 FT	256 FT
MINIMUM FRONT YARD	50 FT	107.9 FT	119.9 FT
MINIMUM REAR YARD	30 FT	51.6 FT	83.3 FT
MINIMUM SIDE YARD	20 FT	15.3 FT	34.9 FT
MAXIMUM BUILDING COVERAGE	20 %	6.1 %	3.6 %
MAXIMUM IMPERVIOUS COVERAGE	25 %	17.1 %	18.8 %
MINIMUM GREEN AREA	75 %	82.9 %	81.7 %
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING LENGTH	150 FT	86.4 FT	45.1 FT

LOT AREA CALCULATIONS:

APN: 30-00-70988-00-1 (1216 WASHINGTON LANE)

EXISTING LOT AREA: 42,821 SQ FT
FROM APN: 30-00-70992-00-6: +2,255 SQ FT

PROPOSED LOT AREA: 45,076 SQ FT

APN: 30-00-70992-00-6 (1236 WASHINGTON LANE)

EXISTING LOT AREA: 57,650 SQ FT
TO APN: 30-00-70988-00-1: -2,255 SQ FT

PROPOSED LOT AREA: 55,395 SQ FT

Revisions		
No.	Date	Remarks



Date Issued:
MAY 2, 2023

LOT LINE ADJUSTMENT PLAN
1216 & 1236 WASHINGTON LANE
RYDAL, PA, 19046
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
765 TENNIS AVENUE
AMBLER, PA 19002
PH: 215-367-5261
WWW.ASHASSOCIATES.NET

SCALE: 1" = 20'	PROJECT NO. 4705
DATED: MAY 2, 2023	SHEET NO. 2 OF 2



December 15, 2023

ABINT130036

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

RE: LD-23-05 - 1216 & 1236 Washington Lane
PARID: 30-00-70988-00-1/ TMID: 30003 014 (1216 Washington Lane)
PARID: 30-00-70992-00-6/ TMID: 30003 026 (1236 Washington Lane)
Meets and Bounds Description Review

Dear Mr. Manfredi:

We have completed a review of the following descriptions received on November 7, 2023, and a signed and seal copy received on December 15, 2023, for the above referenced project; as prepared by ASH Associates, Inc., located at 765 Tennis Avenue in Ambler, PA. We offer the following comments for your consideration:

Description(s)

- Description of "Washington Lane – Area to be Transferred," dated June 14, 2023
- Description of "1216 Washington Lane New Lot Configuration," dated June 14, 2023
- Description of "1236 Washington Lane New Lot Configuration," dated June 14, 2023
- Exhibit "Lot Line Adjustment Plan for 1216 & 1236 Washington Ln," dated May 2, 2023

Based on our review, the above referenced descriptions have no inaccuracies and the bearings and distances indicated close within an acceptable error of closure; therefore, **we recommend that the attached descriptions be accepted for recording and execution purposes.**

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in blue ink that reads "Khaled Hassan". The signature is written in a cursive, flowing style.

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130036 - LD-23-05 - 1216 WASHINGTON LN\ADMIN\4-REVIEWS\DESCRIPTION\DE121523 LD-23-05-1216-1236 WASHINGTON LN.DOCX



Washington Lane – Area to be Transferred

June 14, 2023

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Abington, in the county of Montgomery, commonwealth of Pennsylvania, as shown on plan entitled “Lot Line Adjustment Plan – 1216 & 1236 Washington Lane” Prepared by ASH Associates, dated May 2, 2023, No revisions. Recorded at the Montgomery County Recorder of Deeds in Plan Book: ____ Page: ____.

BEGINNING at a point along the northwesterly side of Washington Lane (46.5 feet wide), said point being a corner of lands now or formerly of Peter W. & Christina Martinez and Roger M. Weinstock & Tamara S. Sniad as conveyed by deeds recorded at the Montgomery County Recorder of Deeds in Deed Book 6246, Page 155 and Deed Book 5948, Page 1056, said point being measured N 36°37'42" E, a distance of 192.43 feet from a stone monument found along the northwesterly side of Washington Lane (46.5 feet wide); thence

1. N 38°44'27" W, along the line dividing lands now or formerly Peter W. & Christina Martinez, also known as 1216 Washington Lane, and lands now or formerly Roger M. Weinstock & Tamara S. Sniad, also known as 1236 Washington Lane, a distance of 203.49 feet to an iron pin to be set;
2. thence S 57°58'07" E, through the lands now or formerly Roger M. Weinstock & Tamara S. Sniad, a distance of 67.30 feet to an iron pin to be set;
3. thence S 29°44'32" E, through the lands now or formerly Roger M. Weinstock & Tamara S. Sniad, a distance of 141.70 feet to the **POINT OF BEGINNING**;

Having an area of 2,255 square feet or 0.052 acres more or less.





1216 Washington Lane
New Lot Configuration

June 14, 2023

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Abington, in the county of Montgomery, commonwealth of Pennsylvania, as shown on plan entitled "Lot Line Adjustment Plan – 1216 & 1236 Washington Lane" Prepared by ASH Associates, dated May 2, 2023, No revisions. Recorded at the Montgomery County Recorder of Deeds in Plan Book: ____ Page: ____.

