ABINGTON TOWNSHIP

NOVEMBER 14, 2024

BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A
November 14, 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, YOUNG-GERTZ, 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 from the Board of Commissioner Special Budget Meeting of October 1, 2024, and the Board of Commissioners Regular Meeting of October 10, 2024.

b. BOC-01-111424 Motion to appoint Commissioner John Spiegelman to the Vacant Property Review Board.

c. BOC-02-111424 Motion to authorize advertisement of a Traffic Safety Ordinance amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations," Section 14 - "Stop Intersections" to add the following

restrictions: Stop sign on Elk Street, Southbound, at the intersection of Geneva Street; Stop sign on Washington Lane, Northbound and Southbound, at the intersection of Fairacres Road; and Section 25 - "Parking Prohibited During Certain Hours" to add the following restrictions: No Parking M-F 7:30 a.m. - 4:30 p.m. on Highland Avenue, East Side, from 961 thru 1039 Highland Avenue.

d. BOC-03-111424 Motion to install a stop sign as experimental on Pine Avenue Eastbound and Westbound at Maple Avenue.

e. BOC-04-111424 Motion to authorize advertisement of an Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], by amending and restating Article XXI [use regulations] to revise the definition of Indoor Recreation.

f. BOC-05-111424 Motion to approve the Escrow release for LD-22-04 - 521 Moredon Road (Solar Array Panel) in the amount of $82,324.00 and deduct the Maintenance Security in the amount of $8,951.25 for a total release of $73,372.75 .

g. BOC-06-111424 Motion to ratify the 2024 PECO Green Region Open Space Program application for EV Charging Stations at Manor College and adopt Resolution No. 24-036

UNFINISHED BUSINESS

NEW BUSINESS

a. BOC-07-111424 Motion to appoint a Township Manager, effective January 6, 2025, and approve the related Employment Agreement.

b. BOC-08-111424 Motion to approve LD-24-03 by LifeCycle Abington, 1329 Old York Road - Preliminary/Final Major Subdivision and Land Development plan and adopt Resolution #24-037.

c. BOC-09-111424 Motion to approve change order request #1 for MECO Constructors, Inc. for the Inclusive Park and Playground and to supplementally appropriate $9,791 for the change order and to also supplementally appropriate $200,000 from available American Rescue Plan Act funds for the Inclusive Park and Playground project.

d. BOC-10-111424 Motion to approve and appoint Melillo Consulting as the Township's Information Technology (IT) management services provider and to approve IT managed services for 24/7 monitoring and firewall upgrades

for three years in the amount of $83,048.29.

e. BOC-11-111424 Motion to enter into a three-year beneficiary agreement with Second Alarmer's Association and Rescue Squad for the distribution of American Rescue Plan Act (ARPA) funds in the amount of $681,873 over FY 2024, FY 2025 and FY 2026.

f. BOC-12-111424 Motion to adopt Resolution 24 - 038 for the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) allocation of majority of available funds to salary expenditures for January 1, 2025 - December 31, 2026, utilizing standard allowance in the Revenue Replacement Category.

g. BOC-13-111424 Motion to adopt Resolution 24 - 039 for the approval of memorandums of agreements (MOA) for the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF)

FINANCE COMMITTEE

a. FC-01-111424 Motion to approve the September 2024 expenditures in the amount of $3,739,401.12 and salaries and wages in the amount of $2,361,231.70 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 December 2024. (Click here to view supporting information for expenditures in September 2024)

(Motion & Roll Call)

b. FC-02-111424 Motion to consider continuing with United Healthcare as the retiree medical plan provider effective January 1, 2025.

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.

Board of Commissioners Meeting October 1, 2024

The stated Special Budget Meeting of the Board of Commissioners of the Township of Abington was held on Tuesday, October 1, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:03 p.m.

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

President Hecker called on Manager Manfredi.

Manager Manfredi said the preliminary proposed budget presented before the Board this evening has been amended to reflect only one change, and that is due to an increase in costs from United Healthcare in the OPEB Fund. Adjustments were made resulting in a $13,000 increase.

President Hecker clarified that the change is now reflected online. Is that correct?

Manager Manfredi replied that is correct.

PUBLIC COMMENT ON AGENDA ITEMS:

Adele Kubel, resident, asked about the Roslyn Library upgrade, and when Roychester Park will be built?

President Hecker replied he does not know at this time, but we will provide an answer.

Adele Kubel expressed concern about potholes in the street, especially near train stations, and the trash needs to be picked up along the street. Also, WAWA on Easton is filthy and their trash goes into the creek; the laundry mat has deep potholes in the parking lot; and the AutoZone has an opened dumpster in the back facing homes, and this is destroying our neighborhoods.

A resident questioned whether the Board of Commissioners has already decided on which projects will be done using ARPA funding?

President Hecker replied not yet, but we will soon.

Lora Lehmann, resident, expressed concern about the budget meeting process and the three minute speaking time. Also, about the funding for inspection time of facilities, construction services, and the EDC.

President Hecker replied it is not just three minutes of speaking time. There have been 25 pages of questions/answers between the resident and Township staff over the past month and that opportunity will continue up until the day the Board passes it in its final form.

Commissioner Winegrad clarified that the number of Township employees will remain the same except for two new police officers. Is that correct?

Manager Manfredi replied yes, the compliment will only increase by two in the police department.

Commissioner Winegrad said he wants to be sure that essential services such as trash collection, construction, and Public Works have enough employees and that it will remain the same based on the number of employees budgeted in 2025.

Manager Manfredi replied yes, it will be carried forward to 2025, and we are not reducing any level of service.

NEW BUSINESS:

Item BOC-01-100124:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to adopt the proposed Fiscal Year 2025 Annual Budget.

MOTION was ADOPTED 12-0.

ADJOURNMENT: 7:15 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The stated meeting of the Board of Commissioners of the Township of Abington was held on Thursday, October 10, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:00 p.m.

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

Also Present: Assistant Township Manager Wehmeyer
Township Solicitor Clarke

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUCEMENTS:

President Hecker announced that the Board of Commissioners held an Executive Session to discuss a personnel matter on October 1, 2024.

PUBLIC COMMENT ON AGENDA ITEMS:

Adele Kubel, resident, expressed concern that her questions were not answered about the Comprehensive Plan, Roychester Park and the Roslyn Library. Also, she was concerned about the garbage next to the Rydal Train Station Bridge; trees not replaced at 100 Valley Road; Covid money not being spent on citizen resources; and the Street Department has not had an adequate compliment of employees in years and citizens are not getting basic services.

President Hecker replied the Comprehensive Plan will be revisited later in the calendar year; there were delays with the equipment for Roychester Park; and the Roslyn Library is still being worked on.

Joe Rooney, resident, commented that microplastics come from tire dust and paint and it doesn't have anything to do with plastic bags. He doesn't understand the EAC's position on the loss of open space from the development of 40 acres of land with 150 rowhomes. What is the replacement protocol for the tax collector? And he was concerned about the Township accepting a flyer and not petitions.

President Hecker replied that the petitions were accepted.

Lora Lehmann, resident, commented that she wants the plastic thing to be passed, and the problem with plastics is not a hoax. The application for the Mad Hatter was not vetted and does not belong on a voting meeting. Also, the 2241 Old Welsh item on the Working Session should be reviewed because they have an incomplete application.

Cakky Evans, Associate Member of the EAC, commented that Nancy O'Neill will be a fantastic addition to the EAC. The Willow Grove NAACP Banquet will be held on October 20th and Commissioner Spiegelman will be honored, and the EAC will also be honored with the Montgomery Award that same afternoon. Also, plastic bags really hurt our environment and there is overwhelming evidence, so it would be great to get it passed by January.

CONSENT AGENDA:

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

To approve the minutes from the Board of Commissioners Regular Meeting of September 12, 2024.

To award the contract for Residential Rehabilitation Consultant to CGP&H, LLC and authorize the Township Manager to execute the agreement.

To appoint the top five (5) qualified candidates from the Civil Service Eligibility List within the guidelines of the Civil Service rules to the position of Probationary Police Officer provided they successfully complete the background investigation, physical and psychological exams and all entry requirements of the Municipal Police Officer's Education and Training Commission for Action 120 Training.

To award the printing of the Abington Township 2025 calendar to Fort Nassau Graphics in the amount of $23,300 to print 22,000 Township calendars.

To approve the Escrow Release #2 for LD-22-03 – AutoZone located at 1318 & 1330 Easton Road (Parcel #30-00-14016-00-3 & 30-00-14020-00-8), in the amount of $151,121,30.

To approve the Escrow Release #1 for LD-20-03 – Minor Land Development Plan – New Life Presbyterian Church in the amount of $126,462.48.

To appoint Nancy O'Neill to fill the Environmental Advisory Council unexpired term ending 12/31/24 as recommended by the Environmental Advisory Council.

MOTION was ADOPTED 15-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item BOC-07-101024:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to adopt Ordinance No. 2219 amending Chapter 49 – "Vacant Property Review Board," at Section 3 – "Vacant Property Review Board," subsection A, and repealing all inconsistent ordinances.

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

MOTION was ADOPTED 15-0.

Item BOC-08-101024:

Vice President Vahey clarified that this item is to approve the Hold Harmless Agreement, and the next item is to approve the Venue Hire Agreement, so if the Board agrees with the Venue Hire Agreement, then the Hold Harmless Agreement would not be necessary. Is that correct?

Solicitor Clarke replied that is correct. There is an exhibit that is part of the Hold Harmless Agreement, which can be included as an amendment to the Venue Hire Agreement.

Item BOC-09-101024:

Vice President Vahey made a MOTION, seconded by Commissioner Rothman to approve the Venue Hire Agreement with Abington Township, Fever and the Abington Art Center.

President Hecker asked for any comments from Commissioners.

Commissioner DiPlacido said he will recuse himself from the vote as his wife is the resident artist for the Abington Art Center.

Commissioner Winegrad said this is a light and sound show at Sculpture Park to be held from November through March during nighttime hours with lights turning off by 10 p.m. There were some concerns from neighbors, so the vendor and reps of the Art Center provided two informational meetings, answered questions and addressed concerns. He has no issue with allowing this to go forward as it will not be a nuisance and will raise awareness for the Township and the Art Center, and he urged his colleagues to vote in favor of it.

MOTION was ADOPTED 14-0.

Item BOC-10-101024:

Vice President Vahey made a MOTION, seconded by Commissioner DiPlacido to accept the resignation of Jay Blumenthal, Tax Collector, effective 12/31/24.

President Hecker said Mr. Blumenthal approached him as well as Manager Manfredi to signal his interest in retiring at the end of the calendar year. The Township will be accepting applications for the position of Tax Collector and that appointment will take effect on January 1, 2025. The individual who is appointed to that role will need to run for the position in next year's election.

MOTION was ADOPTED 15-0.

Item FC-01-101024:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to approve the August 2024 expenditures in the amount of $3,460,435.59 and salaries and wages in the amount of $2,365,138.62 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 November 2024.

Roll call resulted in motion being passed 15-0.

PUBLIC COMMENT:

Adele Kubel, resident, read her petition into the record with over 200 signatures that she submitted to the Township. She was concerned that years ago, citizens considered Abington attractive with good services and schools, and the neighborhood has gone down, "and many live in apartments with mold, rats, mice, bugs and drugs, and 100 York has the same poor living situation." Also, concerns from citizens have been put on the Abington Request site and no one has reached out to them.

The neighborhood streets were never built for the dangerous increase in traffic; the middle and high schools are overwhelmed and failing to provide a quality learning environment; the Easton Road business area was charming, but now tattoo and smoke shops dominate; WAWA's parking lot spreads trash to the creek; Keswick stores do not get Township support, and the Maytag Laundromat is a "disgusting mess."

John Slade, 1925 Lycoming Avenue, expressed concern that at the upcoming October Zoning Hearing Board meeting there will be an application proposed for construction of a Taco Bell at the corner of Old York and Maplewood Avenue.

The plans for the new Taco Bell would have egress onto Maplewood Avenue and include 12 variance requests. There are ordinances in place, and we need to stick to them; however, if times have changed and the ordinance needs to be changed, then that would be a better approach, but the need for 12 exceptions clearly shows there is an attempt to put a "round peg in a square hole."

President Hecker encouraged the resident and his neighbors to attend that Zoning Hearing Board meeting.

Brian Dugan, 1964 Lycoming Avenue, expressed concern about the safety of his young children who play in the street. The plan as currently proposed will change the fabric of the neighborhood forcing it on the neighbors.

Peggy Downs, 1932 Lycoming Avenue, commented that she is opposed to the development of the proposed Taco Bell, and this is the first time the neighbors have heard about it. The application includes several variances, one being that it is a fast-food restaurant, and the zoning code requires 40,000 sq. ft. and proposed is 33,000 sq. ft. Also, their application does not seem complete, and the only hardship will be the ones imposed on the neighbors. And she just received the zoning notice on Friday, and there is a staked notice, but it is difficult to read.

Joe Rooney, resident, expressed concern about the increased crime in the area and he does not know whether it is a manning problem, but the common thread seems to be Old York Road and those from Philadelphia. It is worth some discussion and explanation for our citizens. Also, he thanked the police for their good work.

Commissioner Browne said words matter and there are certain hidden meanings behind what people say, and Abington is a great place to live, and we do not need to throw Philadelphia underneath the proverbial bus to make us feel better, specifically, a city that has a high percentage of African American residents and has a very historical and documented history of being socially and economically depressed.

He wears a dog whistle around his neck because we heard a number of dog whistles throughout the meetings since he has been appointed and elected, and it is unacceptable, and the dog whistles will not go unchecked.

Commissioner Bowman agreed with Commissioner Jeffrey Browne. Also, his washer broke and he had to use the laundromat in Roslyn, and everything was fine, and it is a beautiful place.

Lora Lehmann, resident, expressed concern that questions should be answered, and resident's comments should be respected. She was concerned that the Taco Bell and 2241 Old Welsh Road should not be on the agenda because their applications were incomplete and they did not answer questions about hardships; also, she was concerned about the meeting process.

ADJOURNMENT: 7:45 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

Ordinance No. 2219 was adopted by the Board of Commissioners on October 10, 2024.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-02-111424 — *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 XXXX

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**
Elk Street	Southbound	Geneva Street
Washington Lane	North and Southbound	Fairacres Road

No Parking M-F 7:30 am - 4:30 pm	**Side**	**Location**
Highland Avenue	East Side	From 961 thru 1039 Highland

PREVIOUS BOARD ACTIONS:

None

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement of a Traffic Safety Ordinance amending Chapter 156 - "Vehicles and Traffic," Article II - "Traffic Regulations," Section 14 - "Stop Intersections" to add the following restrictions: Stop sign on Elk Street, Southbound, at the intersection of Geneva Street; Stop sign on Washington Lane, Northbound and Southbound, at the intersection of Fairacres Road; and Section 25 - "Parking Prohibited During Certain Hours" to add the following restrictions: No Parking M-F 7:30 a.m. - 4:30 p.m. on Highland Avenue, East Side, from 961 thru 1039 Highland 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 26 – "PARKING PROHIBITED DURING CERTAIN HOURS"

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 26 – "Parking Prohibited During Certain Hours," Section 26 – "Parking Prohibited During Certain Hours," 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
Elk Street	Southbound	Geneva Street
Washington Lane	North and Southbound	Fairacres Road

2. Chapter 156 – "Vehicles and Traffic," Article III, "Parking Regulations," Section 26 – "Parking Prohibited During Certain Hours" shall be amended to **add** the following restrictions:

No Parking M-F 7:30 am-4:30 pm	Side	Location
Highland Ave.	East side	From 961 Highland to 1039 Highland

3. All other ordinances, portions of ordinances, or any section of the Code inconsistent with

this Ordinance are hereby repealed.

4. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2024.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____
Richard J. Manfredi, John L. Spiegelman, President
Township Manager & Secretary

{00822611;v2}

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-03-111424 — *AGENDA ITEM NUMBER*

Police — *DEPARTMENT*

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

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

AGENDA ITEM:

Experimental Stop Sign on Pine Avenue Eastbound and Westbound at Maple Avenue

EXECUTIVE SUMMARY:

The Traffic Safety Unit received a request for an experimental stop sign to be installed on Pine Avenue, Eastbound and Westbound at Maple Avenue.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to install a stop sign as experimental on Pine Avenue Eastbound and Westbound at Maple Avenue.

Abington Township Police Department

TO: Richard J. Manfredi, Township Manager

FROM: Patrick Molloy, Chief of Police

DATE: October 10, 2024

SUBJECT: Traffic Safety Disposition Review List

On Thursday, June 14, 2018, the Abington Township Board of Commissioners adopted Resolution 18-026 establishing a uniform policy and procedure for consideration of traffic regulations and the installation of proper signs and markings. The below intersection was requested to be considered for an ALL-WAY stop sign by the respective Commissioner. Upon review by the Traffic Safety Unit, it was determined that this intersection does not meet the requirements for an ALL-WAY stop sign installation.

It is my recommendation that this intersection be considered for an experimental stop sign installation in accordance with Chapter 156, Vehicles and Traffic, subsection 156-4.

Commissioner	Traffic Measure Stop Sign	Appendix
Commissioner Browne	Pine Avenue, East and West Bound at Maple Avenue	1

1	The request for a Stop Sign does not meet the PennDOT requirements and the intersection does not meet the requirement for an all-way stop. Referred to the Township Manager for Experimental options.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-04-111424 — *AGENDA ITEM NUMBER*

Administration — *DEPARTMENT*

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

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

AGENDA ITEM:

Indoor Recreation Ordinance

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

10-10-24 - Presentation at the Working Session
10-22-24 - Planning Commission

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement of an Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], by amending and restating Article XXI [use regulations] to revise the definition of Indoor Recreation.

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], BY AMENDING AND RESTATING ARTICLE XXI [USE REGULATIONS] TO REVISE THE DEFINITION OF INDOOR RECREATION

CERTIFICATION

I, RICHARD J. MANFREDI, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. _____.

_____
Richard J. Manfredi, Township Manager
_____, 2024

ENACTED: _____

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], BY AMENDING AND RESTATING ARTICLE XXI [USE REGULATIONS] TO REVISE THE DEFINITION OF INDOOR RECREATION

WHEREAS, The Board of Commissioners of Abington Township is duly empowered by the First Class Township Code, 53 P.S. § 55101, *et seq.*, to enact certain regulations relating to the public health, safety welfare of the residents of Abington Township;

WHEREAS, The Board of Commissioners of Abington Township has adopted a comprehensive zoning ordinance, known as The Revised Abington Township Zoning Ordinance, as amended, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, et seq., which is intended to provide for the orderly development and redevelopment of Abington Township;

WHEREAS, the First Class Township Code and Pennsylvania Municipalities Planning Code, *supra*, authorize the Board of Commissioners to make, amend and adopt amendments to The Revised Abington Township Zoning Ordinance, as amended, that are consistent with the Constitution and laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the best interests of its residents; and

WHEREAS, the Board of Commissioners of Abington Township has determined that certain amendments to The Revised Abington Township Zoning Ordinance, as amended, are required for the orderly administration of the laws of Abington Township; and

WHEREAS, the Board of Commissioners has determined that the Code of the Township of Abington should be amended to revise the definition of indoor recreation for the maintenance of peace, good government, health and welfare of the Township and its residents.

*****

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Abington Township that the Township's Code is amended as follows:

SECTION 1. Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103 [Categories of Permitted Uses],

Subsection 2103.G [Entertainment/Recreation Uses] to revise the definition of Indoor Recreation.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103 [Categories of Permitted Uses], Subsection 2103.G [Entertainment/Recreation Uses] is hereby restated and amended by adding the underlined language (example), as follows:

> Use G-9A: Recreation, Indoor: An indoor facility designed to accommodate sports such as bowling, billiards, indoor soccer, ice skating, roller skating, roller blading, skateboarding, and the like or for use as an event space, banquet facility, catering hall or similar venue.
>
> 1. No audio speakers or equipment shall be installed inside or outside such as uses that cause music, voices or other sounds to emanate to the exterior of the premises.
>
> 2. The following shall be submitted with any application for a Conditional Use or Special Exception:
>
> a. Specification of uses and activities.
>
> b. Specification of hours of operation.
>
> c. Indication of method(s) to be used to abate any and all impacts on adjacent residential properties.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

This Ordinance shall become effective five (5) days after enactment.

*****

ORDAINED AND ENACTED this _____ day of _____ 2024, by the Board of Commissioners of the Township of Abington.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

_____
THOMAS HECKER
President

[Seal]

Attested by:

_____
Richard J. Manfredi
Township Manager & Secretary

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 22, 2024

SUBJECT: Preliminary Review Comments: Proposed Zoning Amendment--Indoor Recreation Use

TO: Rich Manfredi, Manager
Ashley McIlvaine, Assistant Manager
Terry Castorina, Executive Assistant
Abington Township

FROM: Mike Narcowich, AICP, Community Planning Assistant Manager II
Montgomery County Planning Commission

The township is in the process of submitting a proposed zoning text ordinance to MCPC for official review. This proposal would amend the use regulation on p.189 (Article XXI: Use Regulations) of the zoning ordinance for Use G-9A: Recreation, Indoor, as follows (proposed new text is underlined):

> *An indoor facility designed to accommodate sports such as bowling, billiards, indoor soccer, ice skating, roller skating, roller blading, skateboarding, and the like or for use as an event space, banquet facility, catering hall or similar venue.*

Indoor recreation uses are allowed in BC Business Center, MS Main Street, and SI Suburban Industrial Districts.

For now, I offer the following informal comments:

1. I support the concept of specifically listing event space, a banquet facility, and catering hall as an allowed principal use and clarifying which use regulations would apply. Until now, it has been addressed as an unlisted accessory use allowed when customarily incidental to an allowed principal use, at the determination of the zoning officer (p.347).
2. Allowing the use as part of the Indoor Recreation use may be an interim step to take; when the zoning text is updated more thoroughly, I suggest creating a new principal use for event space, banquet facility, and catering hall that is separate from the Indoor Recreation use.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-05-111424 — *AGENDA ITEM NUMBER*

Administration — *DEPARTMENT*

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

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

AGENDA ITEM:

LD-22-04 - 521 Moredon Road Escrow Release

EXECUTIVE SUMMARY:

The applicant is proposing to lease a portion of land owned by the Sisters of the Holy Redeemer to install a ground mounted principal solar array and panel system, and associated equipment, conduit, concrete pads along with the solar panels; an extension of the exiting gravel access road; and stormwater runoff control measures. Access to/from the site will be by way of one (1) existing gravel access road currently used by the Sewer Authority located off of Moredon Road.

PREVIOUS BOARD ACTIONS:

8/11/22 - The applicant was granted a conditional use approval for the portion of the array and fencing that encroaches within the Zone 2 of the Riparian Corridor Conservation District by the Board of Commissioners.
9/28/22 - The Planning Commission approved the application and the 3 requested waivers.
11/10/22 - Board of Commissioners approved the application.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Escrow release for LD-22-04 - 521 Moredon Road (Solar Array Panel) in the amount of $82,324.00 and deduct the Maintenance Security in the amount of $8,951.25 for a total release of $73,372.75 .

October 18, 2024

ABINT1600.23

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

RE: LD-22-04 – 521 Moredon Road (Solar Array Pannels)
Maintenance Security Review

Dear Mr. Manfredi,

We are in receipt of the escrow release #1 (Final) dated October 16, 2024 totaling $82,324.00.

This project included improvements which will require a maintenance security at the completion of the project. Pursuant to the provisions of the Abington Township SALDO, Section 146-22.C.(1)-(4), for Maintenance Security, a fifteen percent (15%) maintenance security of the actual cost of installation for an eighteen (18)-month period following completion of the development is required by the developer.

Please find below the required fifteen percent (15%) maintenance security for site improvements for the above referenced project. Attached is a spreadsheet listing the site improvement escrow items that shall be included in the maintenance security.

Public Improvements Costs	Total Escrow Amount
$59,675.00	$8,951.25

Prior to the final release requested by the developer, this maintenance security must be posted for the eighteen (18)-month period beginning on September 18, 2024 through March 18, 2026.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

PENNONI ASSOCIATES INC.

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration and Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

w/attachment

U:\ACCOUNTS\ABINT\ABINT1600 - ABINGTON SITE INSPECTIONS\ADMIN\PHASE 23 - LD-22-04 - 521 MOREDON RD (SOLAR ARRAY)\MAINTENANCE BOND\MB10 18 24 - LD-21-04-521MOREDON SOLAR ARRAY PANELS.DOCX

Pennoni

DATE: 10/17/2024

LD-22-04 - 521 MOREDON ROAD SOLAR ARRAY PANELS		
Item	Description	Cost Estimate
2	Excavation, access area & seepage pits	$ 1,200.00
3	AASHTO No. 1 Rock	$ 6,525.00
4	Geotextile Fabric	$ 1,500.00
6	Concrete Curb Level Spreader	$ 24,850.00
7	Compost Mounds	$ 1,500.00
8	Compost Berms	$ 7,000.00
9	4" Perforated HDPE Pipe	$ 450.00
12	(6)-Flowering Dogwood, 3" Cal.	$ 2,100.00
13	(4)-Sugar Maple, 3" Cal.	$ 1,400.00
14	(4)-American Holly, 3" Cal.	$ 1,400.00
15	(5)-Grean Arborvitae (substitued for Eastern Red Cedar), 3" Cal.	$ 1,750.00
17	Seeding and soil supplements - Formula N	$ 6,600.00
18	Seeding and soil supplements - Formula D	$ 3,400.00

Total	$	59,675.00
15% MAINTENANCE BOND	$	8,951.25

521 Moredon Road Solar Array
SITEWORK ESCROW RELEASE REQUEST

Printed: 10/16/2024

	DESCRIPTION	UNIT	QUANT.	UNIT COST	TOTAL COST	PREVIOUSLY RELEASED	OUTSTANDING AMOUNT
1	GRADING (FILL)	CY	100	$ 6.00	$ 600.00	$ -	$ 600.00
2	EXCAVATION, ACCESS AREA & SEEPAGE PITS	CY	100	$ 12.00	$ 1,200.00	$ -	$ 1,200.00
3	AASHTO NO. 1 ROCK	CY	145	$ 45.00	$ 6,525.00	$ -	$ 6,525.00
4	GEOTEXTILE FABRIC	SY	250	$ 6.00	$ 1,500.00	$ -	$ 1,500.00
5	GRAVEL SPLASH PADS (3/8" PEA GRAVEL)	CY	60	$ 50.00	$ 3,000.00	$ -	$ 3,000.00
6	CONCRETE CURB LEVEL SPREADER	LF	710	$ 35.00	$ 24,850.00	$ -	$ 24,850.00
7	COMPOST MOUNDS	EA	12	$ 125.00	$ 1,500.00	$ -	$ 1,500.00
8	COMPOST BERMS	LF	350	$ 20.00	$ 7,000.00	$ -	$ 7,000.00
9	4" PERFORATED HDPE PIPE	LF	45	$ 10.00	$ 450.00	$ -	$ 450.00
10	CONCRETE FOR EQUIPEMNT PAD	CY	6.5	$ 1,000.00	$ 6,500.00	$ -	$ 6,500.00
11	2A STONE, 6" DEPTH	SY	19	$ 60.00	$ 1,140.00	$ -	$ 1,140.00
12	FLOWERING DOGWOOD, 3" CAL.	EA	6	$ 350.00	$ 2,100.00	$ -	$ 2,100.00
13	SUGAR MAPLE, 3" CAL.	EA	4	$ 350.00	$ 1,400.00	$ -	$ 1,400.00
14	AMERICAN HOLLY, 3" CAL.	EA	5	$ 350.00	$ 1,750.00	$ -	$ 1,750.00
15	EASTERN RED CEDAR, 3" CAL.	EA	4	$ 350.00	$ 1,400.00	$ -	$ 1,400.00
16	SOIL AERATING	AC	4.7	$ 750.00	$ 3,525.00	$ -	$ 3,525.00
17	SEEDING AND SOIL SUPPLEMENTS - FORMULA N (3,600 SY)	LB	110	$ 60.00	$ 6,600.00	$ -	$ 6,600.00
18	SEEDING AND SOIL SUPPLEMENTS - FORMULA D (1,700 SY)	LB	85	$ 40.00	$ 3,400.00	$ -	$ 3,400.00
19	MULCHING - HAY	Ton	1	$ 400.00	$ 400.00	$ -	$ 400.00

Total →	$ 74,840.00
10% Contingency→	$ 7,484.00
Total→	$ 82,324.00

Previously Released →	$0.00
Outstanding Amount →	$ 82,324.00
Amount Due →	$ 82,324.00

Prepared by:
Timothy F. Boles, PE
Boles, Smyth Associates Inc.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-06-111424 — *AGENDA ITEM NUMBER*

Administration — *DEPARTMENT*

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

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

AGENDA ITEM:

EV Charging Stations at Manor College

EXECUTIVE SUMMARY:

Manor College and the Township are partnering on the installation of electric vehicle charging stations on their campus. The Township has submitted for a $50,000 grant application from the 2024 PECO Green Region Open Space Program and Manor College will provide the needed match funds and will be responsible for all maintenance costs and electricity costs associated with the charging stations. The charging stations will be available to the public and to Abington residents at no cost to charge.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to ratify the 2024 PECO Green Region Open Space Program application for EV Charging Stations at Manor College and adopt Resolution No. 24-036

Abington Township Free EV Charging Stations at Manor College

2024 Bonus Round - PECO Green Region Open Space Program

Township of Abington

Richard Manfredi
1176 Old York Road
Abington, PA 19001

amcilvaine@abingtonpa.gov
O: 267-536-1004

Ashley McIlvaine

amcilvaine@abingtonpa.gov
O: 267-536-1004

Application Form

Project Description

For Program Guidelines, **please click here**.

Eligibility Requirements*

Eligible Applicants

- Any township, borough, city, or regional recreation authority within PECO's service territory in Bucks, Chester, Delaware, Montgomery, or York Counties. Eligible applicants must receive gas and/or electric service from PECO
- Within the City of Philadelphia, incorporated non-profit organizations
- PECO does not award grants to religious institutions, unless programs are non-denominational
- PECO does not award grants to individuals
- Recipients of prior PECO Green Region Open Space Program grant awards, regardless of when the previous grant was awarded and whether or not close-out documentation has been submitted
- Eligible applicants may apply to both the 2024 Regular Round and the 2024 20th Anniversary Bonus Round

I have read the Program Guidelines and eligibility requirements and understand that I represent an eligible applicant.

Yes

Applicant's County*

Montgomery County

Project Title*

Please provide title *and the applicant's county*.

Example: Veterans Memorial Park Solar Canopy - Delaware County

Abington Township Free EV Charging Stations at Manor College

Primary Project Type*

Electric Vehicle Charging Station(s)

If Primary Project Type is "Other," please specify

Secondary Project Type (Optional)

Please mark any additional project types appropriate to your application. You may mark more than one.

If Secondary Project Type is "Other," please specify

Brief Project Description*

Briefly describe the climate resiliency project for which PECO Green Region funds are being requested.

The Abington Township electric vehicle (EV) charging station(s) at Manor College is hosted at no cost to Abington Township residents. The station(s) will provide a safe, reliable resource for EV owners to charge their vehicles for free. The funds would provide the project with support for:
-Installation: Manor College would install one or more EV charging stations on campus, ensuring they are accessible and well-lit.
-Public access: The charging stations would be open to the public, with a focus on Abington Township residents. A sign or online resource would provide information on the location and availability of the stations.
-Free charging: Charging would be provided at no cost to residents. This could be implemented through a partnership with PECO Green Region or other organizations.
-Usage guidelines: To ensure fair access, usage guidelines will be established, such as a maximum charging time per vehicle or restrictions during peak hours.
-Monitoring and maintenance: Manor College would be responsible for monitoring the stations and conducting regular maintenance to ensure their optimal operation.
By offering free EV charging to Abington Township residents, Manor College can contribute to a more sustainable community and encourage the adoption of electric vehicles.

Project Budget

Expense Items and Cost*

Please list individual project expense items and their cost. Expenses should not total less than $50,000.
If expenses exceed $50,000, please include language in the Resolution committing the municipality or non-profit organization to the remaining expenses over and above $50,000 to ensure a successful project.

Eligible expenses could include:

- engineering costs
- consultant fees
- clean energy generating materials
- LED lighting supplies
- infrastructure equipment

Ineligible expenses include:

- staff time for municipal or organization employees

Example:
1. Energy audit; $2,000
2. LED lighting supplies; $500
3. HVAC installation; $5,000
4. Solar canopy design; $2,500
5. Solar canopy installation; $40,000

The expenses associated with the installation of EV charging stations includes:

- $50,000: Purchase of EV stations and the costs to install them. Once approved, we will assess whether we can buy Level 2 or Level 3 charging stations. Manor College will pay for changes to parking lot space(s) to accommodate the station(s).

Project Details

Project Need*

Please describe the project site's energy needs and how those needs will be addressed.

Electric vehicle (EV) charging station(s) at Manor College supports climate resiliency in several ways:
-Reduces greenhouse gas emissions: By providing a convenient charging option, the station encourages the adoption of electric vehicles. EVs produce significantly fewer greenhouse gas emissions than traditional gasoline-powered vehicles, contributing to a cleaner environment.
-Promotes sustainable transportation: The station supports sustainable transportation practices, reducing reliance on fossil fuels and contributing to a more resilient energy infrastructure.
-Encourages local economic development: The station can attract visitors to the area, potentially benefiting local businesses and boosting the economy.
-Positions the community as a leader in sustainability: The station demonstrates Manor College and Abington Township's commitment to environmental sustainability, attracting environmentally conscious individuals and businesses.
-By supporting the adoption of electric vehicles and promoting sustainable transportation, the EV charging station aligns with the goals of the PECO Green Region program.

Public Access*

Public access for all is an important requirement of the PECO Green Region Open Space Program.
Please describe the project site and how public access will be accommodated, including goals for physical and/or cultural accessibility.
Include details to illustrate how diversity, equity, inclusion, accessibility, and justice initiatives (internal to your municipality or organization and/or more broadly defined) will be addressed to ensure equal access for all communities.

Project Site: The EV charging station(s) will be located on the Manor College campus in Abington Township, Pennsylvania. The specific location will be chosen to ensure easy access for both campus community members and the general public.

Public Access: To accommodate public access, the following measures will be implemented:

- Clear Signage: Prominent signage will be placed at the entrance of the campus and near the charging station(s), directing visitors to the location.
- Extended Hours: The charging station(s) will operate during extended hours, including weekends and evenings, to meet the needs of a diverse user base.
- Accessibility Features: The charging station(s) area will be designed to be accessible to individuals with disabilities. This includes:
    - Ramps or curb cuts for wheelchair access
    - Adequate parking spaces for vehicles with accessibility features
    - Clearly marked charging stations with Braille labels

Diversity, Equity, Inclusion, Accessibility, and Justice Initiatives:
To ensure equal access for all communities, the following initiatives will be implemented:

- Community Outreach: The project will partner with local community organizations and leaders to promote the EV charging station(s) and encourage its use by a diverse population.
- Education and Awareness: Educational programs will be offered to the community about the benefits of electric vehicles and the importance of sustainable transportation.
- Affordable Rates: While the charging station(s) will be free for Abington Township residents, affordable rates will be considered for non-residents to encourage broader use.
- Cultural Sensitivity: The project will be designed to be culturally sensitive and inclusive, considering the diverse needs and preferences of the community.
- Accessibility Training: Manor College staff will receive training on accessibility best practices to ensure that all visitors feel welcome and included.

By incorporating these initiatives, the EV charging station(s) at Manor College will not only provide a valuable service to the community but also promote diversity, equity, inclusion, accessibility, and justice.

Project Impact*

Describe how residents in southeastern Pennsylvania will benefit from this project.

- Include details of how citizens in both your community and neighboring communities will benefit from the project.
- Include details of how the project will contribute to the mitigation of climate change.

Free EV charging station(s) at Manor College will provide significant benefits to residents in southeastern Pennsylvania, including:

Local Benefits:
- Reduced Transportation Costs: By charging their electric vehicles at Manor College, residents can save money on fuel costs.
- Increased Convenience: The station(s) will provide a convenient location for residents to charge their EVs, reducing the need to travel to distant charging stations.
- Environmental Impact: By encouraging the adoption of electric vehicles, the station(s) will help to reduce greenhouse gas emissions and improve air quality in the region.
- Economic Development: The station could attract visitors to the area, potentially benefiting local businesses.

Regional Benefits:
- Regional Connectivity: The station(s) will contribute to a regional network of EV charging stations, making it easier for residents to travel throughout southeastern Pennsylvania.
- Tourism Promotion: The station(s) could attract tourists to the region, boosting the local economy.
- Collaborative Efforts: The project can foster collaboration between Manor College, Abington Township, and neighboring communities, promoting regional sustainability initiatives.

Climate Change Mitigation:
- Reduced Greenhouse Gas Emissions: Electric vehicles produce significantly fewer greenhouse gas emissions than traditional gasoline-powered vehicles, helping to mitigate climate change.
- Clean Energy Adoption: The station(s) will encourage the adoption of clean energy sources, reducing reliance on fossil fuels.
- Sustainable Transportation: By providing a convenient charging option, the station(s) will promote sustainable transportation practices.

Overall, the free EV charging station(s) at Manor College will provide numerous benefits to residents in southeastern Pennsylvania, contributing to a cleaner, more sustainable future.

Project Partners

Partner List*

Please identify project partners and describe their contribution to the project.

NOTE: Partnerships are not required. This question is meant to capture and allow for reporting on community involvement.

Example:
1. Neighborhood gardeners, monthly watering of planted trees
2. Boy Scout Troop 3, volunteer work removing invasive species
3. Local Watershed Association, $1,000 match and donated plant material
4. Home and School Association, $2,500 match

If none, please enter NA.

Manor College will provide a 25% match for this program for the EV charger installation, in addition to the maintenance, usage, and all other costs associated with the charging stations over time.

Attachments

Resolution*

Attach a Resolution that meets the following requirements:

- is dated no earlier than 12 months from the application deadline
- is submitted as a PDF file
- for municipalities, the Resolution must be approved by municipal officials
- for non-profit organizations *within the City of Philadelphia* the Resolution or a Project Commitment Letter must be issued by the Board of Directors or Executive Director/President

***If the Resolution will not be signed until after the application deadline,** please submit a DRAFT Resolution with your application and forward the signed Resolution immediately upon receipt directly to the program administrator.

- **An acceptable draft Resolution is unsigned but otherwise complete.**

Resolution Templates
1. Municipal Resolution Template
2. Nonprofit Resolution Template

PECO Green Region_Abington_ManorCollege_Resolution.pdf

FOR INCORPORATED PHILADELPHIA NON-PROFITS ONLY

Incorporated non-profit organizations within the City of Philadelphia must also submit proof of their IRS Tax Exempt status.