BEGINNING at a stone monument found along the northwesterly side of Washington Lane (46.5 feet wide), said poing being the southwesterly corner of lands now or formerly of Peter W. & Christina Martinez as conveyed by deed recorded at the Montgomery County Recorder of Deeds in Deed Book 6246, Page 155; thence

1. N 37°51'55" W, along the lands now or formerly Jonathon & Lori Rubin, a distance of 239.87 feet to an iron pin found, said point also being a corner of lands now or formerly Elias & Phyllis Abboud;
2. thence N 40°37'10" E, continuing along said Abboud lands, a distance of 185.72 feet to a point, said point also being along the lands now or formerly Roger M. Weinstock & Tamara S. Sniad, said lands being known as 1236 Washington Lane and Parcel 2 on said plan;
3. thence S 38°44'27" E, a distance of 22.03 to an iron pin to be set;
4. thence S 57°58'07" E, a distance of 67.30 feet to an iron pin to be set;
5. thence S 29°44'32" E, a distance of 141.70 feet to a point along the northwesterly side of Washington Lane;
6. thence S 36°37'42" W, along the northwesterly side of Washington Lane, a distance of 192.43 feet to the **POINT OF BEGINNING**.

Having an area of 45,076 square feet or 1.035 acres more or less.





1236 Washington Lane
New Lot Configuration

June 14, 2023

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Abington, in the county of Montgomery, commonwealth of Pennsylvania, as shown on plan entitled “Lot Line Adjustment Plan – 1216 & 1236 Washington Lane” Prepared by ASH Associates, dated May 2, 2023, No revisions. Recorded at the Montgomery County Recorder of Deeds in Plan Book: ____ Page: ____.

BEGINNING at a point along the northwesterly side of Washington Lane (46.5 feet wide), said point being a corner of lands now or formerly of Peter W. & Christina Martinez and Roger M. Weinstock & Tamara S. Snaid as conveyed by deeds recorded at the Montgomery County Recorder of Deeds in Deed Book 6246, Page 155 and Deed Book 5948, Page 1056, said point being measured N 36°37'42" E, a distance of 192.43 feet from a stone monument found along the northwesterly side of Washington Lane (46.5 feet wide); thence

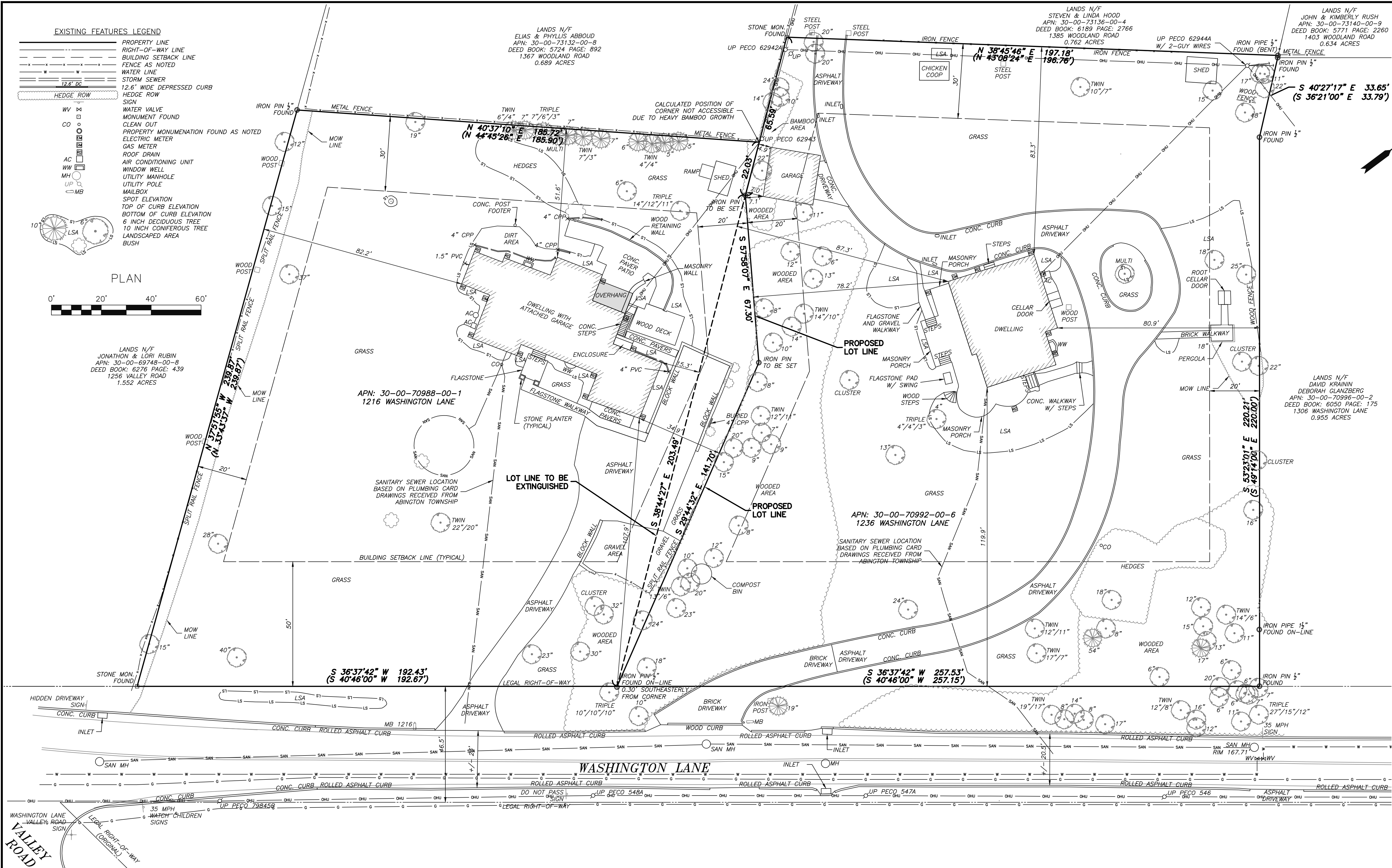
1. N 29°44'32" W, a distance of 141.70 feet to an iron pin to be set;
2. thence N 57°58'07" W, a distance of 67.30 feet to an iron pin to be set;
3. thence N 38°44'27" W, continuing partially along said Martinez lands and along the lands now or formerly Elias & Phyllis Abboud, a distance of 65.59 feet to a stone monument found;
4. thence N 38°45'46" E, along the lands of Steven & Linda Hood, a distance of 197.18 feet to an iron pipe found (bent), said point also being along lands now of formerly John & Kimberly Rush;
5. thence S 40°27'17" E, continuing partially along said Rush lands and lands now or formerly David Krainin & Deborah Glanzberg, a distance of 33.65 feet to an iron pin found;
6. thence S 53°23'01" E, continuing along said Krainin & Glanzberg lands, a distance of 220.21 feet to an iron pin found, said point being along the northwesterly side of Washington Lane;