This document must be submitted as a PDF file.

Optional Attachments

Attach additional optional attachments here, such as photos, maps, site plans, and/or letters of support.

Please combine multiple files into one PDF file document.

Abington _Manor College_Support Letters.pdf

Optional Attachments Description

Please provide a bulleted list of the file names/titles of any optional attachments.

Prior PECO Green Region Open Space Program Awards

Prior PECO Green Region Open Space Program Awards*

Has your municipality, regional recreation authority, or non-profit organization been awarded PECO Green Region Open Space Program funding in the past?

Yes

Prior PECO Green Region Open Space Program Awards*

Please list each prior grant round for which your municipality, regional recreation authority, or non-profit organization has received PECO Green Region Open Space Program funding.

Provide the year, name of the project, and the amount awarded

Example:
1. 2013, Pollinator Garden Installation, $5,000
2. 2018, Veterans Memorial Park Upgrades, $7,500
3. 2020, Open Space Management Plan, $10,000

If none or not sure, please enter NA.

2021, Briar Bush Nature Center Habitat Restoration, $1,500

File Attachment Summary

Applicant File Uploads

- PECO Green Region_Abington_ManorCollege_Resolution.pdf
- Abington _Manor College_Support Letters.pdf

Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Richard J. Manfredi, *Township Manager*

TOWNSHIP OF ABINGTON

RESOLUTION NO. _____

TOWNSHIP OF ABINGTON OF
MONTGOMERY COUNTY, PENNSYLVANIA

**A Resolution Authorizing Application to the
2024 PECO Green Region Open Space Program 20th Anniversary Bonus Round
for the Abington Township Free EV Charging Stations at Manor College**

WHEREAS, the Township of Abington in partnership with Manor College desires to undertake the Abington Township Free EV Charging Stations at Manor College Project; and,

WHEREAS, the Township of Abington desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project; and,

WHEREAS, the Township of Abington is partnering with Manor College on this grant and project to provide free charging stations to Abington residents; and,

WHEREAS, the Township of Abington has received and understands the 2024 PECO Green Region Open Space Program 20th Anniversary Bonus Round Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the Township of Abington Board of Commissioners hereby approves this project and authorizes application to the PECO Green Region Open Space Program in the amount of $50,000.

SO RESOLVED this 14th day of November 2024.

BOARD OF COMMISSIONERS
OF ABINGTON TOWNSHIP

BY: _____
Thomas Hecker, President

ATTEST: _____
Richard J. Manfredi, Secretary

REPRESENTATIVE BEN SANCHEZ
153RD LEGISLATIVE DISTRICT

October 24, 2024

Estelle Wynn Dolan
Land Protection Specialist/PECO Green Region Open Space Program Administrator
Natural Lands
1031 Palmers Mill Road
Media, PA 19063

Dear Ms. Dolan,

I am writing in support of Abington Township as they apply for this year's 20th Anniversary PECO Bonus Grant Application. The township is partnering with Manor College to place no-cost EV charging stations on the college's campus.

Being a predominant commuter school with many of their students living within the township, this funding will greatly impact both the college and the township communities by creating a safe, no-cost opportunity to charge their electric vehicles while on campus. We all understand the importance of promoting environmentally friendly programs and improvements and Abington Township is committed to ensuring all solutions and avenues are taken to protect, maintain and educate on environmental needs. With the ever-growing popularity of electric vehicles, this seems like an excellent opportunity to meet these needs of the community.

Thank you for considering their application for the 2024 PECO Bonus Grant Application. If you have any further questions pertaining to this request or any others, please do not hesitate to contact me at my district office at (215) 517-6800.

Sincerely,

Benjamin V. Sanchez
PA State Representative
153rd Legislative District
PA House of Representatives

1175 OLD YORK ROAD; ABINGTON PA 19001
P: 215-517-6800
F: 215-517-6828

P.O. BOX 202153; HARRISBURG, PA 17120
P: 717-783-7619
F: 717-780-4789

4TH DISTRICT
ART HAYWOOD

SENATE BOX 203004
HARRISBURG, PA 17120-3004
717-787-1427
FAX: 717-772-0572

7106 GERMANTOWN AVENUE
PHILADELPHIA, PA 19119
215-242-8171
FAX: 215-242-6118

1168 EASTON ROAD
ABINGTON, PA 19001
215-517-1434
FAX: 215-517-1439

Senate of Pennsylvania

COMMITTEES

HEALTH & HUMAN SERVICES, DEMOCRATIC CHAIR
AGING & YOUTH
APPROPRIATIONS
FINANCE
JUDICIARY
POLICY

LEGISLATIVE FINANCE & BUDGET COMMITTEE

E-MAIL: SenatorHaywood@pasenate.com
TWITTER: @SenatorHaywood
FACEBOOK: @SenatorArtHaywood
INSTAGRAM: @SenatorArtHaywood
WEB: www.SenatorHaywood.com

25 October 2024

Estelle Wynn Dolan
Land Protection Specialist/PECO Green Region Open Space Program Administrator
Natural Lands
1031 Palmers Mill Road
Media, PA 19063

Dear Ms. Wynn Dolan:

This letter is sent in support of Abington Township's EV Charging Station PECO Bonus Round Grant Application.

The Township has always been an important resource on the subject of environmental issues and green spaces. It is an example for not only for the broader community but the entire Greater Philadelphia region. Many community members will find these EV Charging stations as an essential resource for their own cars and the environment.

Environmental issues are important to my office and constituents, and this project will only add to our dedication to build a green community. We offer our full support to Abington Township for the PECO Bonus Round Grant and the EV stations it will help install.

Thank you for your consideration of this letter. Please contact my office with any questions.

Sincerely,

Senator Art Haywood
4th Senatorial District
Montgomery and Philadelphia Counties

Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Richard J. Manfredi, *Township Manager*

TOWNSHIP OF ABINGTON

RESOLUTION NO. 24-036

TOWNSHIP OF ABINGTON OF
MONTGOMERY COUNTY, PENNSYLVANIA

**A Resolution Authorizing Application to the
2024 PECO Green Region Open Space Program 20th Anniversary Bonus Round
for the Abington Township Free EV Charging Stations at Manor College**

WHEREAS, the Township of Abington in partnership with Manor College desires to undertake the Abington Township Free EV Charging Stations at Manor College Project; and,

WHEREAS, the Township of Abington desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project; and,

WHEREAS, the Township of Abington is partnering with Manor College on this grant and project to provide free charging stations to Abington residents; and,

WHEREAS, the Township of Abington has received and understands the 2024 PECO Green Region Open Space Program 20th Anniversary Bonus Round Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the Township of Abington Board of Commissioners hereby approves this project and authorizes application to the PECO Green Region Open Space Program in the amount of $50,000.

SO RESOLVED this 14th day of November 2024.

BOARD OF COMMISSIONERS
OF ABINGTON TOWNSHIP

BY: _____

Thomas Hecker, President

ATTEST: _____

Richard J. Manfredi, Secretary

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-07-111424 — *AGENDA ITEM NUMBER*

Administration — *DEPARTMENT*

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

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

AGENDA ITEM:

Township Manager Appointment and Agreement

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to appoint a Township Manager, effective January 6, 2025, and approve the related Employment Agreement.

Christopher S. Christman

September 11, 2024

Abington Township
1176 Old York Road
Abington, PA 19001

RE: Township Manager Search

Dear Members of the Township Manager Search Committee:

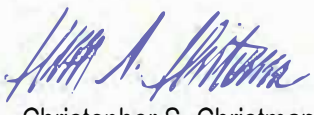
Please accept the enclosed resume for the position of Township Manager. I have found that my talents and experiences match your requirements for the position.

I am an achievement-oriented manager with 25 years of experience in both county and municipal governments. I have proficiencies in budgeting, policy development, planning/zoning, personnel management and capital project management. Additionally, I place a large emphasis on building a high performance, transparent and citizen friendly organization. That approach requires establishing an organizational culture with common goals and objectives. It is based on encouraging individuals to think for themselves and to act within the parameters set by the Board of Commissioners and myself. It further emphasizes teamwork while developing the individual employee and empowering the entire staff to make decisions appropriate to their work.

What I bring, in addition to this management philosophy, is an ability to solve problems rapidly, foresee potential problems and implement strategies to avoid them. I also bring the skills to interact effectively with people from a wide variety of ethnic and socioeconomic backgrounds as well as the ability to work effectively with the media.

With this background, as well as my Masters Degree in Political Science from Lehigh University, I am certain I can be a valuable and contributing member of Abington Township's management team. I look forward to hearing from you in the future to arrange an interview. Please feel free to contact me. Thank you for your time and consideration.

Sincerely,



Christopher S. Christman

Enclosure(s): Resume

Christopher S. Christman

SUMMARY

Professional manager with twenty-five years of experience, proven communication, organizational, and analytical skills. Positions held include managerial responsibilities in local and county governments. Major areas of experience, knowledge and skills include:

- Financial Operations & Budgeting
- Leadership
- Personnel Management & Collective Bargaining
- Operations & Project Management
- Organizational Change & Development
- Board-Manager Relations

RELEVANT GOVERNMENT EXPERIENCE

Township Manager
Derry Township, Dauphin County, Pennsylvania (Pop. 24,802) **11/2018 - Present**
Chief Administrative Officer to a five-member elected Board of Supervisors in Central Pennsylvania. Additionally, serves as Executive Director of the General Authority and the Industrial, Commercial and Development Authority. Managing 8 Township departments with 144 FTEs and a total operating budget of $34.8 million. Serve as liaison to all Township Authorities, Boards and Commissions, as well as all Hershey Entities and Penn State Health. Prepares all agendas for Board of Supervisors meetings. Responsible for the effective delivery of all services provided to the community.

Accomplishments

- Completion of the new Derry Township Community Center (2022) - $32 million project with $2.0 million RACP Grant
- Completed GIANT Center debt service refinancing (General Authority and ICDA) - $44 million (Series A & B)
- Successful closing on three Bond Issues - $29 million
- Improved Township's Bond Rating from AA- to AA Stable.
- Restructured Township budget creating a $6.7 Million Operating Reserve with a goal of $10 million by 2028
- Successfully transitioned local dispatch center to Dauphin County EMA reducing Township expenses by $600,000 annually
- Restructured Tax Collection Services eliminating $400,000 of expense annually
- Developing new Capital Initiative with Penn State Health to offset Township costs while maintaining current PILOT
- Provide oversight for Township grant administration - $10.5 million since 2018
- Assisted in securing funding for Hershey Volunteer Fire Company for apparatus and capital improvements
- Providing project oversight for new Derry Township Veterans Memorial - $1.5 Million project with a public/private partnership
- Coordinated improvements to Downtown Hershey Intermodal Facility partnering with Hershey Entertainment & Resorts
- Successful coordination of pedestrian improvements in the Chocolate Ave/Cocoa Avenue Corridors - $1.0 million MMF
- Assisted Police Department in successful reaccreditation for both CALEA (2022) and PLEAC (2022)
- Created Subdivision Land Development Review Committee streamlining application process
- Organizational Restructuring completed in Summer, 2024 creating a succession plan for the Township's future
- Negotiated two labor agreements - Derry Township Police Association and AFSCME (currently negotiating two new CBAs)
- Successfully negotiated closure of Derry Township Landfill with PADEP avoiding penalties

Township Manager
Palmer Township, Northampton County, Pennsylvania (Pop. 21,600) **05/2011 – 11/2018**
Chief Administrative Officer to a five-member elected Board of Supervisors in the Lehigh Valley Region of Pennsylvania. Managed 8 departments with 78 FTEs and a total operating budget of $24 million. Prepares all agendas for Board of Supervisors meetings. Serve as liaison to all Township Authorities, Boards and Commissions. Responsible for the effective delivery of all services provided to the community.

Accomplishments

- Managed a successful Public-Private Partnership resulting in the construction of a new interchange along PA SR33
- Reduced long term pension liability through the creation a Defined Contribution Pension Plan
- Provided oversight for the creation of a Neighborhood Improvement District and TIF Zone to enhance business growth within the Township attracting firms, like Porsche, Majestic and UPS
- Completed Comprehensive Plan Update; Amended Zoning Ordinance creating overlay districts to manage growth
- Completed pedestrian/bike trail connection with adjoining municipality resulting in a multijurisdictional link to the D&L Trail
- Provided project management of a new Public Works Facility, Community Pool and Community Center (Outdoor Amenities)
- Maintained AA Stable Bond Ratings through two borrowings in 2013 & 2016 respectively
- Secured $1.2 million to-date in grants through various agencies – State and County Funds
- Reduced insurance costs by 24% annually through consolidation with a municipal insurance pool – Delaware Valley Trusts
- Prepared and Successfully bid an 8-year Automated Single Hauler Trash Contract improving service and reducing quarterly bills by 10%
- Achieved Police Department Accreditation - PLEAC
- Successful negotiation of two collective bargaining agreements with Police Association
- Established community-wide notification system through Nixle, Twitter and Facebook

Township Manager
Hilltown Township, Bucks County, Pennsylvania (Pop. 15,029) **04/2008 – 05/2011**
Chief Administrative Officer to a three-member elected Board of Supervisors in southeastern Pennsylvania. Managed 5 departments with 34 FTEs and a $7.1 million operating budget. Prepared all agendas for Board of Supervisors and Planning Commission meetings. Served as liaison to 9 volunteer fire companies providing EMS services to the Township as well as all Township Authorities, Boards and Commissions.

Accomplishments

- Restructured Operating Budget to conform to DCED Chart of Accounts
- Consolidated healthcare plans with a pooled trust (Delaware Valley Insurance Trust) saving 7% annually on premium costs
- Secured $347,358 grant from PA DEP for the implementation of a curbside yard waste recycling program
- Conducted Parks & Recreation Community Study to evaluate park/open space needs
- Implemented Village Overlay Zoning for three villages within the Township to encourage business development
- Successfully negotiated two separate collective bargaining agreements (Police Association & Public Works)
- ICMA Recognition as a Certified Council-Manager form of government

Assistant Township Manager
Limerick Township, Montgomery County, Pennsylvania (Pop. 17,000) **05/2006 – 04/2008**
Assistant Chief Administrative Officer to a five-member elected Board of Supervisors in Southeastern Pennsylvania. Assisted with the management of 48 FTEs and a $10.2 million operating budget. Direct supervision of the Planning, Code Enforcement/Zoning, Emergency Management and Parks & Recreation Departments. Prepared all agendas for Board of Supervisors and Planning Commission meetings. Served as liaison to the Planning Commission, the Parks & Recreation Advisory Board and the Limerick Township Business Advisory Council.

Accomplishments
- Directed process improvement study to streamline land development process
- Assisted with the update of the Comprehensive Plan
- Provided negotiation support for a successor collective bargaining agreement with the Police Association
- Acquired $2.8 million grant for the purchase of 80-acres of open space for passive recreation activities
- Provided oversight for the construction of the Township's new salt shed
- Coordinated IT upgrades to the Township and EMS Command Center

Deputy Clerk to the Board
County of Lehigh, Pennsylvania (Pop. 312,000) **02/1999 – 05/2006**
Deputy Clerk to a nine-member elected Board of Commissioners. Responsible for a variety of tasks, including: preparation of all Board and Committee agendas, served as Board liaison to all County Authorities, Boards, & Commissions (including the Lehigh Valley Planning Commission and the Lehigh & Northampton Transportation Authority), the Court of Common Pleas and all County Departments.

Accomplishments
- Assisted Board with the management of $344 million operating budget & $153.6 million capital plan
- Reviewed all County non-bid professional service agreements over $10,000
- Coordinated an all volunteer committee of Veterans to select the County's Director of Veterans Affairs
- Assisted with American Zoological Association Accreditation process for the Lehigh Valley Zoo
- Aided Board in attracting AAA Minor League Baseball Team – Lehigh Valley Iron Pigs

OTHER PROFESSIONAL EXPERIENCE

Adjunct Faculty, Northampton Community College, Bethlehem, Pennsylvania	1999 - 2011
Staff Assistant, British Conservative Party, London, England	1998
Legislative Assistant, United States House of Representatives, Washington, DC	1994 - 1995

EDUCATION

Lehigh University, Bethlehem, PA
Master of Arts, Political Science

Penn State University, State College, PA
Bachelor of Arts, Political Science

PROFESSIONAL AFFILIATIONS

- International City/County Managers Association - Member
- Association of Pennsylvania Municipal Managers – Member & Vice President – East 2017 - 2019
- Pennsylvania Municipal League – Member and Executive Board Member At-Large - 2021 - Present
- Susquehanna Municipal Trust - Executive Board Member and current Vice President - 2018 - Present
- Northampton County Association of Township Officials – Member & President – 2016 - 2018
- Delaware Valley Health Trust – Trustee & Executive Committee Member – 2015 - 2018

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024	BOC-08-111424	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

LD-24-03 -Lifecycle Abington

EXECUTIVE SUMMARY:

Under this plans submission, the Applicant is proposing to continue the existing medical clinic/office use, as well as, the following site improvements:

- Demolish both eastern and western ends of the existing two (2)-story commercial building on the site and maintain the existing 812 SF center portion of the existing building;
- Construct a 979 SF two (2)-story building addition and 80 SF canopy and concrete pad on the west side of the existing center portion of the building to remain;
- Construct a new 2,159 SF two (2)-story building addition on the east side of the existing center portion of the building to remain;
- Partial removal of the parking lot to make room for the change in the building footprint;
- Provide new asphalt areas and mill and overlay portions of the parking lot to accommodate an expansion for accessible parking spaces, and restripe the remainder of the parking lot;
- Provide a new dumpster enclosure along the middle of the side property line;
- Proposed new monument sign, and new fire, water, and sewer connections to the utility mains beneath Old York Road (State Route 0611)

The proposed renovations and building additions will result in a 1.74% increase in the total building footprint to

the site. There will be an overall 0.23% decrease in impervious coverage for the site. The Applicant is not proposing to use the basement and attic spaces for the medical office use.

Planning Commission Summary - 9-24-24

- The PC expressed that the proposed use would be a suitable use of the site and will be a positive improvement as well. Concerns regarding ingress/egress of vehicles at the site entrance was discussed. The Applicant stated that they had already reached out to the Township traffic engineer and provided a turning template that was acceptable to the Township traffic engineer.

- The Applicant withdrew 5 out of the 8 waivers originally requested because the waivers were not needed per our review letter. The Applicant changed 1 of the waivers to a partial waiver (Section 146-39.B.(3).(a).[2] – Off Street Parking Areas), and added 2 new waivers (Section 146-9A – Plan Stages and Section 146-11.B.7 – Existing features to not show the utilities within 400' of the site).

- The PC made a motion to recommend approval of this LD project and all the requested waivers. The motion was first made by Nick Brown and second by Lucy Strackhouse. All were in favor, no one opposed.

PREVIOUS BOARD ACTIONS:

Planning Commission - 9/24/24 - See Executive Summary
Board of Commissioners Working Session - 10-10-24 - Presentation of the LD Plan

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RECOMMENDED BOARD ACTIONS:

Motion to approve LD-24-03 by LifeCycle Abington, 1329 Old York Road - Preliminary/Final Major Subdivision and Land Development plan and adopt Resolution #24-037.