7. thence S 36°37'42" W, along the northwesterly side of Washington Lane, a distance of 257.53 feet to the **POINT OF BEGINNING**;

Having an area of 55,395 square feet, 1.272 acres more or less.



A handwritten signature in blue ink, appearing to read "LJ Woodward", written below the professional seal.



- GENERAL NOTES:
1. THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO TRANSFER A PORTION CONTAINING 2,255 SQ FT OF APN: 30-00-70992-00-6 TO APN: 30-00-70988-00-1. THE NEW LOT LINE CONFIGURATION IS INTENDED TO CONFORM WITH EXISTING USE LINES IN THE AREA. NO DEVELOPMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT.
 2. EXISTING FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES JANUARY 18TH & 25TH, 2023 & APRIL 12TH, 2023 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
 3. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
 4. PLAN REFERENCE: PLAN OF SUNNYLAND PREPARED BY GEORGE B. MEBUS, DATED JUNE 2, 1949 AND RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS IN DEED BOOK: 1405, PAGE 601.
 5. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
 6. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
 7. RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS & PLANS OF RECORD.
 8. ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 401 OF 451, MAP # 42091C0401G, REVISED MARCH 2, 2016.
 9. BOTH PROPERTIES ARE CURRENTLY SERVED BY A PUBLIC WATER SUPPLY. ABINGTON TOWNSHIP PROVIDED PLUMBING CARDS INDICATING THE PROPERTIES ARE CONNECTED TO PUBLIC SEWER.

- PA1CALL NOTES:
1. THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
 2. COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
 3. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
 4. PA1CALL SERIAL NUMBER 20230730289, WAS PLACED FOR DESIGN PURPOSES ONLY.
- UTILITY COMPANY:
- DD - COMCAST CABLE OF WILLOW GROVE
HRA - COMCAST CABLE
HTD - AQUA PENNSYLVANIA INC
KC - PECO AN EXELON COMPANY
MTG - MONTGOMERY COUNTY - PA
VZ - VERIZON PENNSYLVANIA LLC
ZK - ABINGTON TOWNSHIP
- RESPONSE:
- CLEAR - NO FACILITIES
CLEAR - NO FACILITIES
PLANS RECEIVED - PLOTTED
PLANS RECEIVED - PLOTTED
CLEAR - NO FACILITIES
CLEAR - NO FACILITIES
PLANS RECEIVED - PLOTTED

PROPERTY INFORMATION:

PARCEL 1
OWNER: PETER W. & CHRISTINA MARTINEZ
APN: 30-00-70988-00-1
TRACT ADDRESS: 1216 WASHINGTON LANE
DOCUMENT: DEED BOOK 6246 PAGE 155
EXISTING GROSS AREA: 42,821 SQ FT OR 0.983 ACRES

PARCEL 2
OWNER: ROGER M. WEINSTOCK & TAMARA S. SNIAD
APN: 30-00-70992-00-6
TRACT ADDRESS: 1236 WASHINGTON LANE
DOCUMENT: DEED BOOK: 5948 PAGE: 1056
EXISTING GROSS AREA: 57,650 SQ FT OR 1.323

IMPERVIOUS DATA (1216 WASHINGTON LANE - APN: 30-00-70988-00-1):

	EXISTING	TO BE ADDED	PROPOSED
DWELLING W/ ATTACHED GARAGE:	2,497 SQ FT	0 SQ FT	2,497 SQ FT
ASPHALT DRIVE:	2,589 SQ FT	478 SQ FT	3,067 SQ FT
WALKWAYS & STEPS:	479 SQ FT	0 SQ FT	479 SQ FT
WOOD DECK:	228 SQ FT	0 SQ FT	228 SQ FT
CONC. PAVER PATIO:	688 SQ FT	0 SQ FT	688 SQ FT
GRAVEL AREA:	519 SQ FT	163 SQ FT	682 SQ FT
SHED:	102 SQ FT	0 SQ FT	102 SQ FT
ENCLOSURE:	21 SQ FT	0 SQ FT	21 SQ FT
BLOCK WALLS:	82 SQ FT	56 SQ FT	138 SQ FT
WOOD RETAINING WALL:	31 SQ FT	0 SQ FT	31 SQ FT
MASONRY WALL:	26 SQ FT	0 SQ FT	26 SQ FT
MISC. IMPERVIOUS:	52 SQ FT	0 SQ FT	52 SQ FT
TOTAL IMPERVIOUS COVERAGE:	7,312 SQ FT	697 SQ FT	8,009 SQ FT

IMPERVIOUS DATA (1236 WASHINGTON LANE - APN: 30-00-70992-00-6):

	EXISTING	TO BE REMOVED	PROPOSED
DWELLING:	1,526 SQ FT	0 SQ FT	1,526 SQ FT
ASPHALT/BRICK DRIVE:	6,232 SQ FT	0 SQ FT	6,232 SQ FT
GARAGE:	406 SQ FT	0 SQ FT	406 SQ FT
SHED:	125 SQ FT	0 SQ FT	125 SQ FT
MASONRY PORCH:	832 SQ FT	0 SQ FT	832 SQ FT
WALKWAYS & STEPS:	342 SQ FT	0 SQ FT	342 SQ FT
CONC. DRIVEWAY:	123 SQ FT	0 SQ FT	123 SQ FT
CONC. CURBS:	476 SQ FT	0 SQ FT	476 SQ FT
GRAVEL AREA:	163 SQ FT	0 SQ FT	163 SQ FT
BLOCK WALLS:	56 SQ FT	0 SQ FT	56 SQ FT
PORTIONS OF ASPHALT:	478 SQ FT	478 SQ FT	0 SQ FT
MISC. IMPERVIOUS:	75 SQ FT	0 SQ FT	75 SQ FT
TOTAL IMPERVIOUS COVERAGE:	10,834 SQ FT	697 SQ FT	10,137 SQ FT

* PORTIONS CURRENTLY BEING UTILIZED BY 1216 WASHINGTON LANE

ZONING DATA:

PER ABINGTON TOWNSHIP ORDINANCE No. 1753, Article III, Section 302

ZONING DISTRICT CLASSIFICATION: R-1 RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED	APN: 30-00-70988-00-1	APN: 30-00-70992-00-6
MINIMUM LOT AREA	43,560 SQ FT	42,821 SQ FT	57,650 SQ FT
MINIMUM LOT WIDTH	200 FT	192 FT	236 FT
MINIMUM LOT DEPTH	100 FT	225 FT	256 FT
MINIMUM FRONT YARD	50 FT	107.9 FT	119.9 FT
MINIMUM REAR YARD	30 FT	51.6 FT	83.3 FT
MINIMUM SIDE YARD	20 FT	15.3 FT	34.9 FT
MAXIMUM BUILDING COVERAGE	20 %	6.1 %	3.6 %
MAXIMUM IMPERVIOUS COVERAGE	25 %	17.1 %	18.8 %
MINIMUM GREEN AREA	75 %	82.9 %	81.7 %
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING LENGTH	150 FT	86.4 FT	45.1 FT

LOT AREA CALCULATIONS:

APN: 30-00-70988-00-1 (1216 WASHINGTON LANE)

EXISTING LOT AREA:	42,821 SQ FT
FROM APN: 30-00-70992-00-6:	+2,255 SQ FT

PROPOSED LOT AREA: 45,076 SQ FT

APN: 30-00-70992-00-6 (1236 WASHINGTON LANE)

EXISTING LOT AREA:	57,650 SQ FT
TO APN: 30-00-70988-00-1:	-2,255 SQ FT

PROPOSED LOT AREA: 55,395 SQ FT

Revisions		
No.	Date	Remarks



Date Issued:
MAY 2, 2023

LOT LINE ADJUSTMENT PLAN
1216 & 1236 WASHINGTON LANE
RYDAL, PA, 19046
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
765 TENNIS AVENUE
AMBLER, PA 19002
PH: 215-367-5261
WWW.ASHASSOCIATES.NET

SCALE: 1" = 20'
DATED: MAY 2, 2023

PROJECT NO. 4705
SHEET NO. 2 OF 2



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-11-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Manor College Field Agreement

EXECUTIVE SUMMARY:

Manor College has requested use of the baseball fields at Alverthorpe Park and Roslyn Park, Parks Director, Karl Lukens met both Erin Foley, Penn State Abington AD and John Dempster, Manor College AD and came up with the following attached agreement and recommendations attached to be implemented with use of the Alverthorpe Park 'A' field and Roslyn Park 'A' field.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to approve the Baseball Field Agreement, Abington Township Facilities between the Township of Abington and Manor College.