RESOLUTION NO. 24-037

BEFORE THE ABINGTON TOWNSHIP BOARD OF COMMISSIONERS

Applicant:
Birth Center d/b/a Lifecycle Womancare

Property:
1329 Old York Road, Abington, PA 19001

Parcel No:
30-00-49836-00-3

Application No.:
LD-24-04

LAND DEVELOPMENT APPROVAL

BE IT RESOLVED, the Board of Commissioners grants Conditional Preliminary/Final Approval of Applicant's Land Development Application number, LD-24-04, Sheet 1 of 1, prepared by Eustace Engineers. dated October August 1, 2024 ("Plan")[1] proposing the modification of the existing building, a new addition, modifications and expansion of the parking facilities, and associated improvements ("Project") of the property located at 1329 Old York Road, Abington, PA 19001 ("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 30-00-49836-00-3.

2. Complying with all applicable Township review letters, as amended, including: [3]
   a. Township Engineer's September 12, 2024 Review Letter;
   b. Montgomery County Planning Commission's September 10, 2024 Review Letter;
   c. Abington Sewer Department's August 30, 2024 Sanitary Sewer Review Letter;
   d. Fire Marshal's August 30, 2024 Review Letter; and
   e. Traffic Planning and Design, Inc. September 3, 2024 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

[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."

and approved by the Township Engineer prior to commencement of construction.

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 due to the size and scope of the project, 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. §146.9.C(2)(a)[1][a] – Land Development Plan – A waiver of the land development approval process pursuant to § 146-51.J(1) due to the limited construction activity.
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. §146-28.A – Dimensions of Parking Spaces – A waiver from the requirement for parking stalls to measure 10 feet by 20 feet to permit

DRAFT

parking stalls to measure 9 feet by 18 feet, which is the current parking stall size on the Subject Property.

5. §146-39.B(3)(a)[2] – Off-Street Parking Areas – A partial waiver from the requirement to add additional screening and vegetation along the south and east sides of the parking area.

***

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:

DRAFT

APPLICANT'S ACKNOWLEDGEMENT AND
ACCEPTANCE OF APPROVAL CONDITIONS

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

BIRTH CENTER D/B/A
LIFECYCLE WOMANCARE

By: _____

Name: _____

Title: _____

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DRAFT

Exhibit "A"
Plan

DRAFT

Exhibit "B"
Review Letters

September 12, 2024

ABINT130040

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

RE: Executive Summary for LD-24-03 – LifeCycle Abington
1329 Old York Road - PARID: 30-00-49836-00-3/ TMID: 30274 019
Preliminary/Final Minor Subdivision & Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Site Plans" consisting of eleven (11) sheets dated August 1, 2024; as prepared by Eustace Engineers., located at 607 Easton Road, Building B – 2nd Floor, Willow Grove, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on August 12, 2024.

Under this plans submission, the Applicant is proposing to continue the existing medical clinic/office use, as well as, the following site improvements:

- Demolish both eastern and western ends of the existing two (2)-story commercial building on the site and maintain the existing 812 SF center portion of the existing building;
- Construct a 979 SF two (2)-story building addition and 80 SF canopy and concrete pad on the west side of the existing center portion of the building to remain;
- Construct a new 2,159 SF two (2)-story building addition on the east side of the existing center portion of the building to remain;
- Partial removal of the parking lot to make room for the change in the building footprint;
- Provide new asphalt areas and mill and overlay portions of the parking lot to accommodate an expansion for accessible parking spaces, and restripe the remainder of the parking lot;
- Provide a new dumpster enclosure along the middle of the side property line;
- Proposed new monument sign, and new fire, water, and sewer connections to the utility mains beneath Old York Road (State Route 0611)

The proposed renovations and building additions will result in a 1.74% increase in the total building footprint to the site. There will be an overall 0.23% decrease in impervious coverage for the site. The Applicant is not proposing to use the basement and attic spaces for the medical office use.

The site is located within the R-4 – Medium-High Density Residential Zoning District. The site is fronted by Old York Road (S.R 611) to the west, commercial properties zoned within the R-4 – Medium-High Density Residential Zoning District to the north and south; and residential properties zoned within the R-4 – Medium-High Density Residential Zoning District to the east.

In accordance with the FEMA Floodplain Maps FIRM panel No. 42091C0401G, effective 3/2/2016, the site is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is 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 the Riparian Corridor; and is therefore, not subject to the regulations of the Riparian Corridor Conservation District.

Zoning Reliefs Granted:

The Applicant was granted the following special exception and variances from the Abington Township Zoning Ordinance under Zoning Hearing Board Application no. 24-33 in a Decision dated July 17, 2024:

1. A Special Exception pursuant to Ordinance §1906 to allow the expansion of a nonconforming medical office use.

2. A variance from Ordinance §2103.F-2.2 to allow overnight accommodations;

3. A variance from Ordinance §2304.F.2 to allow fewer than the required number of parking spaces;

4. A variance from Ordinance §2401.A.2.d.(2).(a) and (b) to allow grade changes and encroachment within the tree protection zone, and to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone;

5. A variance from Ordinance §2403.B.3.a to allow less than the required 15-foot buffer along the property line;

6. A variance from Ordinance §2403.C.6.b.(1) to allow a dumpster enclosure without a surrounding 3-foot-wide planting area;

7. A variance from Ordinance §2601.N.1 to allow less than the required 15-foot setback for the dumpster enclosure.

The above Special Exception and Variances were granted subject to the condition that construction upon and use of the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter.

Waivers Requested:

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the waivers request letter dated August 1, 2024:

1. **§146-9.C.(2).(a).[1].[a] – Land Development Plan –** A waiver from the land development plan approval process.

   Pursuant to Section §146-51.J.(1), the Applicant is requesting a waiver from the land development plan approval process since this application is for the construction of a primary building less than 10,000 SF and the minor building addition is not more than 20% of the existing principal building.

2. **§146-28.A – Dimensions of Parking Spaces –** A waiver for the restriping of the existing non-conforming parking stalls which measure 9 feet by 18 feet.

   The Applicant will be milling and overlaying a portion of the parking lot and restriping the parking spaces with dimensions 9'x18' which is less than the required 10'x20'; and therefore, a waiver from this Code Section is required to permit the reduced parking space size.

3. **§146-28.B – Access and egress –** A waiver for the continued use of the existing nonconforming 18.98 feet wide asphalt driveway.

Since the Applicant is not proposing any changes to the existing non-conforming driveway entrance, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

4. **§146-31(2) – Rights-of-way and/or easements –** A waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line.

   On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

5. **§146-39.B.(3).(a).[1] – Off-Street Parking Areas –** A waiver to maintain the existing parking lot in its current condition without providing a minimum of 5% of interior landscaping areas in order to maximize the number of available parking spaces and area available for vehicular movement.

   The Applicant is not proposing any internal parking lot islands or buffer landscaping as part of this project. Since the existing buffer condition is considered existing nonconforming and no changes are being proposed, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

6. **§146-39.B.(3).(a).[2] – Off-Street Parking Areas –** A waiver to maintain the existing parking lot in its current condition without providing the planting of additional deciduous trees and to utilize the existing vegetation located along the south and east sides of the parking area to comply with this screening requirement.

   We recommend that the Applicant provide documentation that the existing vegetation on the site currently meets or exceeds the required screening under this Code Section.

7. **§146-41.B.(5).(a) – Trash Containers and Enclosures –** A **waiver to construct the proposed trash enclosure five (5) feet from the northern property line.**

   A variance from §2601.N.1 was granted allowing the trash enclosure to be constructed less than the minimum required 15-foot setback. Since this variance was granted, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

8. **§146-41.B.(5).(b) – Trash Containers and Enclosures –** A waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line.

   On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

Issues:

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

- Traffic:
  - Concerns that the 19-foot driveway width and two-way traffic flow and the ability of a vehicle to complete a turning maneuver into the site when another vehicle is waiting to exit.
  - Provide a driver's sight triangle assuming a driver's eye setback of 10 feet from the edge of the road.
  - Proposed monument sign must not be constructed within the driver's sight triangle.

  - Install a stop sign for the site driveway. Consideration should also be given to supplementing the stop sign with a "Watch for Pedestrians" sign to warn existing drivers that a sidewalk and pedestrians may be present.
  - Since Old York Road is a state-maintained roadway, a PennDOT Highway Occupancy permit (HOP) will be required.

- Dimensional Requirements:
  - Dimension the front yard setback on the plans.

- Utilities:
  - Provide the existing mains and the connections from the building to the existing mains.
  - Provide electrical lines to the proposed light poles.
  - Provide the utility pole numbers and owners.
  - Existing 4" cast iron pipe should be replaced with either SCH 26 PVC, heavy weight cast iron, or ductile iron pipe out to the connection with the 6" diameter clay pipe lateral.
  - At least 1 double wye cleanout should be added to the new sanitary sewer near the property's border at the Old York Road sidewalk.

- Site Parking:
  - A parking reduction for the 200 feet proximity to a bus shelter was utilized in the parking space calculation. Based on the location of the nearest bus station, the station is approximately 278 feet from the northern property line of the site. Clarify and confirm the distance from the nearest bus station.

- Drive Aisle:
  - A portion of the existing drive aisle is encroaching onto the adjacent property. Provide a written agreement from the adjacent property owner, Abington Memorial Hospital, to permit the encroachment of a portion of the asphalt drive aisle. If no written encroachment is provided, then the portion of blacktop outside the property line shall be removed unless the adjacent property owner permits the blacktop to remain.

- Pedestrian Connectivity:
  - Clarify and define a pedestrian route for connectivity between the building and the sidewalk since the existing asphalt walkway along the southern property line will be removed and turned into lawn area.

- Landscaping:
  - Landscape plan shall be prepared by a registered landscape architect.

- Site lighting:
  - Provide point-by-point intensities for the pedestrian walkway from the parking area to the building

- Sidewalks & Curbs
  - Provide a driveway apron detail on the plans.
  - Recommended that a DWS be installed at the ramp to the rear of the building that accesses the parking lot.

Summary:

The Applicant would be eligible for Preliminary/Final Minor Land Development Plans approval contingent the Applicant adequately addressed all review comments 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 Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration and Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

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APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: LifeCycle Abington

APPLICANT NAME: Birth Center DBA Lifecycle Womancare

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD-24-03
Date Complete:
Project Title: Lifecycle Abington
90 Day Date: 11/12/2024
File Date: 08/12/2024
Ward No.: 10

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

Birth Center DBA Lifecycle Womancare **Contact: Kate McHugh**
Name

918 County Line Road, Bryn Mawr, PA 19010
Address

215-796-3522 _____
Phone Fax

kmchugh@lifecyclewomancare.org
Email Address

Property Owners Information (if different than applicant)

Same as applicant
Name

_____
Address

_____ _____
Phone Fax

_____
Email Address

Architect/ Planner

KMA Design Studio
Name

27 S. Main Street, Ambler, PA 19002
Address

215-654-7722 _____
Phone Fax

eghring@kma-studio.com
Email Address

Engineer/ Surveyor	**Matt Witters, Eustace Engineering** Name **607 Easton Road, Building B, Willow Grove, PA 19090** Address
Engineer/ Surveyor Cont'd	**717-260-3493** Phone _____ Fax **mww@eustaceeng.com** Email Address
Attorney	**Fox Rothschild LLP** Name **2800 Kelly Road, Suite 200, Warrington, PA 18976** Address **215-918-3646** Phone _____ Fax **cnase-poust@foxrothschild.com** Email Address

II. PROJECT INFORMATION

Application Type:

_____Minor Subdivision	__X__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: **1329 Old York Road, Abington, PA 19001**

Tax Parcel No.: **300049836003** County Deed Book No.: **6344** Page No.: **00869-00873**

Description of Proposed Work: **Replacement of existing building additions for proposed birthing center; minor site modifications.**

Total Tract Acreage: **0.61** Project Acreage: **0.61**

Zoning District: **R4** Existing Number of Lots: **1** Proposed Number of Lots: **1**

Existing Sewer Flows: **Unkown** Proposed Sewer Flows: **469 gpd**

Proposed Land Use:

_____Single Family Detached	_____Single Family Attached	_____Single Family Semi-Detached	
_____Multi-Family	_____Commercial	_____Office	_____Industrial

__X__Other (Describe): **Medical Office/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 _____ _____

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:
See attached letter	

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- X Application Form: completed and signed by the owner/applicant
- X 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- X One (1) reduced copy of the proposed plan, no larger than 11"x17"
- X 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) **Not applicable**
- X Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- X Two (2) copies of Sewage Facilities Planning Module Applications
- X Letter of Water availability from AQUA PA
- X One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- X One (1) digital copy of all submitted documents
- X Application Fee: Check made payable to the Township of Abington
- X 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.

Kate Thu Hoa — Signature of Applicant

7/29/24 — Date

Same as Applicant — 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:_____

_____

_____

_____

_____

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: Kate Nicholl
Applicant

Date: 7/29/24

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: _____
Municipality: Abington Township

Proposal Name: Lifecycle Abington

Applicant Name: Birth Center DBA Lifecycle Womancare
Address: 918 County Line Road
City/State/Zip: Bryn Mawr, PA 19010
Phone: 215-796-3522
Email: kmchugh@lifecyclewomancare.org

Applicant's Representative: Kate McHugh
Address: 918 County Line Road
City/State/Zip: Bryn Mawr, PA 19010
Business Phone (required): 215-796-3522
Business Email (required): kmchugh@lifecyclewomancare.org

Type of Review Requested:

(Check All Appropriate Boxes)

- ☒ Land Development Plan
- ○ Subdivision Plan
- ○ Residential Lot Line Change
- ○ Nonresidential Lot Line Change
- ○ Zoning Ordinance Amendment
- ○ Zoning Map Amendment
- ○ Subdivision Ordinance Amendment
- ○ Curative Amendment
- ○ Comprehensive / Other Plan
- ○ Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- ○ Tentative (Sketch)
- ☒ Preliminary / Final

Type of Submission:

- ☒ New Proposal
- ○ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: R4
Special Exception Granted ○ Yes ○ No
Varian Granted ☒ Yes ○ No For _____

See attached letter

Plan Information:

Tax Parcel Number(s) 30049836003

Location *(address or frontage)* 1329 Old York Road
Nearest Cross Street Keith Road
Total Tract Area 0.61 Acres
Total Tract Area Impacted By Development 0.61 Acres

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional					0	7,565 SF
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:

Effective 5/1/18

Preliminary/Final Site Plans

Lifecycle Womancare Abington

Township of Abington, Montgomery County Pennsylvania

prepared for

Lifecycle Womancare

prepared by

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

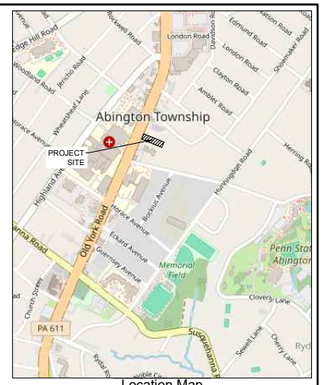
PLAN INDEX

DRAWING NO.	SHEET NO.	NAME	DATE	LAST REVISED
2427 01 02	1 OF 10	EXISTING CONDITIONS \ DEMOLITION PLAN	08-01-24	--
2427 01 08	2 OF 10	AERIAL PLAN	08-01-24	--
2427 01 01	3 OF 10	LAND DEVELOPMENT PLAN	03-14-24	08-01-24
2427 01 03	4 OF 10	GRADING & UTILITY PLAN	08-01-24	--
2427 01 04	5 OF 10	CONSTRUCTION DETAILS A	08-01-24	--
2427 01 13	6 OF 10	LANDSCAPE & LIGHTING PLAN	08-01-24	--
2427 01 14	7 OF 10	LANDSCAPE & LIGHTING NOTES & DETAILS	08-01-24	--
2427 01 05	8 OF 10	EROSION & SEDIMENT CONTROL PLAN	08-01-24	--
2427 01 06	9 OF 10	EROSION & SEDIMENT NOTES & DETAILS	08-01-24	--
2427 01 07	10 OF 10	EROSION & SEDIMENT NOTES & DETAILS B	08-01-24	--

PROJECT NO. 2427-01

General Notes

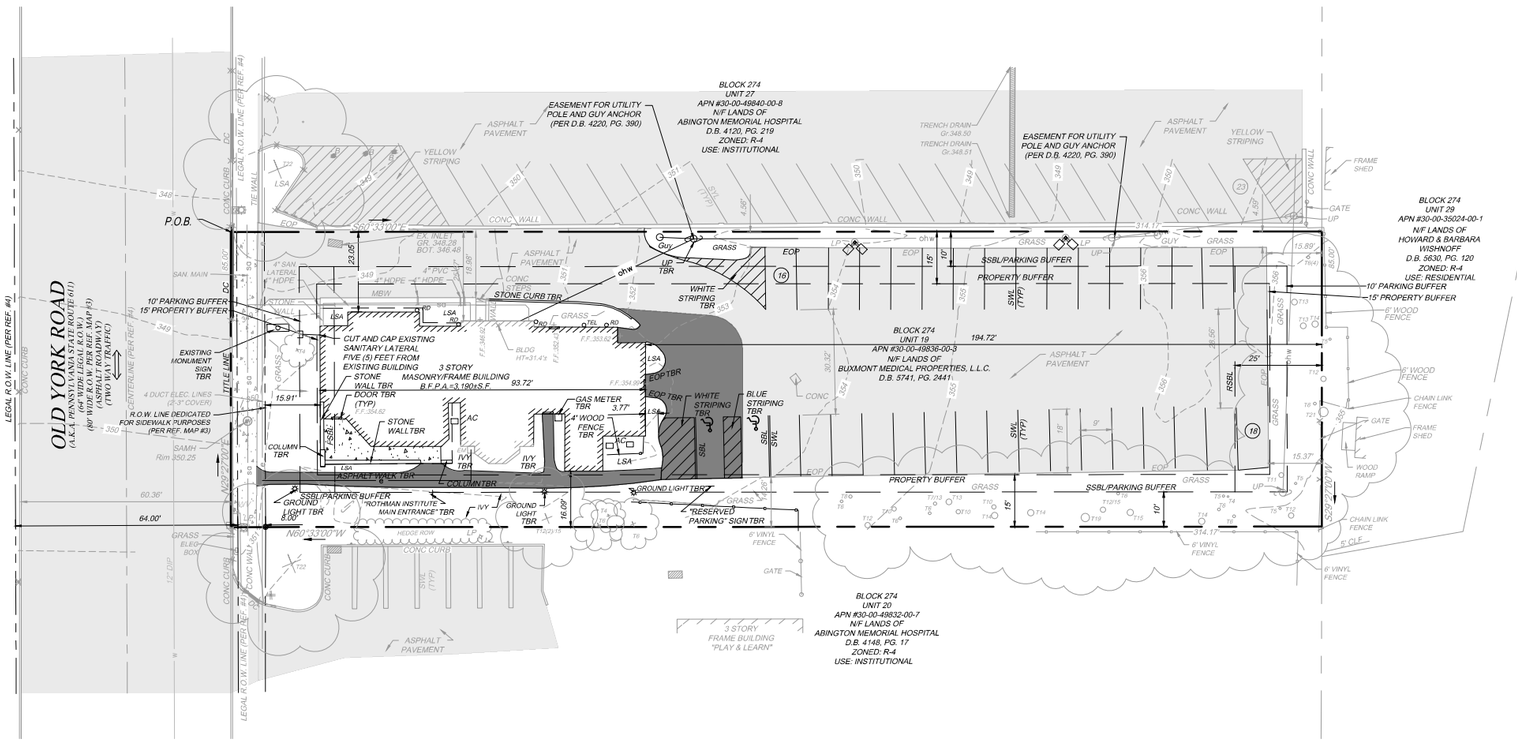
1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The bearings shown are taken from deed of record. The north orientation shown is based on State plane NAD 83, PA south zone 3702.
3. The plan was prepared in accordance with the instructions of the Client.
4. This property is subject to all easements, restrictions and agreements of record.
5. Easements if shown are done so to the best of our abilities given the quality of the reference documents.
6. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42091C0401G with an effective date of 03/02/2016, for the area in the Township of Abington, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
7. To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available.
8. To the best of our knowledge, utilities enter the premises from public streets or rights of way.
9. Precision of information when originally established and topographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
10. This site presently contains two striped striped on-site standard accessible parking spaces.
11. Property corners were not set.
12. This property has access to Old York Road as shown hereon and is a public roadway.
13. Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on-to, off-of or across property lines constitute as an enforcement.
14. Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
15. The location of overhead wires is shown as per the Survey. Overhead wire heights are not provided.
16. Vegetation as shown hereon is approximate and is for graphic depiction purposes.
17. Future development of this property is subject to the rules, regulations, codes and ordinances of Abington Township, Montgomery County and the Commonwealth of Pennsylvania as they may apply.
18. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
19. The subject property shown is contiguous with adjoining lands, with no overlaps, gores, or blemishes in title found.
20. The legal description of the subject property closes within an allowable tolerance.
21. All property corners found are shown heron.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- Existing Fence
- ohw — Existing Overhead Wires
- e — Existing Underground Electric
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- 353 — Existing Contour
- Existing Edge of Vegetation
- Existing Tree with Caliper Size
- Existing Light to be Replaced
- Existing Concrete/Sidewalk TBR
- Existing Building TBR
- Existing Building Overhang TBR
- Existing Asphalt TBR
- Existing Fence TBR
- e — Existing Underground Electric
- ohw — Existing Overhead Wires TBR
- Existing Air Conditioner TBR
- Existing Gas Valve TBR
- Existing Utility Pole TBR
- Existing Roof Drain TBR
- Existing Electrical Structure TBR



PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 (TOLL FREE) STOP-CALL BEFORE YOU DIG!
Serial Number: 20240680378

Utility Companies

ASL = CROWN CASTLE
ATM= AT&T
BP = COMCAST
HTD = AQUA PA DESIGN
KC = PECO EXELON CO
LKC = LUMEN LVL 3 YI0
YI = VERIZON EASTERN
ZK = ABING TWP

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.:	3000049836003
Address.:	1329 OLD YORK ROAD ABINGTON, PA 19001
BLOCK.:	274
UNIT.:	19
APN.:	#30-00-49836-00-3
Zoned:	R-4 - (Residential High Density)
Area:	0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 1 OF 10

1	08-01-2024	MWW Issued for Township Application

Existing Conditions & Demolition Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — DENNIS R. DIEROLF, JR. — No. SU051066E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

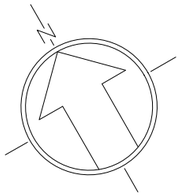
Dennis R. Dierolf
PA Lic. SU051066E

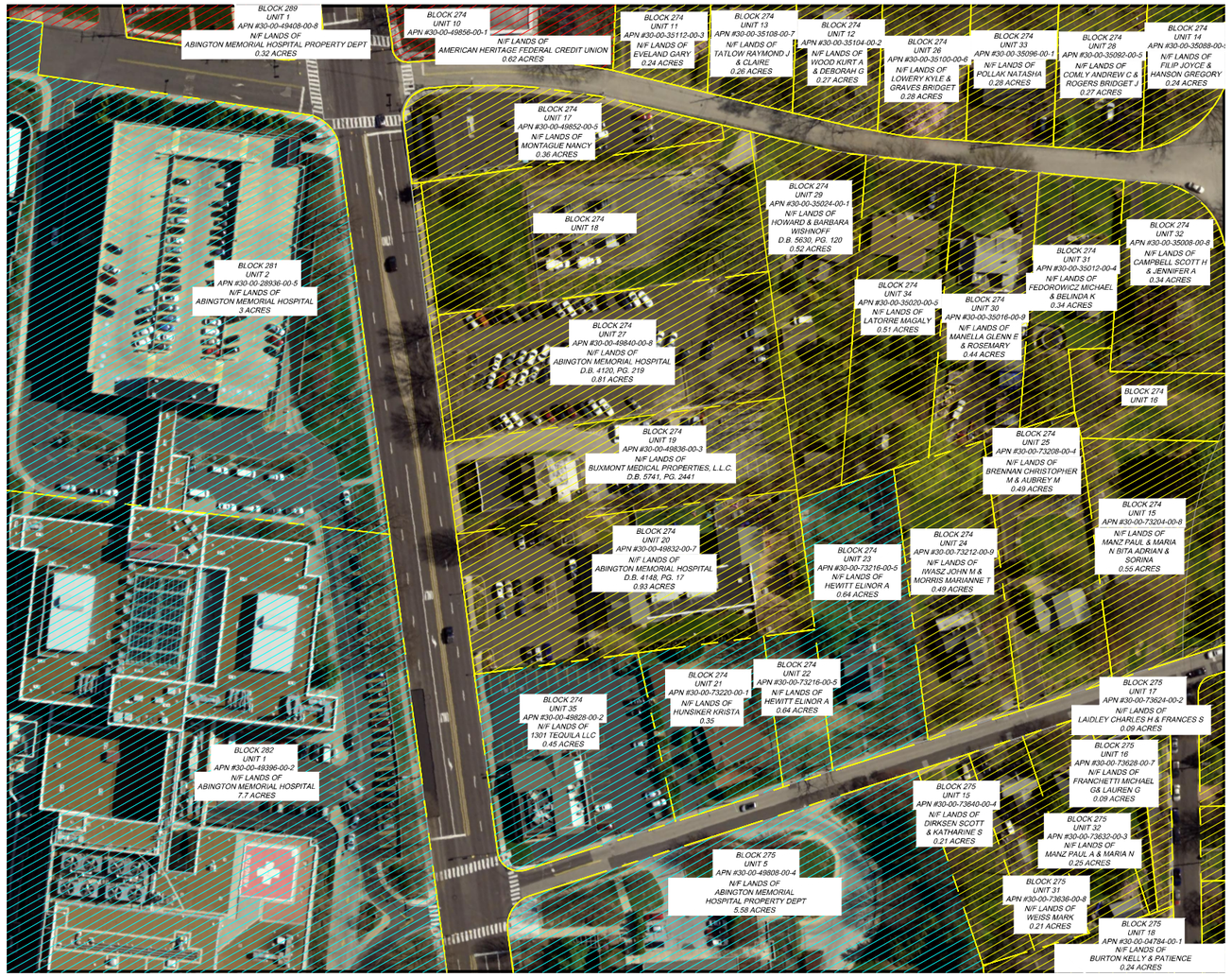
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CHECKED BY	MWW
DATE	05-15-24
DRAWING No.	D 2427 01 02

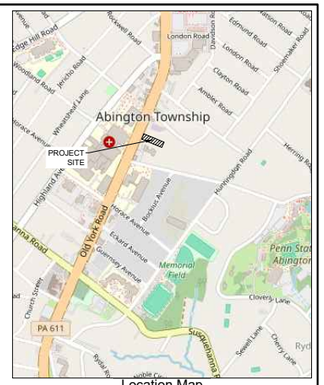
X:\PROJECTS\2400 - 2499\2427 - lifecycle\01 - abington\AutoCAD\DRAWINGS\land development\D-Existing Conditions & Demo Plan.dwg July 23, 2024

General Notes

1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The background aerial was taken from the Pennsylvania Spatial Data Acces (PASDA) website.







Location Map
Scale: 1" = 1000'

Legend
- Existing Right-of-Way
- Zoning District R-4 (Residential High Density)
- Zoning District BC (Business Center)
- Zoning District CS (Community Service)

PENNSYLVANIA ONE CALL SYSTEM, INC. — 1-800-242-1776 — 811 — STOP - CALL BEFORE YOU DIG!

Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.:	30004983600 3
Address:-	1329 OLD YORK ROAD ABINGTON, PA 19001
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Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 30 60 120 240
DRAWING SCALE: 1" = 60'

SHEET 2 OF 10

Aerial Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048591-E
EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 08

X:\PROJECTS\2400 - 2499\2427 - lifecycle\01 - abington\AutoCAD\DRAWINGS\land development\D-AERIAL PLAN.dwg August 1, 2024

Variances Approved July 16, 2024

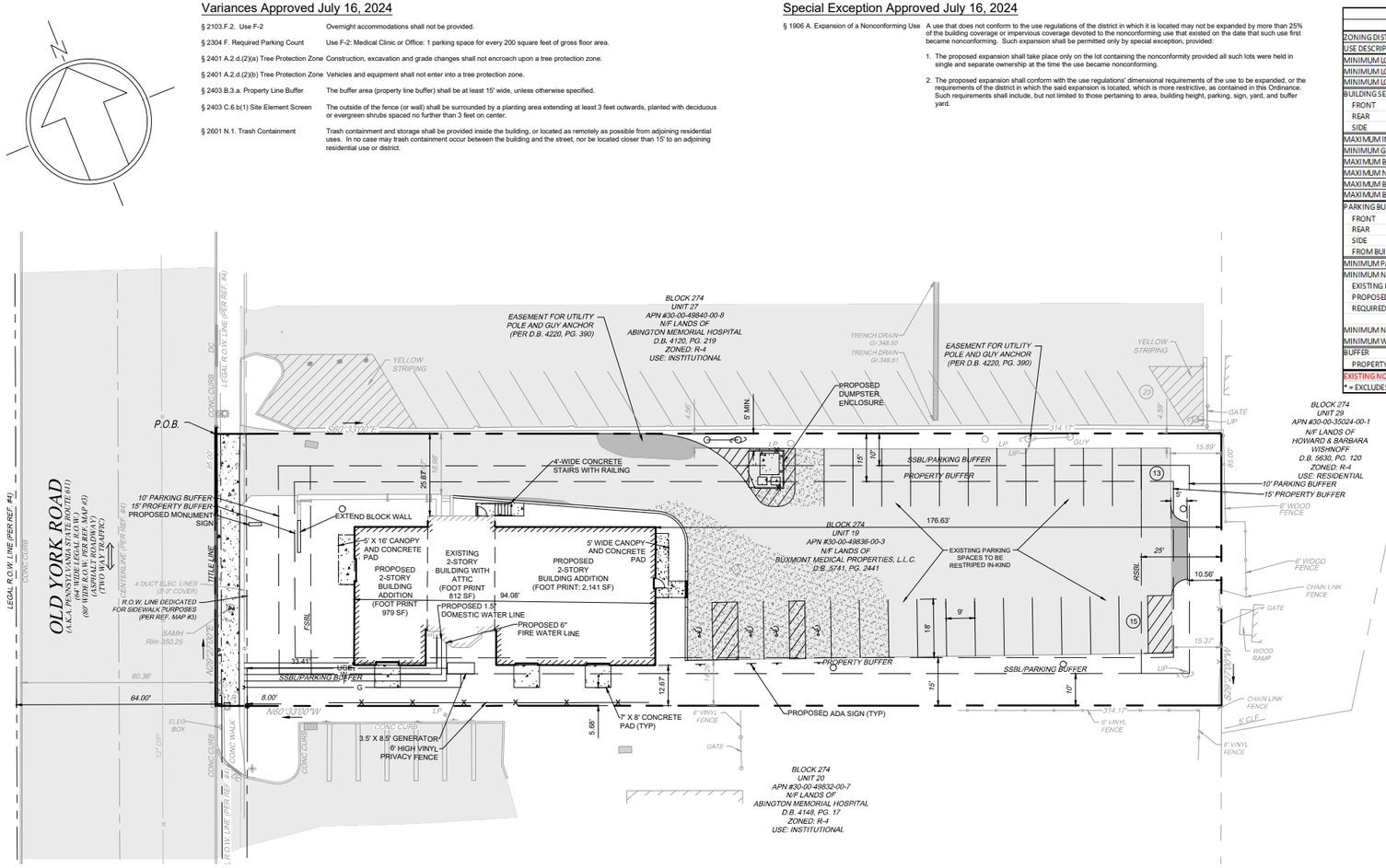
§ 2103.F.2. Use F-2	Overnight accommodations shall not be provided.
§ 2304 F. Required Parking Count	Use F-2: Medical Clinic or Office: 1 parking space for every 200 square feet of gross floor area.
§ 2401 A.2.d.(2)(a) Tree Protection Zone	Construction, excavation and grade changes shall not encroach upon a tree protection zone.
§ 2401 A.2.d.(2)(b) Tree Protection Zone	Vehicles and equipment shall not enter into a tree protection zone.
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15' wide, unless otherwise specified.
§ 2403 C.6.b(1) Site Element Screen	The outside of the fence (or wall) shall be surrounded by a planting area extending at least 3 feet outwards, planted with deciduous or evergreen shrubs spaced no further than 3 feet on center.
§ 2601 N.1. Trash Containment	Trash containment and storage shall be provided inside the building, or located as remotely as possible from adjoining residential uses. In no case may trash containment occur between the building and the street, nor be located closer than 15' to an adjoining residential use or district.

Special Exception Approved July 16, 2024

§ 1906 A. Expansion of a Nonconforming Use — A use that does not conform to the use regulations of the district in which it is located may not be expanded by more than 25% of the building coverage or impervious coverage devoted to the nonconforming use that existed on the date that such use first became nonconforming. Such expansion shall be permitted only by special exception, provided:

1. The proposed expansion shall take place only on the lot containing the nonconformity provided all such lots were held in single and separate ownership at the time the use became nonconforming.
2. The proposed expansion shall conform with the use regulations' dimensional requirements of the use to be expanded, or the requirements of the district in which the said expansion is located, which is more restrictive, as contained in this Ordinance. Such requirements shall include, but not limited to those pertaining to area, building height, parking, sign, yard, and buffer yard.

ZONING DATA TABLE - Abington Township			
	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	R-4 (Residential High Density)	R-4 (Residential High Density)	R-4 (Residential High Density)
USE DESCRIPTION	F-2 Medical Clinic or Office	F-2 Medical Clinic or Office	No Change
MINIMUM LOT AREA	7,500 SF	26,704 SF	No Change
MINIMUM LOT WIDTH AT BSBL	50 FT	85 FT	No Change
MINIMUM LOT DEPTH	100 FT	315.17 FT	No Change
BUILDING SETBACKS (BSBL)			
FRONT	20 FT	15.91 FT	33.41 FT
REAR	25 FT	194.7 FT	176.63 FT
SIDE	10 FT	16.09 FT	12.67 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	66.66%	66.43%
MINIMUM GREEN AREA	45%	33.34%	33.57%
MAXIMUM BUILDING COVERAGE	40%	8.37%	14.72%
MAXIMUM NON-CONFORMING INCREASE	25%	N/A	13.25%
MAXIMUM BUILDING HEIGHT	35 FT	31.4 FT	No Change
MAXIMUM BUILDING LENGTH	100 FT	93.72 FT	94.08 FT
PARKING BUFFER (PSBL)			
FRONT	10 FT	113.30 FT	147.37 FT
REAR	10 FT	15.37 FT	10.56 FT
SIDE	10 FT	4.56 FT	No Change
FROM BUILDING	5 FT	3.77 FT	10 FT
MINIMUM PARKING STALL DIMENSIONS	10 x 20 FT (from SALDO)	18 X 9 FT	No Change
MINIMUM NUMBER OF SPACES	1 SPACE / 200 SF GFA		
EXISTING BUILDING (4,127 SF)*	21 SPACES	34 SPACES	
PROPOSED BUILDING (7,565 SF)*	38 SPACES		28 SPACES (ON-SITE)
REQUIRED SPACES AFTER REDUCTION	37 SPACES		8 SPACES (OFF-SITE)
			36
MINIMUM NUMBER OF ACCESSIBLE SPACES	10% OF REQUIRED	2 SPACES	4 SPACES
MINIMUM WIDTH OF DRIVES	24 FT	18.98 FT	No Change
BUFFER			
PROPERTY LINE BUFFER	15 FT	4.56 FT	No Change
EXISTING NON-CONFORMITY			
* = EXCLUDES THE USE OF THE BASEMENT			



Impervious Coverage Summary

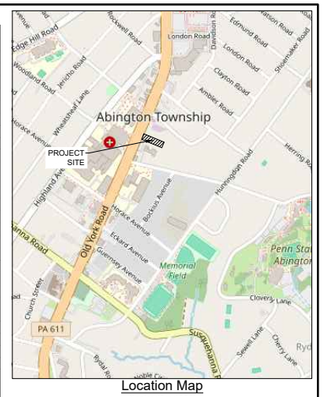
	Existing	Proposed
Building	3,190 SF	3,932 SF
Sidewalk/Concrete	819 SF	1,136 SF
Asphalt	13,792 SF	12,671 SF
Total	17,801 SF	17,739 SF

Gross Floor Footage Summary

	Existing	Proposed
1st Floor	3,190 SF	3,932 SF
2nd Floor	1,841 SF	3,663 SF
Attic*	812 SF	812 SF
Basement*	812 SF	812 SF
HABITABLE SPACE	6,655 SF	7,565 SF

*The Attic and Basement are not intended for human occupancy.

Parking Reduction Summary		
Spaces required for principal use	38	(Spaces)
Spaces required for accessory uses	0	(Spaces)
Total number of spaces required	38	(N)
Public transit Reduction Factor	3%	(%) (2309. A.2. & A.3.)
Multiple Use Reduction Factor	0%	(%)
Off-Site Reduction Factor	0%	(%) (Max 15%)
Public Parking Garage Reduction	0%	(%)
On-street Reduction Factor	0%	(%)
Time Share Reduction Factor	0%	(%)
Total Reduction Percentage	3%	(P)(Percent may not exceed 30)
Total required off-street spaces	37	(T)



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Selback Line
- SSBL — Side Selback Line
- RSBL — Rear Selback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- Existing Overhead Wires
- Existing Utility Pole
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- Proposed Mill and Overlay
- Proposed Utility Pole

General Notes

1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The bearing shown are taken from deed of record. The north orientation shown is based on State plane NAD 83, PA south zone 3702.
3. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42091C0401G with an effective date of 03/02/2016, for the area in the Township of Abington, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
4. The subject property has access to Old York Rd.
5. Building setbacks shown hereon are per R4 zoning district requirements.
6. The applicant is proposing to demolish and reconstruct two building renovations.
7. No off-site improvements are to be designed.
8. All proposed curb radii shall be five (5) feet unless otherwise noted.
9. All curbing within the proposed parking lot shall be six (6) inches in height.
10. No trees, hedge, shrubbery or other obstruction whatsoever will be permitted within the clear site triangle.
11. The remaining plan sheets, on file at Abington Township, shall be considered part of the final record plan as if recorded with the same.
12. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
13. A blanket easement shall be placed over the entire site and granted for inspection by the Township.
14. Healthcare providers practicing within the proposed facility shall be licensed in the state of Pennsylvania.
15. The proposed ground-mounted generator shall be enclosed in a sound-muffling compartment and shall meet the noise provisions of the township zoning ordinance.

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Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

On the _____ day of_____, 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ , personally appeared _____(name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), being authorized to do so, (he/she) 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 _____

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

President _____

Attest: Secretary _____

Engineer _____

MCPC No. _____

PROCESSED and REVIEWED. A report 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 Deed, etc., Norristown, Pennsylvania,in Plan Book _____ , Page No. _____ , on _____ (date) by _____ (name).