BASEBALL FIELD USE AGREEMENT
Abington Township Facilities
Township of Abington and Manor College

THIS BASEBALL FIELD USE AGREEMENT made the ____ day of _____, 2024, by and between the ABINGTON TOWNSHIP, Montgomery County, a Township of the First Class duly organized under the laws of the Commonwealth of Pennsylvania (hereinafter referred to as “Township”), and MANOR COLLEGE of Jenkintown, Pennsylvania, a private college operating in the Township of Abington, Montgomery County, Pennsylvania (hereinafter referred to as “College”).

WHEREAS, the Township owns certain parcels of real property located in Montgomery County, Pennsylvania, located on Forrest Ave Entrance in Jenkintown, commonly known as Alverthorpe Park (hereinafter referred to as “Alverthorpe Park”) and used as a community recreational facility for the benefit of the public; and

WHEREAS, the Township owns certain parcels of real property located in Montgomery County, Pennsylvania, located on Anzac Avenue in Abington, commonly known as Roslyn Park (hereinafter referred to as “Roslyn Park”) and used as a community recreational facility for the benefit of the public; and

WHEREAS, College is a private college operating in the Township of Abington; and

WHEREAS, College was issued a Facility Use Permit by Abington Township for use of the baseball fields at the Alverthorpe Park and Roslyn Park for baseball games and practices; and

WHEREAS, College desires to utilize the baseball fields located at the Alverthorpe Park and Roslyn Park, subject to the terms and conditions set forth herein.

NOW, THEREFORE, with the intent to be legally bound and in consideration of the mutual covenants contained herein, the Township and College agree as follows.

- A. College has applied for and received a Facility Use Permit to utilize the baseball fields located at the Alverthorpe Park and Roslyn Park for baseball games and practices (hereinafter referred to as “Baseball Fields”). The terms and conditions listed in the Facility Use Permit are incorporated into this Agreement as though fully set forth herein. See Facility Use Permit attached as Exhibit A.

B. Terms Of The Agreement

1. This Agreement for the use of the Baseball Fields by College shall be for an initial term of one (1) year (the "Term"), commencing as of the date of approval by the Township and execution by a duly authorized representative of College.
2. At the end of the Term and any successive Term's, this agreement shall automatically renew for a one (1) year period. However, College shall not be entitled to use of the Baseball Fields unless and until College completes the permitting process established by the Township and the Township approves the permit each year.
3. This Agreement does not create nor shall it be construed to create a landlord-tenant relationship between College and the Township.
4. This Agreement may be terminated for any reason by either party with fourteen (14) days' written notice. The terms of this Agreement may be amended or modified by the mutual consent of both parties. Any modification must be in writing and signed by the parties.
5. In the event any dispute arises pursuant to this Agreement, the parties hereto agree to attempt to resolve the dispute by voluntary, non-binding mediation. The cost for the mediation shall be borne equally by the Township and College.
6. The Township's failure to enforce any provision or term of this Agreement shall not prevent the Township from enforcing any other provision or term of this Agreement for any violations occurring at a later time. Failure of the Township to insist in any one or more instances upon strict performance of any of the terms of this Agreement, or to exercise any option or to make any election herein contained or provided for, shall not be construed as a waiver or relinquishment for the future of any such term, option or election
7. College shall be liable for and solely responsible to pay any and all damages, including attorney's fees, costs or other expenses, resulting from the violation of any provision of this Agreement incurred by Township in connection with enforcement of this Agreement.
8. If any provision of this Agreement is deemed to be null and void by any court of competent jurisdiction, the other provisions of this Agreement not so stricken shall survive and shall remain in full force and effect. This

Agreement represents the entire understanding between the parties hereto, and shall supersede all other agreements.

9. College shall be responsible for any permitting fees related to their use of the field during the term of this contract.
10. College shall be responsible for any improvements related to their use of the field during the term of this contract. All improvements require the prior written consent of the Township.
11. College shall be responsible for any remediation costs associated with their use of the field during the term of this contract.

C. Use Of Baseball Fields

1. College is permitted to utilize Baseball Fields for the activities and during the dates/times as specified in the Facility Use Permit. See Exhibit A. Also, as outlined in the Memo describing the agreement. See Exhibit B.
2. This Agreement does not provide College with exclusive use of the Baseball Fields at Alverthorpe Park and Roslyn Park.
 - i. College understands that both the Township and the public are permitted to utilize Baseball Fields located at Alverthorpe Park and Roslyn Park and that such use may involve activities other than baseball.
 - ii. The Township reserves the right to close any facility, including the baseball fields at Alverthorpe Park and Roslyn Park, for any reason.
3. This Agreement is for College to utilize as specified in paragraphs F and G in order for College to conduct baseball activities (games/practices) during the designated dates/times as specified in the Facility Use Permit. See Exhibit A.
4. Any changes required by College to the schedule during the season shall be requested and approved through the Township's Parks and Recreation Department.
5. College understands the Township's Parks and Recreation Department may to close the field when, in the sole discretion of the Township, the field has become unplayable including, but not limited to, unsafe conditions, play would damage the field, etc. In the event that the Baseball Fields are closed due to such a determination, College shall not be entitled to any damages,

though the Township shall use its best efforts to work with the College to reschedule lost time.

- 6. Upon timely receipt of an annual permit application, the Township shall use best efforts to review and approve College’s application within the month of February.

D. College shall defend, indemnify and hold harmless the Township and any and all agents, employees, representatives, servants and elected and appointed officials, and reimburse the Township for its costs, including attorney fees, with respect to all claims, penalties, fines, damages, losses, liabilities, demands and actions (hereinafter referred to as “Claims”) made against the Township for personal injuries, property damage, business losses or other monetary losses without limitation arising out of the activities, operations or equipment of College, its students, athletes, guests, invitees, agents, employees, contractors or subcontractors directly or indirectly arising out of this Agreement or the special event described in the Facility Use Permit. This indemnification shall also apply in the event that the College performs or fails to perform emergency medical, lifesaving, rescue or similar activities. This indemnification and cost obligation shall apply even where the Claims include a contention of independent negligence by the Township.

E. Insurance

- 1. College shall purchase and maintain throughout the term of this Agreement commercial general liability insurance or its equivalent with minimum limits of:

Type	Amount
Workers’ Compensation	Statutory
Commercial General Liability (bodily injury)	\$1,000,000/person
	\$3,000,000/occurrence
(property damage)	\$250,000/occurrence
Products/completed operations aggregate	\$1,000,000

- 2. The commercial general liability insurance or its equivalent insurance coverage to be maintained by College shall include coverage for:
 - i. Liability arising from any and all bodily injury during athletic, sport, other recreational use or maintenance of the premises by College.
- 3. The Township’s elected and appointed officials, officers, agents, employees and authorized volunteers shall be named as additional insured on the commercial general liability insurance policy maintained and owned by College related to College’s use of the Baseball Fields and activity at the Alverthorpe Park and Roslyn Park.

4. College shall provide proof of the aforesaid insurance coverage, as set forth in this Agreement, to the Township, each and every year on the anniversary date of each of the insurance policies, and shall further provide proof of payment of the premiums for each of the aforesaid policies to the Township, each and every year. To the extent that College fails to maintain the insurance coverage as required by this Agreement, the Township may, but is not obligated to, obtain the required insurance coverage which shall be paid by the College within ten (10) days of notice of premium payment by the Township or the Township may terminate this Agreement without being subject to the notice provision in paragraph B.3.
5. Waiver of Subrogation - To the fullest extent permitted by law, College and its employees, officials, volunteers, agents and representatives waive any right of recovery against the Township and its elected and appointed officials, officers, volunteers, consultants, agents and employees for any and all claims, liability, loss, damage, costs or expense (including attorneys' fees) arising out of the use of the Baseball Fields by College, or arising out of College's operations and baseball activities on, at or adjacent to any premises of the Township. Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Township and its elected and appointed officials, officers, volunteers, consultants, agents and employees. College shall advise its insurers of the foregoing and such waiver shall be provided under College's commercial property and liability insurance policies and College's workers compensation insurance policy, if any.
6. College and its employees, officials, volunteers and agents shall be solely and completely responsible for any loss or damage to property owned or used by College or its invitees, employees, officials, volunteers, agents and representatives while such property is on, at, in use or adjacent to the premises of the Township.

F. Notices

All notices given under this Agreement must be in writing. Each party must accept and claim the notices given by the other. Unless otherwise provided by law, they may be given by (a) personal delivery or (b) certified mail, return receipt requested. Notices shall be addressed to:

Township: Abington Township
1176 Old York Road,
Abington, PA 19001
Attention: Township Manager

FSC: Manor College
700 Fox Chase Road,
Jenkintown, PA 19046
Attention: President

College may change the contact person at any time by giving a written notice and reason for the change to the Township.

THIS AGREEMENT SHALL BIND THE PARTIES HERETO, AND THEIR LEGAL REPRESENTATIVES AND ASSIGNS, and shall be construed in accordance with the laws of the Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, and intending to bind their successors, assigns, personal representatives and heirs, the Township and College affix their seals hereto, all as of the day and year first above written.