Existing Non-Conformities to Remain

§ 601 Permitted Uses	A building may be erected, altered, or used, and a lot may be occupied or used, in whole or in part, for any of the uses permitted, as shown by the Use Matrix, provided that such uses shall comply with the district regulations established in Article XXI: Use Regulations (in the event of a conflict between district and use regulations, the more stringent regulation shall be applicable), and all other applicable sections of this Ordinance.
§ 602 Dimensional Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 55% Maximum Impervious Cover.
§ 602 Coverage Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 45%, but 50% for existing nonconforming lots < 7,500 s.f.
§ 2310 A. Parking Lot Requirements	The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width; except where buildings access drives, an/or walkways are located.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width, except where buildings, access drives, and/or walkways are located. (All Property Lines)
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15 wide, unless otherwise specified.
§ 2403 B.4.a (1) Property Line Buffer	Property Line Buffer Location and Requirements: A low-Intensity buffer is required along the northern and southern property lines while a medium-intensity buffer is required along the eastern property line.
§ 2601 H.9. Lighting Setbacks	Lighting shall be setback 20' from adjacent residential district or uses.
§ 2601 H.10. Lighting Height	Lighting located within a setback area that lies adjacent to a residential district or use shall be no higher than ten (10) feet.

Requested Waivers	
CODE	DISCRIPTION
146-9 C.(2)(a)[1][a]	A land development plan is a plat required by the township for any of the following activities which define land development. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: A group of two of more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure
146-28 A.	Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long.
146-28 B.	Access and egress. Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.
146-31 (2)	Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put withing the area of an easement. The area shall be kept as lawn.
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 withing a parking area.
146-39 B.(3)(a)[2]	For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper 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.
146-41 B. (5)(a)	No trash container or enclosure may be located within 15 feet of any property line or building.
146-41 B. (5)(b)	No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

Land Development Plan

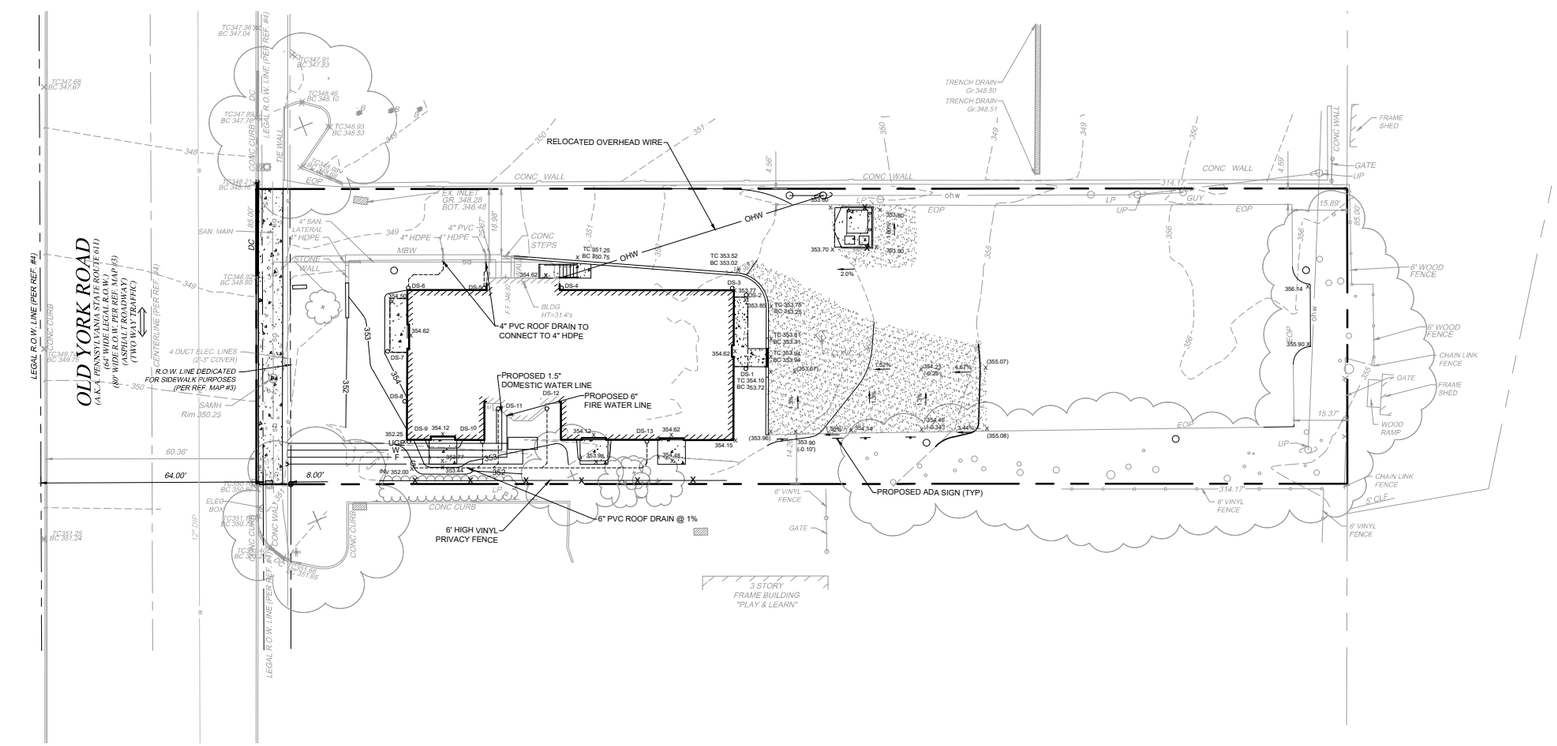
1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048591-E
EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 01

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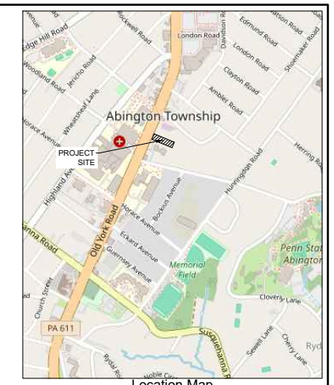


Utility Notes

1. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
2. The locations of all existing and proposed utilities are approximate and shall be confirm independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be report immediately in writing to the engineer.
3. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
4. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
5. All proposed on-site utilities shall be installed underground.
6. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Abington Township Specifications and Design Standards.
7. All sanitary sewer materials and installation shall be in accordance with the Abington Wastewater Utilities.
8. All construction of water facilities for this project shall be in accordance with the Aqua PA water Authority.
9. The site contractor shall be responsible for installation of all utilities to within five (5) feet of the buildings.
10. All inlet grates shall be bicycle-safe type unless otherwise noted.
11. At the direction of the developer/owner, the Contractor shall hire and pay for a Master Locator Service for verification of all underground utilities.
12. See MEP plans for electrical conduit sizing.
13. All pipe slopes are given in ft/ft.
14. All non-concrete storm piping shall be ADS N-12 HDPE Dual Wall pipe or equal. Pipe shall be non-perforated unless otherwise noted on the plans.
15. The contractor is responsible for coordinating with the utility companies for the termination, shut off, relocation and installation of any existing/proposed utilities.
16. All downspouts (DS) not connected to piping shall drain to a splash block. See details within this plan set.

Grading Notes

1. Site benchmark or controls Existing Sanitary Manhole located within sidewalk along Old York Road Rim Elev: 350.25.
2. Horizontal datum is based on PA State Plane Coordinate System. Vertical datum is based on NAVD 88.
3. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
4. The locations of all existing and proposed utilities are approximate and shall be confirm independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be report immediately in writing to the engineer.
5. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
6. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
7. All asphalt paving grades shall have 1.5% minimum slopes unless otherwise noted on the plan.
8. All ADA grades for parking space areas shall be 2% maximum slope in all directions.
9. All concrete gutter grades shall 1% minimum longitudinal slopes.
10. All accessible curb ramps shall conform with current ADAAG and ADA regulations.
11. All finish grade on lawn/grass slopes or swales shall be 3:1 maximum.
12. Any soil brought onto the site, including topsoil and other fill soil shall be certified clean soil. The contractor shall provide the owner and Municipality with written certifications from soil suppliers.
13. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Abington Township Specifications and Design Standards.
14. The placement of fill shall be performed under the supervision of a geotechnical engineer. Refer to the Construction Sequencing within this plan set for additional information.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- 354 — Existing Contour
- 355 — Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 — Proposed Contour
- W — Proposed Water
- F — Proposed Fire
- Proposed Utility Pole
- Proposed Downspout

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Serial Number: 20240680378

Act 287

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BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 4 OF 10

Grading & Utility Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

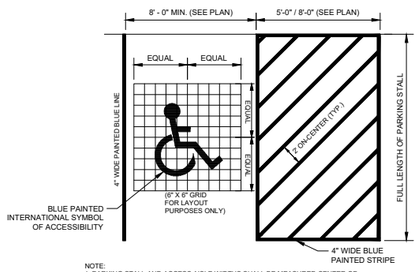
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN J. EUSTACE, III — ENGINEER — 048911-E

EUSTACE — ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
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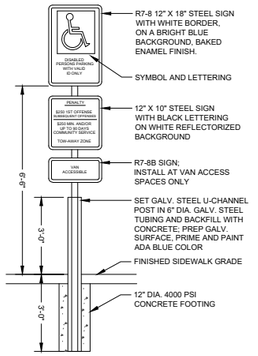
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CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 03

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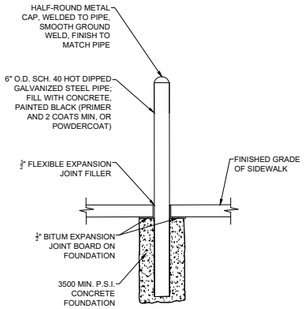


NOTE:
1. PARKING STALL AND ACCESS AISLE WIDTHS SHALL BE MEASURED CENTER OF STRIPE TO CENTER OF STRIPE
2. WHERE AN ADA PARKING STALL IS ADJACENT TO A STANDARD PARKING STALL OR ACCESS AISLE, A YELLOW STRIPE SHALL BE PAINTED NEXT TO THE BLUE STRIPE.

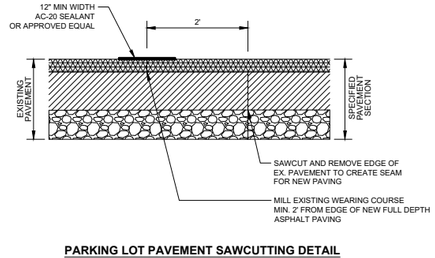
ADA PARKING STALL STRIPING
N.T.S.



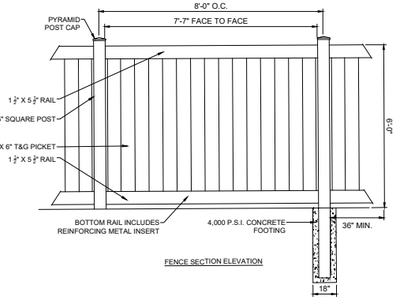
ADA PARKING SIGN
N.T.S.



STEEL BOLLARD DETAIL
N.T.S.



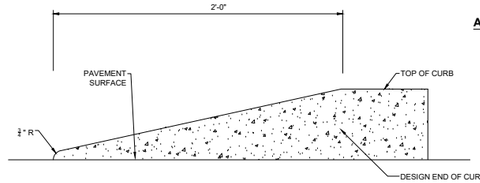
PARKING LOT PAVEMENT SAWCUTTING DETAIL
N.T.S.



FENCE SECTION ELEVATION

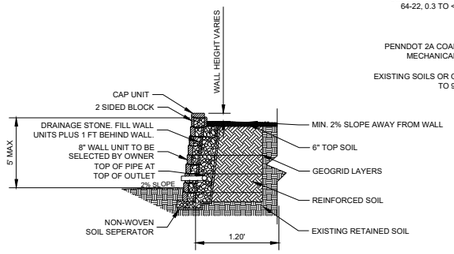
SPECIFICATIONS:
1. FENCE MODEL: TITAN SERIES, COLOR: AS SPECIFIED BY OWNER FROM MANUFACTURERS STANDARD COLORS
2. WOOD POSTS SHALL BE PRESSURE TREATED PINE (ACQ 40)
3. ALL FASTENERS SHALL BE STAINLESS STEEL PAINTED WHITE

SOLID VINYL FENCE DETAIL
N.T.S.



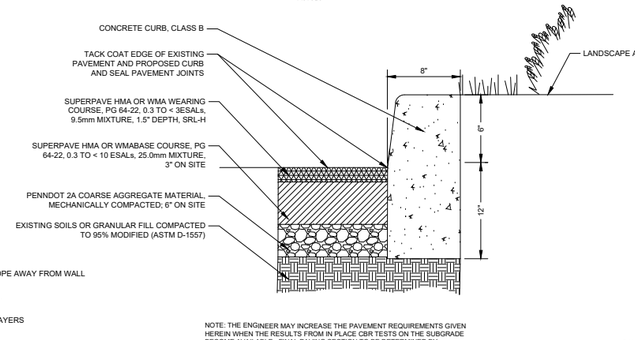
ELEVATION VIEW

2'-0" CURB TRANSITION
N.T.S.



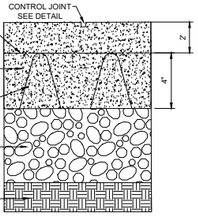
NOTE: WALL DESIGN TO BE COMPLETED BY WALL ENGINEER.

RETAINING WALL/SOIL INTERFACE
N.T.S.



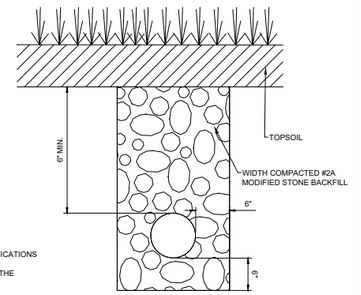
NOTE: THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER. PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE TOWNSHIP OF MIDDLETOWN AND PENNDOT SPECIFICATIONS.

ASPHALT/CONCRETE CURB INTERFACE
N.T.S.

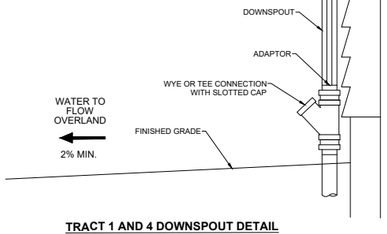


NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408.
2. 1" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED EVERY 40 L.F. AND WHERE THE CONCRETE APRON ABUTS A CURB, BUILDING, WALL OR PERMANENT STRUCTURE.
3. CONTROL JOINTS TO BE PLACED EVERY 40 L..F.

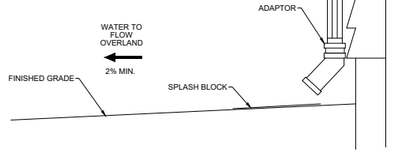
TRASH AREA CONCRETE PAD PAVING SECTION
N.T.S.



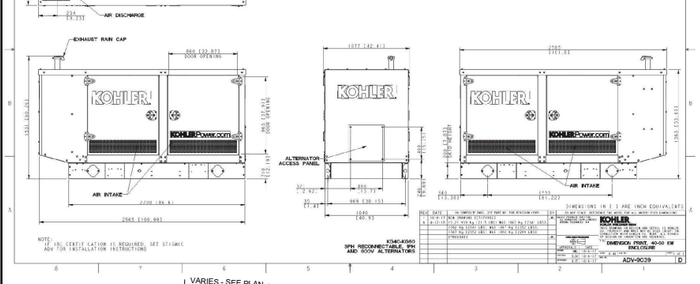
TRENCH DETAIL FOR LAWN AREAS (ON SITE)
N.T.S.



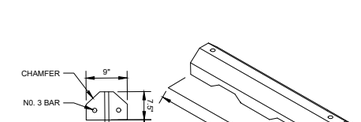
TRACT 1 AND 4 DOWNSPOUT DETAIL
N.T.S.



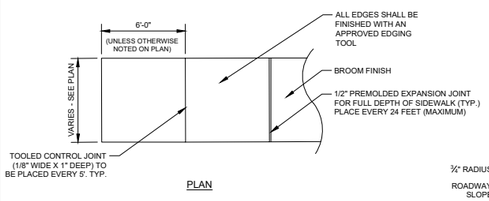
DOWNSPOUT DETAIL
N.T.S.



STANDARD CONCRETE SIDEWALK
N.T.S.

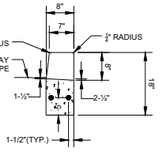


SECTION

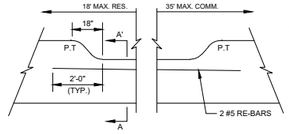


PLAN

NOTE:
1. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 24 FEET (MAXIMUM). WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAY APRONS, ETC.)
2. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED PARALLEL TO THE SLOPE OF THE SIDEWALK.

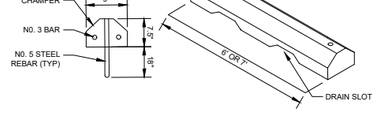


SECTION A-A'

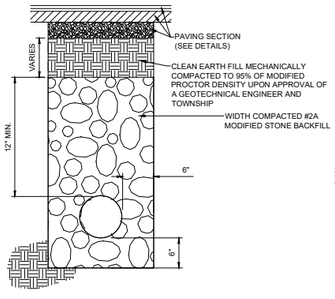


PROFILE VIEW

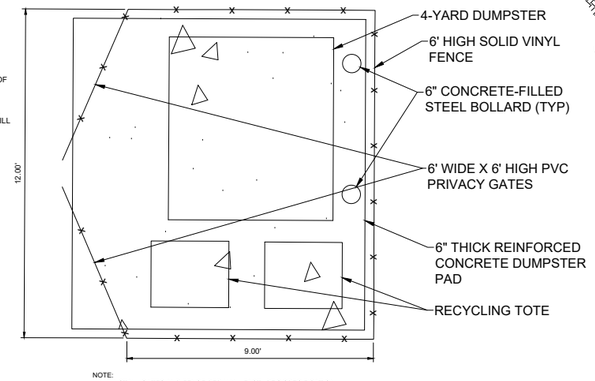
DEPRESSED CURB
N.T.S.



CONCRETE WHEEL STOP DETAIL
N.T.S.

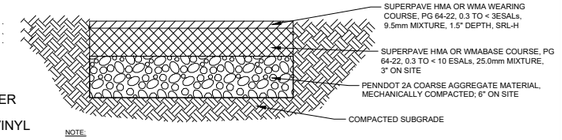


TRENCH DETAIL FOR PAVED AREAS (ON SITE)
N.T.S.



NOTE:
1. INSTALL GATES AND FENCE PER MANUFACTURE'S SPECIFICATION.

DUMPSTER AREA DETAIL
N.T.S.



NOTE:

THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408

ASPHALT PAVING SECTION
N.T.S.

Construction Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048591-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.