ATTEST:

MANOR COLLEGE

BY: _____

BY: _____

DATE: _____

DATE: _____

ATTEST:

TOWNSHIP OF ABINGTON

BY: _____

BY: _____
Thomas Hecker,
President
Board of Commissioners
Township of Abington

DATE: _____

DATE: _____

EXHIBIT A

TOWNSHIP OF ABINGTON**PARKS & RECREATION DEPARTMENT**

515 Meetinghouse Road, Jenkintown, PA 19046 215-576-5213

Application for Use of Abington Township Facilities

(Please fill in, sign, and return to address above)

1. Please read Rules and Regulations on the back of this application
2. Complete application and return with the following:
 - *Current, valid proof of insurance with Abington Township listed as an "Additional Insured"*
 - *Hold Harmless Agreement.*
 - *Game Schedule – if applicable, include dates and times.*
3. **Incomplete applications will not be processed. Faxes will not be accepted unless pre-approved by the office.**

The undersigned respectfully requests the use of Township property as indicted below:

Name of Organization/League/School: _____

Team Name: _____ Sport/Activity: _____

Name of Applicant: _____ PHONE: _____

(Organization's Contact Person) EMAIL: _____

Address to Mail Permit: _____

Number and Street

City

State

Zip

Organization's Field Scheduler (if different from Applicant)

NAME: _____ EMAIL: _____ PHONE: _____

<u>Park/Facilities Requested</u>	<u>DATE</u>		<u>Days Each Week</u>	<u>TIME</u>	
	<u>From</u>	<u>To</u>		<u>From</u>	<u>To</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Responsible person who will be present at all times: _____

Address: _____ Phone #: H _____

_____ Phone #: C _____

Contact person in case of emergency: _____ Phone #: H/C _____

Total Number of Players on Team/in class: _____

Total Number of Residents of Abington Township: _____

(Please see other side)

This is a permit application. If your organization's permit is approved, you will be issued a Rental Contract/Permit. Organizations do not have permission to use township property until they are issued a Rental Contract/Permit and have submitted a Hold Harmless Agreement and valid proof of insurance.

**Abington Township Parks and Recreation
Field Usage Rules**

Please read and understand all of the following:

1. No organization is permitted on any field before April 1st unless written permission is granted from the Park & Recreation office. Violation of this term may result in loss of permit for the season.
2. Marking of fields will be the responsibility of the teams utilizing the facility.
3. Storage Bins (Job Boxes) / Sheds must be kept in good repair.
4. Cleanliness of the grounds will also be the responsibility of the teams involved.
5. Teams using Township facilities automatically assume all risks, hazards and liabilities incidental to the use of that facility.
6. No organizations holding a valid permit shall give permission for use of a facility or field to a non-permitted organization unless approved in advance in writing by the Parks & Recreation office.
7. All organizations using a facility or field must have a valid permit from the Department of Parks and Recreation.
8. All organizations requesting help from the Parks' maintenance crew for special events programs and/or equipment must do so in writing at least three weeks before the event is to occur. Request does not guarantee assistance.
9. All disputes on field usage, if not settled to the satisfaction of all concerned, will be settled by the Department of Parks and Recreation.
10. If a conflict over a field use occurs, the team that has a scheduled game takes precedence over a non-scheduled team or practice team for the use of a field.
11. The use of alcoholic beverages at Township fields or facilities is prohibited.
12. Any organization that violates the Field Usage Rules or Parks and Playgrounds Ordinance shall have their use permit voided.
13. All organizations utilizing Township fields/facilities must have current, valid insurance certificate on file, naming the Township of Abington as an "additional insured."
14. All organizations utilizing Township fields/facilities must have a current "Hold Harmless Agreement" form on file, signed by an authorized officer of that organization.
15. If utilizing **Alverthorpe Park**, please be aware that your permit is only valid for the current park hours ***regardless of the hours stated on your permit***. Payment for additional hours may be arranged through the Parks & Recreation office.

EXHIBIT B



After meeting with both Erin Foley, Penn State Abington AD and John Dempster, Manor College AD we have come up with the following recommendations to be implemented with use of the Alverthorpe Park 'A' field and Roslyn Park 'A' field.

ALVERTHORPE PARK

- Use of the field will be for games only.
- Penn State will provide their home schedule no later than October 1 of the year prior to the spring season.
 - This schedule is subject to change due to weather-related circumstances.
- Manor College will be given the opportunity to select open weekend dates for up to 6 home games.
 - Weekend games are double headers (2 games / weekend day ...3 days = 6 games)
- Penn State Abington representative (TBD) will coordinate with Manor College representative (TBD) to work out available dates for Manor College home games.
- Penn State Abington representative will inform Abington Parks & Recreation Department updated with any filed use changes agreed upon.

FILED USE

- **February** – Field use is limited to approval by Abington Parks & Recreation Director or Landscape Foreman on daily basis.
- **March** – Based on weather conditions and the ability to complete preseason maintenance parts of the field may be restricted by Abington Parks & Recreation Director or Landscape Foreman
- **April** – Permits are official. Any cancellations due to unplayable conditions will be communicated to each field user by Abington Parks & Recreation Department. Field users are responsible to cancel filed use if conditions are unsafe or will damage the field.