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DATE	08-01-2024
DRAWING No.	D 2427 01 04

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
	CC	Cercis canadensis / Eastern Redbud	12' Ht.	B&B	1		
SHRUBS							
	AX	Astilbe x 'Pink Lightning' / Pink Lightning Astilbe	1 gal.	Pot	12		
	AX2	Azalea x 'Brilliant' / Brilliant Southern Indica Azalea	2 gal.	Pot	5		
	HH	Hyacinthoides hispanica / Spanish Bluebell	1 gal.	Pot	27		
	IR	Ilex crenata 'Repandens' / Japanese Holly	8ft ht	B&B	11		
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.	Pot	6		
	SL	Schizachyrium scoparium / Little Bluestem	2 gal.	Pot	25		
	TE	Trillium erectum / Purple Trillium	1 gal.	Pot	7		
	VK	Veronica x 'Balskyewink' / Pink Speedwell	2' Ht.	Pot	13		

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	MB	Mulch Bed	---			3,176 sf		
SOD/SEED								
	TH	Turf Hydroseed / Drought Tolerant Fescue Blend	seed			5,231 sf		

Buffer Type:
Low Intensity buffer (per 100LF):
1 canopy tree (2-2.5" cal)
2 understory trees (1.5" cal min)
2 evergreen trees (8ft ht min)
Note: can substitute one evergreen tree for an ornamental tree

Medium Intensity buffer (per 100LF):
2 canopy tree (2-2.5" cal min)
2 understory trees (1.5" cal min)
5 evergreen trees (8ft ht min)
5 shrubs (24" min Ht)

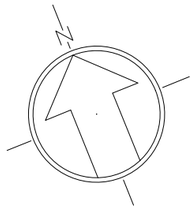
Building Foundation:
25% of the linear area (parallel to the building wall) between the building and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs

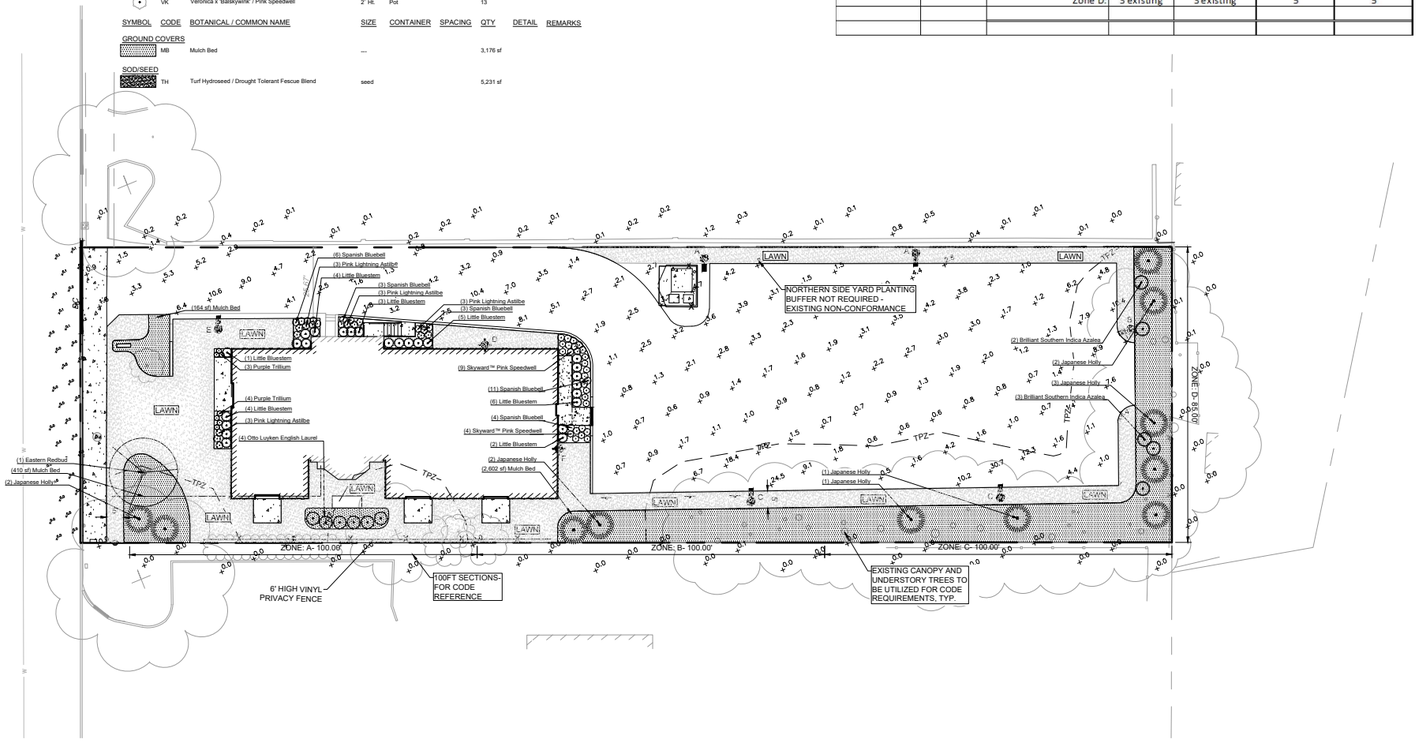
Street Trees:
Trees shall be planted at a ratio of at least one tree per 40 L.F. of frontage or fraction therof. Only 1 required

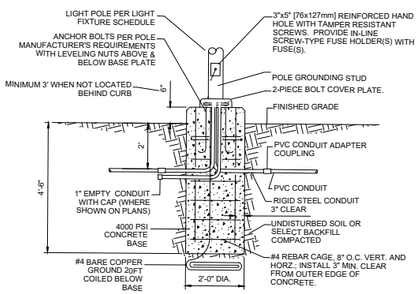
LANDSCAPE COMPLIANCE

Buffer Type: Low Intensity Buffer		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
	Size:	2-2.5" cal.	1.5" caliper	8ft ht min.	x
	Required Plantings per 100 LF	1	2	2	
	Provided Plantings per 100 LF				
	Zone A:	1 existing	2 existing	2	x
	Zone B:	3 existing	5 existing	2	x
	Zone C:	9 existing	7 existing	2	x

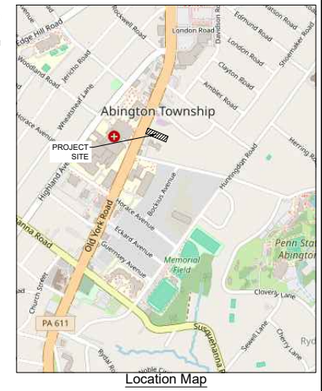
Buffer Type: Medium Intensity Buffer		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
	Size:	2-2.5" cal.	1.5" caliper	8ft ht min.	24" min ht.
	Required Plantings per 100 LF	1	2	5	5
	Provided Plantings per 100 LF				
	Zone D:	3 existing	3 existing	5	5







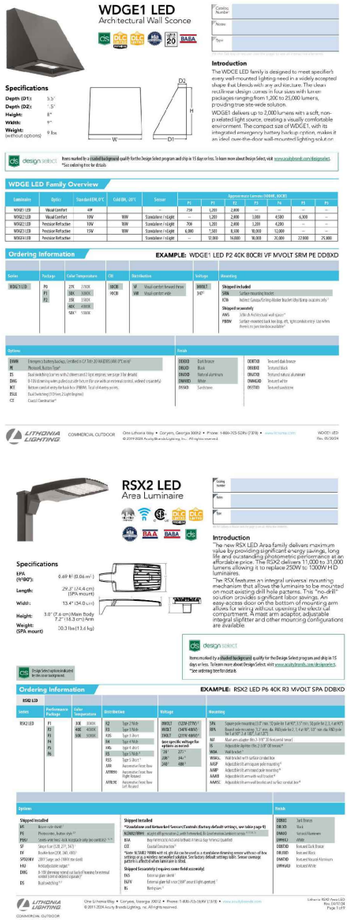
Light Pole Foundation Detail
N.T.S.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Building
- 354 Existing Contour
- 355 Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw Existing Overhead Wires
- st Existing Storm Sewer
- sa Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 Proposed Contour
- A Proposed Pole Light
- A Proposed Wall Mounted Light
- 2.1 Proposed Light Levels



Lighting Notes

1. All light fixtures shall be 90 degree cutoff.
2. All light fixtures shall conform to the IESNA definition of full cut off fixtures.
3. All grounding wires and circuitry shall meet all applicable codes.
4. Contractor shall be responsible for verifying the location of the existing site lighting feeds.
5. The contractor shall determine if existing fixtures, poles and bases can be reused.
6. The lighting levels shown around the perimeter of the subject property and on adjacent properties reflect anticipated levels at five (5) foot above the ground.

Luminaire Schedule

Project: 1329 Old York Rd

Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	WATTS
	2	A	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R4S HS DISTRIBUTION, 20' HT (EXISTING POLE)	SINGLE	ABSOLUTE	1.00	71
	1	B	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R3 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
	2	C	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
	1	D	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	71
	1	E	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION , 18' HT	SINGLE	ABSOLUTE	1.00	71
	1	F	WDGE1 LED, SIZE P0 LUMEN PACKAGE, 40K CCT, 80CRI VF, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	7

*MOUNTING HEIGHT MEASURED FROM GRADE TO BOTTOM OF FIXTURE

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!
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Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED 'UNDERGROUND UTILITY LINE PROTECTION LAW'. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 6 OF 10

Landscape & Lighting Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

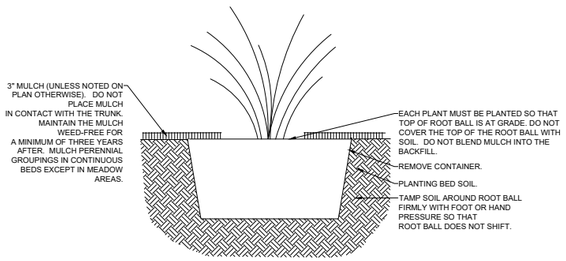
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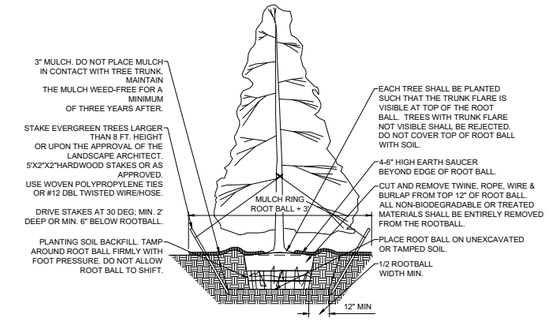
LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
   A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.
   B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A pH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   C. LAWN - ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
      I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
   D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF TRIPLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
   E. FERTILIZER
      I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
      II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
   F. PLANT MATERIAL
      I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
      III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT COMPLETELY CALLUSED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
      VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
      IX. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
      X. SHOULD PLANT MATERIAL SUBSTITUTIONS BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION ON (SPECIES, VARIETY, SIZE, ECT.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES
   A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
   B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS
   A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
   B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTIONS. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
6. SOIL MODIFICATIONS
   A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
      I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12", USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5/
      II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING
   A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
   B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL
   A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   D. ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELED AND LIGHTLY COMPACTED TO MEET LINES AND GRADES (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
   E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   A. INSOFAR AS IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH, PROPERLY SPACED SO AS TO NOT DAMAGE PLANTS, WATERED AND MAINTAINED SO QUALITY IS NOT LOST.
   A. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN ALLOWABLE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   B. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. PLANTS DISFIGURED BY PRUNING SHALL BE REPLACED.
   C. ALL PLASTIC, WOOD, OR OTHER SOLID CONTAINERS SHALL BE REMOVED FROM PLANTS PRIOR TO INSTALLATION. RECYCLE APPROPRIATE MATERIALS. PLANTS WITH FABRIC AND/OR WIRE BASKETS SHALL BE PLACED TO PROPER GRADE IN PLANT PIT. ONCE AT GRADE AND PLUMB, ALL FABRIC AND WIRE BASKETS SHALL BE CUT AT MIDPOINT OF BALL AND REMOVER. TREATED FABRIC SHALL BE REMOVED IN ITS ENTIRETY.
   D. POSITION TREES BY STAKES AND SHRUBS BY SETTING IN POSITION AT THEIR INTENDED LOCATIONS AS PER THE PLANS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKE NECESSARY ADJUSTMENTS AS DIRECTED.
   E. NO DECIDUOUS SHADE TREES SHALL BE LOCATED CLOSER THAN 10' FT. TO A SANITARY AND WATER UTILITIES WITHOUT USE OF ROOT BARRIER PER DETAIL.
   F. NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED CLOSER THAN 5 FT. FROM A STRUCTURE, WALKS OR CURBLINES.
   G. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCIES.
   H. PLANTING DATES DECIDUOUS TREES/SHRUBS
      MARCH 15 TO JUNE 30
      AUGUST 15 TO NOVEMBER 1
      EVERGREEN TREES/SHRUBS
      MARCH 15 TO JUNE 30 AUGUST 15 TO OCTOBER 1
   I. LAWN: IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN SEEDING SPECIFICATIONS.
   J. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION.
   K. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. IT IS NOT RECOMMENDED IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES LAGERSTROEMIA VARIETIES
   L. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, SEE DETAILS FOR WIDTH AND DEPTH. THE ROOT BALL SHALL REST ON UNDISTURBED. EACH PLANT PIT SHALL BE BACKFILLED AND PUDDLED TO COMPACT IN SIX (6") INCH LAYERS.
   M. PREPARED SOIL MIXED THOROUGHLY PRIOR TO PLACING IN PIT.
      I. 1 PART PEAT MOSS OR COMPOSTED BY VOLUME
      II. 1 PART EXISTING SOIL
      III. 1 PART TOPSOIL
      IV. 21 GRAM 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
         A) 2 TABLETS PER 1 GALLON PLANT
         B) 3 TABLETS PER 5 GALLON PLANT
         C) 4 TABLETS PER 15 GALLON PLANT
         D) LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
   N. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   O. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   P. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
   Q. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. PLACE NO MULCH WITHIN THREE (3") INCHES OF TRUNK OF THE TREE OR SHRUB.
   R. DO NOT CUT LEADERS OF ANY TREES.
   S. ALL TREE WRAP SHALL BE REMOVED UPON INSTALLATION.
   T. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
   U. CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL DEER GUARDS ON TREE TRUNKS TO PROTECT TREES FROM DEER DAMAGE. TREES DAMAGED BY DEER BUBS THAT HAVE NOT BEEN PROTECTED WILL BE REPLACED UNDER WARRANTY.
10. TRANSPLANTING (WHEN REQUIRED)
   A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. ROOT BALLS BE MINIMUM ONE SIZE LARGER THAN REQUIRED BY STANDARDS FOR NURSERY STOCK.
   B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN SEE 9.A. ABOVE
   C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND OCT 1.
   D. UPON REPLANTING, USE PLANTING SPECIFICATIONS ABOVE AND ADD ROOT GROWTH HORMONE PER MANUFACTURING RECOMMENDATIONS.
   E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
   F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH SHALL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
   A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE THROUGH GUARANTEE AND MAINTENANCE PERIOD.
   B. SITE OWNER SHALL PROVIDE WATER WHETHER AVAILABLE ON SITE OR NEEDS TO BE TRANSPORTED. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
   C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE & MAINTENANCE
   A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWELVE (12) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
   B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
   C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT GUARANTEE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
   D. LAWNS SHALL BE ACCEPTED AND MAINTENANCE FOR LAWNS SHALL BECOME OWNER'S RESPONSIBILITY WHEN THERE IS 85% COVERAGE OF FULL HEALTHY STAND OF LAWN GRASS, WEEDFREE AND NO BARESPOTS LARGER THAN ONE (1) SQUARE FOOT AND IN NO CASE LESS THAN 90 DAYS.
   E. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE 12 MONTH GUARANTEE PERIOD.
13. CLEANUP
   A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
   B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED



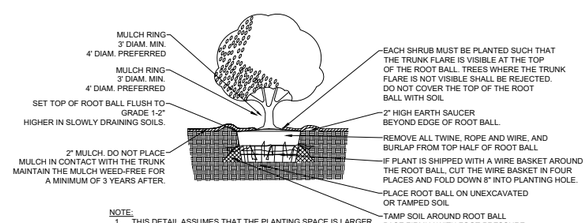
NOTE:
CUT ROOTS OF POTTED PERENNIAL/GRASS ROOT BALLS VERTICALLY IN 3 LOCATIONS TO CUT CIRCLING ROOTS (1/2" TO 1" DEEP). SPREAD PLUG/GROUNDCOVER ROOTS SLIGHTLY, WITH ONE OR TWO TEARS PARTWAY UP THE BOTTOM OF THE ROOT BALLS.

PERENNIAL, GRASS AND GROUNDCOVER PLANTING DETAIL
N.T.S.



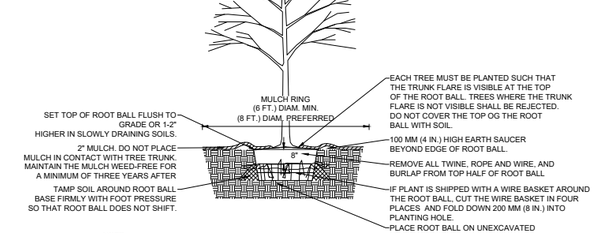
NOTE:
THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE SHRUB AT PLANNING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

SHRUB PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING.PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STAKE THE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

TREE PLANTING DETAIL - DECIDUOUS & EVERGREEN TREES
N.T.S.