FIELD CARE – Prior to Use

- Prior to use of field each user is required to inspect the field and surrounding area for unsafe conditions and or, broken /damaged equipment. If they cannot be correct immediately by the field user report it to the Abington Parks & Recreation Department at parksinfo@AbingtonPA.gov (include pictures if possible) and notify the Alverthorpe Park Control Room Guard on duty.
- Each user is responsible for:
 - Lining the field for use
 - Dragging/Raking field for use
 - Filling low areas with infield mix provided
 - Putting out bases (if required)
 - Removing any tarps in use prior to game and storing them in their designated areas
 - Cutting of the infield or outfield grass is prohibited unless prior approval is given in writing.
 - Pre-game music must be kept at respectful level as to not disrupt other park visitors.



FIELD CARE – After Use

- Ensure all trash in dugouts, bleachers and surrounding areas of the field is deposited in cans provided.
 - If any trash cans are full report it to the Alverthorpe Park Control Room Guard on duty.
- Report and broken or damaged equipment to the Abington Parks & Recreation Department at parksinfo@AbingtonPA.gov (include pictures if possible) and notify the Alverthorpe Park Control Room Guard on duty.
- Put out pitcher's mound and home plate tarps
- Full infield tarp is to be used only by Penn State Abington – Penn State Abington will confirm with Abington Parks Landscape Foreman prior to its use and will be provided with a removal date.

ROSLYN PARK

- Use of the field will be for practice and /or games.
- Availability of Field:
 - Monday – Friday / 1:30pm – 5:00pm
 - Weekends – Use to be coordinated with Roslyn Boys & Girls Club representative (TBD).
 - Use of RB&GC clubhouse to be coordinated with RB&GC representative (TBD).

FILED USE

- **February** – Field use is limited to approval by Abington Parks & Recreation Director or Landscape Foreman on daily basis.
- **March** – Based on weather conditions and the ability to complete preseason maintenance parts of the field may be restricted by Abington Parks & Recreation Director or Landscape Foreman
- **April** – Permits are official. Any cancellations due to unplayable conditions will be communicated to each field user by Abington Parks & Recreation Department. Field users are responsible to cancel filed use if conditions are unsafe or will damage the field.

FIELD CARE – Prior to Use

- Prior to use of field each user is required to inspect the field and surrounding area for unsafe conditions. If they cannot be correct immediately by the field user report it to the Abington Parks & Recreation Department at parksinfo@AbingtonPA.gov (include pictures if possible) and notify the Alverthorpe Park Control Room Guard on duty.
- Each user is responsible for:
 - Lining the field for use
 - Dragging/Raking field for use



- Filling low areas with infield mix provided
- Putting out bases (if required)
- Removing any tarps in use prior to game and storing them in their designated areas
- Cutting of the infield or outfield grass is prohibited unless prior approval is given in writing.
- Pre-game music must be kept at respectful level as to not disrupt other park visitors.

FIELD CARE – After Use

- Ensure all trash in dugouts, bleachers and surrounding areas of the field is deposited in cans provided.
 - If any trash cans are full report it to the Abington Township Parks & Recreation Department at parksinfo@abingtonpa.gov (include pictures if possible).
- Each user is responsible for:
 - Dragging and raking infield
 - Putting out pitcher's mound and home plate tarps (if available)

FEES

It is recommended that for the use of Alverthorpe Park 'A' field Manor College contribute to the cost of the seed and fertilizer program in place with Penn State Abington. A list of field upgrades and improvements would be documented and the additional funding will then be dedicated to the approved list of projects.

It is recommended that for the use of Roslyn Park 'A' field an agreement be reached between Abington Township and Manor College that would document the desired improvements to the facility to be funded by Manor College.



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

BOC-12-020824

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Interceptor "A" Settlement Agreement

EXECUTIVE SUMMARY:

Pursuant to the 2014 Wastewater Service Agreement with Cheltenham Township, Abington Township is responsible for a 36.2% pro-rata share of capital costs for improvements made to the interceptor that conveys Abington's wastewater flows. Based upon differing interpretations of the terms of the 2014 Agreement, Abington raised a challenge to a portion of the shared construction costs related to the Interceptor A project. Following a series of meetings between the Townships and further engineering review, concessions were made on both sides. The proposed settlement permanently resolves the outstanding dispute with a final payment from Abington to Cheltenham, upon receipt of which Cheltenham will waive any and all claims for additional payments related to the Interceptor A project.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve settlement agreement with Cheltenham Township for cost-sharing related to the sanitary sewer Interceptor A project and authorize staff and the Solicitor to take all necessary steps in accordance with the agreement.



BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

February 8, 2024

FC-01-020824

DATE

AGENDA ITEM NUMBER

Finance

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

Expenditures Salaries & Wages for December 2023

EXECUTIVE SUMMARY:

N/A

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the December 2023 expenditures in the amount of \$3,967,109.97 and salaries and wages in the amount of \$3,671,999.25 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of

March 2024. ([Click here to view supporting information for expenditures in December 2023](#))

(Motion and Roll Call)