Landscape & Lighting Notes & Details

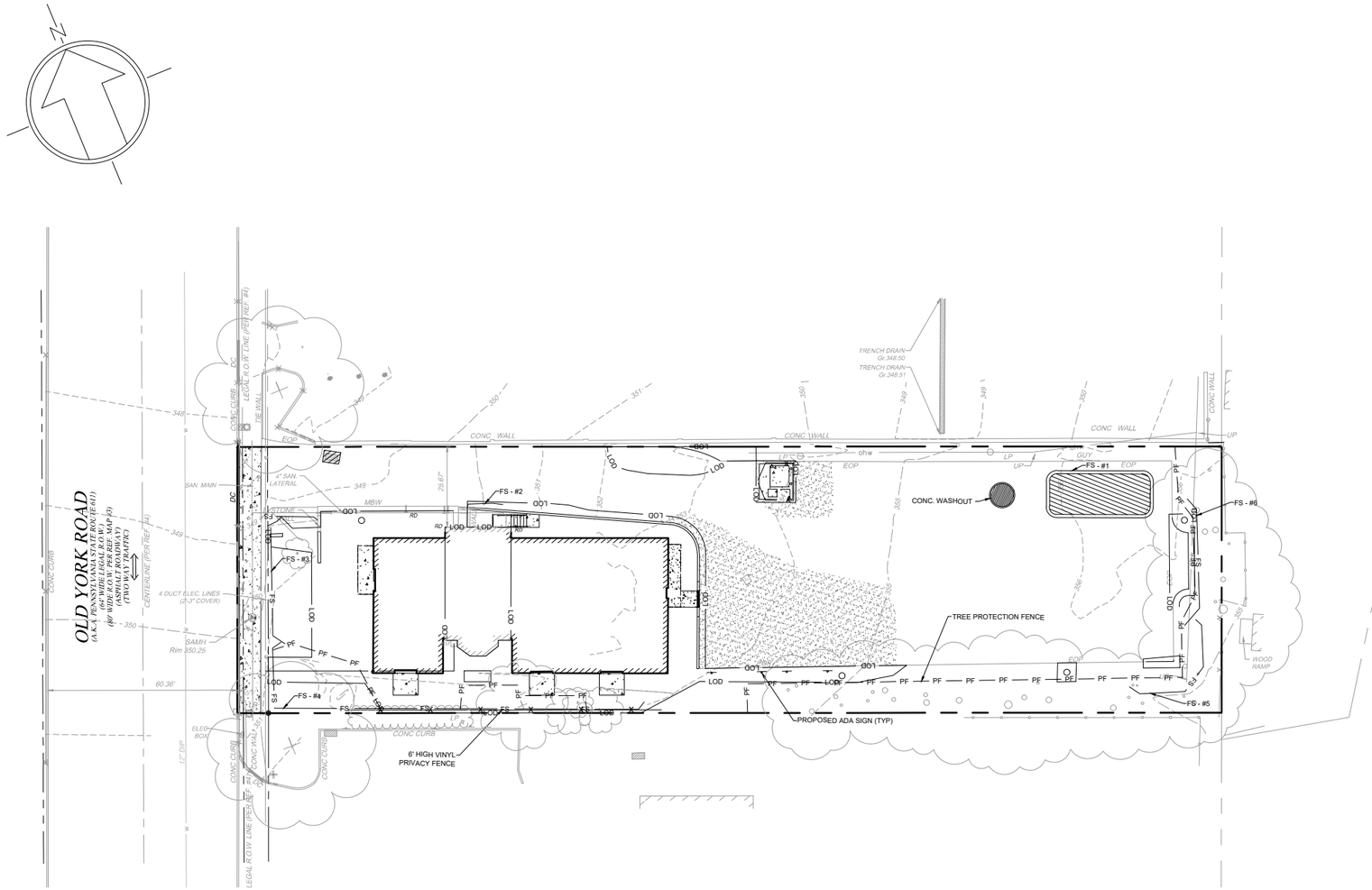
1329 Old York Rd

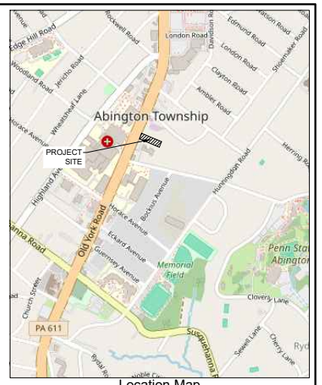
Abington Township, Montgomery County, Pennsylvania

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www.eustaceeng.com
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 14

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Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Contour
- Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- FS — Proposed Filter Sock
- Proposed Soil Stockpile
- Proposed Inlet Filter Bag/FILTREXX Inlet SOXX
- FS — Proposed Construction Fence
- Proposed Concrete Washout
- LOD — Proposed Limit of Disturbance/ Project Site Boundary
- 352 — Proposed Contour
- PF — PF — PF — Proposed Tree Protection Fence

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!
Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED 'UNDERGROUND UTILITY LINE PROTECTION LAW'. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

EARTH DISTURBANCE

TOTAL LIMIT OF DISTURBANCE	8,285 SF

ORIGINAL SOILS

GROUP	SYMBOL	NAME	GROUP
UB	UgB	Urban Land	0-8% slopes
UB	UrlB	Urban Land-Gladstone	0-8% slopes

EROSION AND SEDIMENTATION CONTROL NOTES:

1. In-lieu of temporary gravel construction entrance the applicant/owner shall regularly sweep existing pavement areas to limit sediment from being tracked off the site.
2. Fugitive dust from construction, demolition, and earthwork activities may not be visible at the point it passes the work site property line.
3. All construction debris from the demolition of the existing building shall be properly disposed of according to all applicable Local, State and Federal regulations.

Site Data:

Parcel No.: 3000049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 8 OF 10

Erosion & Sediment Control

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048881-E

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E&S CONTROL NARRATIVE

25 Pa. Code § 102.4.(b)(3)

Prepared by : Martin J. Eustace, III., P.E.

Experience: Since 1988 has prepared numerous sedimentation plans for sites up to 700 acres, located in Bradford, Bucks, Chester, Montgomery, Tioga & Philadelphia Counties.

SITE LOCATION

The project site is located at 1329 Old York Road in Abington Township, Montgomery County, PA. The site is bound by a commercial parking lot to the north, commercial properties to the south, residential properties to the west, and commercial properties to the west. The site is zoned R-4 (Residential High Density) District.

EXISTING SITE & PROPOSED DEVELOPMENT

25 Pa. Code § 102.4.(b)(5)(i),(iii),(xii)

The project site is located in the Pennypack Creek Watershed. It consists of a building, associated surface parking, and open spaces. The existing site areas to be developed contain the main building, parking areas, and drive aisles.

The site generally drains from east to west where it drains to an to existing municipal storm sewer with a existing inlet. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.

The site has been used as Orthopaedic Urgent Care. Public water and sewer are located within Old York Road.

The proposed improvements include partial demo of existing building and two (2) building additions (+/- 965, SF and +/- 2,396 SF), 8' X 8' patio areas, restriping of parking stalls, and landscaping. Access to the site shall be via the existing entrance off Old York Road.

PROPOSED STORMWATER MANAGEMENT

25 Pa. Code § 102.4.(b)(5)(iv),(xiii)

To minimize thermal impacts to receiving waters, the existing wooded areas will remain, ground level impervious cover is being kept to the minimum required by the use, and proposed impervious surfaces shall be directed to the pervious areas where runoff can be cooled prior to discharge. Efforts during construction to reduce thermal impacts include use of temporary stabilization and regular removal of sediment from temporary facilities.

PROPOSED E&S CONTROL

25 Pa. Code § 102.4.(b)(4),(5)(vi)

During the earthmoving period, we propose to control erosion and sedimentation by use of compost filter sock, tree protection fencing, compost sock sediment trap, and inlet protection.

Before any excavation begins, all perimeter compost filter sock shall be installed parallel to existing grade, as illustrated on the plans. All sedimentation control measures pertaining to the areas intended to be disturbed shall be installed and stabilized at once. Efforts shall be made to maximize protection of existing drainage features and vegetation by installing the tree protection fence and compost filter socks prior to beginning excavation.

To limit the extent and duration of earth disturbance only that portion of the site that is to receive improvements shall be stripped of all vegetation and topsoil that may be present. The topsoil required for redistribution will be stockpiled, seeded and mulched immediately and protected by compost filter sock. All newly graded slopes of 3:1 and steeper shall be covered immediately with appropriate erosion control blankets. To the greatest extent possible, the contractor shall utilize construction methods that limit soil compaction during construction.

Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance will include inspection of all erosion and sedimentation control facilities after each storm event and on a daily basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting will be performed immediately. The owner's representative in charge of the project will be responsible for the implementation of this sedimentation control plan and the maintenance of all facilities until the project is fully stabilized.

Stabilization of slopes and lawns shall consist of a permanent type of seeding or sodding, and will be conducted in accordance with the applicable Soil Conservation Service Specifications. Final stabilization measures of the site shall be completed immediately after this project has been fully completed. Other measures that help prevent or minimize generation of increased stormwater runoff during construction include proper sequencing and maintenance of temporary facilities.

MAINTENANCE PROGRAM

25 Pa. Code § 102.4.(b)(5)(x)

The contractor shall check the erosion and sedimentation control facilities as noted (once daily or weekly per BMP - see respective details), prior to any anticipated rainfall events, and after every runoff event. Sediment barriers shall be maintained in good repair, remove silt build up per detail, spread and stabilize on site. Seeded areas that washed away shall be filled and graded as necessary and then reseeded and mulched. Where sediment barrier has been washed out by concentrated runoff, repair fencing and provide rock filter berm backing to fencing to a depth of 2' by 20' wide. Inlet filter bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding by bypassing the inlet. Inspections must be logged onto DEP form 3800-FM-BCW0271d, dated 12/2019 and kept on site at all times.

SURFACE WATERS

25 Pa. Code § 102.4.(b)(5)(v)

1. Receiving Water A: Terwood Run Tributary to Pennypack Creek

   The designated use of the receiving water under 25 Pa. Code Chapter 93 is TSF (Trout Stocking) and MF (Migratory Fishes). The receiving water is neither HQ (High Quality) nor EV (Exceptional Value).

   The receiving water is impaired for Urban runoff/storm sewers - cause unknown, urban runoff/storm sewers - siltation. The water has no established TMDL.

RECYCLING OR DISPOSAL OF MATERIALS

25 Pa. Code § 102.4.(b)(5)(xi)

The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.

Construction traffic must enter and exit the site and disturbed areas at the designated entrance or via the wood mats. Water trucks will be used as needed during construction to reduce dust generate on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.

Non-stormwater components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State health department. Water used for construction that does no originate from an approved public supply must not discharge from the site.

UTILITY 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. Water that 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 through a filtration device.
5. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

STANDARD E&S PLAN NOTES

PA DEP E&SPC Program Manual - Appendix C

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may shall enter directly and exit directly from the project site onto Old York Rd.
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches -- 6 to 12 inches on compacted soils -- prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.

Additional Notes:

1. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
2. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
3. Upon request, the applicant or their contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
4. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

CONSTRUCTION SEQUENCE

25 Pa. Code § 102.4.(b)(5)(vii)

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.

At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all exiting utilities prior to start of work.

Before implementing any revisions to the approved erosion and sediment control plan, or revisions to other plans which may affect the effectiveness of the approved E&S control plan(s), the operator must receive the approval of the revisions from the Montgomery County Conservation District and Township.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits and/or E&S plans.

A designated Licensed Professional shall be present during all critical stages of construction. See BMP Construction sequence on PCSM plan.

Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

1. Stake out the limit of disturbance. Install perimeter compost filter sock, tree protection fencing, and inlet protection on any exiting inlets as shown on plans.
2. Construction vehicles shall enter or exit the site via the existing paved driveway at Old York Road. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Old York Road. The sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
3. Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
4. Strip and stockpile topsoil from lawn areas to be disturbed. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
5. Perform building demolition.
6. Remove existing asphalt, concrete, and miscellaneous existing features.
7. Construct building foundations.
8. Rough grade in the area of improvements. Immediately install stone subbase for paved areas. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
9. rebuild install electric, gas and water lines.
10. Complete exterior building construction.
11. Construct retaining wall.
12. Construct curbing and asphalt base course for driveways and parking areas.
13. Complete building construction. Install fencing, gates, lighting, and electrical work.
14. Perform final site grading where necessary. Install asphalt wearing course and concrete sidewalks along with mill and overlay area of asphalt and concrete pad and trash enclosure.
15. Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
16. Contact Montgomery County Conservation District once 70% uniform perennial cover is reached and before any BMPs are removed.
17. Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
18. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

STABILIZATION NOTES

1. Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
2. Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates.Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas, which are either at finished grade or will not be redisturbed within 1 year, must be stabilized in accordance with permanent seeding specifications.
3. Stockpiles must be stabilized immediately.
4. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre. Straw mulch should be applied in long strands, not chopped or finely broken.
5. Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a daily/weekly basis as noted. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
6. Site inspections and maintenance of all BMP's shall be conducted daily/weekly as noted, after every runoff event and also prior to any anticipated precipitation events. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
7. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If erosion and sediment BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be needed.
8. Where BMPs are found to fail to alleviate erosion and sediment pollution, the permittee shall include the following information:
   a. The location and severity of the BMP's failure and any pollution events.
   b. All steps taken to reduce, eliminate, and prevent the recurrence of the non-compliance.
   c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.
9. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
10. An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
11. Erosion control blankets must be installed on all slopes 3:1 or greater an on all disturbed areas within 50 feet of streams and wetlands.

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
Pure Live Seed: 81%
Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
Provide clean mulch on all seeded areas.
Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

		Temporary Seeding	Permanent Seeding
% Purity		85%	95%
% Pure Live Seed		95%	98%
Topsoil Placement Depth		N/A	6 inches
Seeding Season	Spring	N/A	April 15 - June 15
	Fall	N/A	August 15 - November 1

PROPOSED PERMANENT SEEDING - LAWN

80% Turf Type Tall Fescue (3 dark green drought tolerant varieties min.)
10% Kentucky Bluegrass (drought tolerant variety)
10% Turf Type Perennial Ryegrass Rate: 6 Lbs. Per 1,000 s.f. = 262 lbs/Ac.
Fertilizer: 25 Lbs./1,000 s.f./10-20-20 Equiv. = 0.50 Tons/Ac.
Lime 240 Lbs./1,000 s.f. = 6 Tons/Ac.
Straw mulch: 140 Lbs./1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

TOPSOIL APPLICATION NOTES

Graded areas should be scarified or otherwise loosened to a depth of 3 to 5 inches to permit bonding of the topsoil to the surface areas and to provide a roughened surface to prevent topsoil from sliding down slope.

Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum - 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage. Irregularities in the surface resulting from topsoil placement should be corrected in order to prevent formation of depressions unless such depressions are part of the PCSM plan.

Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. Compacted soils should be scarified 6 to 12 inches along contour wherever possible prior to seeding.

INLET PROTECTION

Inlet #	Drainage Area (Acres)	Inlet Protection Type
I-1	<1	Filter Bag

TABLE 11.1
Cubic Yards of Topsoil Required for Application to Various Depths

Depth (in)	Per 1,000 SF	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1074

SOILS TYPES, DEPTHS, SLOPES, LIMITATIONS, & RESOLUTIONS

25 Pa. Code § 102.4.(b)(5)(ii)

MAP UNIT SYMBOL	MAP UNIT NAME	HSG	DEPTH	SLOPE	HYDRIC SOIL RATING	LIMITATIONS: 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
WITHIN LIMIT OF DISTURBANCE																					
UgB	Urban land	D	N/A	0-8%	NO																
UrlB	Urban Land-Gladstone	A	10"/100"	0-8%	NO	X	C		X			X		X			X	X			

Limitation: Cutbanks cave, low strength - cutbanks have potential to cave and many soils are low strength.
Resolution: Contractor shall be aware of potential issues and follow OSHA guidelines for open trenching. Low soil strength is not a concern due to the nature of the proposed project. Utility trenching will not be adversely affected by poor soil strength.

Limitation: Corrosive to steel - soils corrosive to steel.
Resolution: If steel pipe is used rust protection by coatings and/or use of cathodic protection is recommended.

Limitation: Easily erodible.
Resolution: Special attention shall be given to maintaining existing vegetation in easily erodible soils, to the extent possible. Easily erodible soils within 50 feet of surface water should be blanketed. Wherever erodible soils are present, or where there is not a sufficient vegetative filter strip between the waterbar and a receiving surface water, the waterbar should be provided with a temporary protective liner.

Limitation: Hydric / hydric inclusions - a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic-conditions. When such a soil is in an area that has hydrophytic vegetation and wetland hydrology, a wetland is present.

Resolution: Hydric soils that are delineated wetlands, should be avoided to the extent possible. Staging areas should be located 50 feet from the edge of wetland. Movement of vehicles across wetland must be minimized. Where vehicles need to cross wetlands, the use of temporary timber mats shall be used due to the potential for rutting. Trench plugs shall be installed to prevent the trench from draining the wetlands or changing the hydrology.

Limitation: Slow percolation - permeability rate less than or equal to 0.2 inches/hr.
Resolution: BMPs to be inspected after runoff events, make sure there is an adequate area for pumped water discharge.

Limitation: Frost action - the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses, or frost heave, and the subsequent collapse of the soil and loss of strength on thawing, which can damage roads, buildings, and other structures as well as plant roots.
Resolution: Precautions are needed to prevent damage to roadways.

Limitation: The shrinking of soil when dry and the swelling when wet. Such shrinking and swelling can cause damage to roadways, dams, building foundations, and other structures. It can also damage plant roots.
Resolution: Where shrink - swell of the soil is a concern the contractor shall control the moisture content of the soil before, during and after stabilization but using nuclear density tests where compaction is critical. Soil moisture shall be kept consistent under the supervision of the geotechnical engineer.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

NOI - Earth Disturbance Information - Item 12

If the site will need to import or export material from the site, the responsibility for performing environmental due diligence and determination of clean fill will rest with the contractor.

Clean Fill:

Clean fill is defines as uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence:

The applicant must perform environmental due diligence to determine if the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, 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 a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com .

Erosion & Sediment Notes & Details

1329 Old York Rd

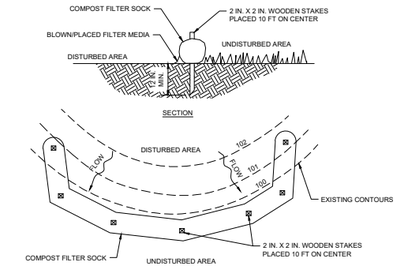
Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

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Martin J. Eustace, III, P.E.

DRAWN BY: MLS
CHECKED BY: MWW
DATE: 08-01-2024
DRAWING No.: D 2427 01 06

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LOCATION	SOCK ID#	DIAMETER (IN) *
AROUND TOPSOIL STOCKPILE	FS - #1	18
AS SHOWN ON PLANS	FS - #2	18
AS SHOWN ON PLANS	FS - #3	18
AS SHOWN ON PLANS	FS - #4	18
AS SHOWN ON PLANS	FS - #5	18
AS SHOWN ON PLANS	FS - #6	18

* REFER TO STANDARD WORKSHEET #1 FOR DETAILED CALCULATIONS OF COMPOST FILTER SOCK.

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

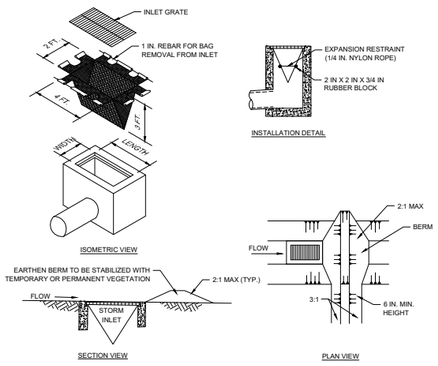
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

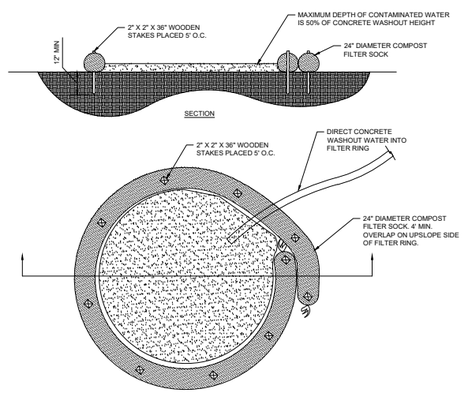
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



NOTES:

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.

18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.

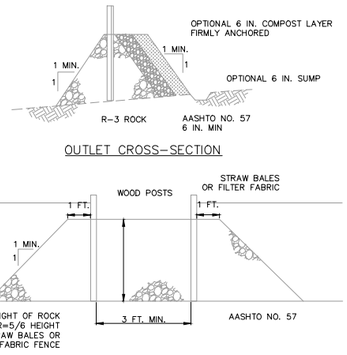
ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT

NOT TO SCALE



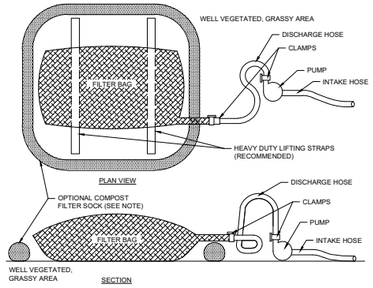
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET

NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ, EV, OR IMPAIRED WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

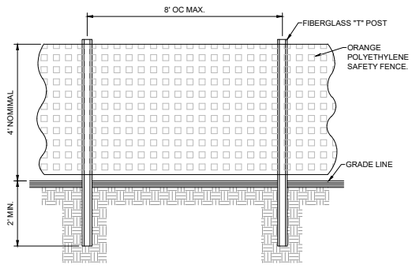
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



CONSTRUCTION TREE PROTECTION FENCE

NOT TO SCALE

Erosion & Sediment Notes & Details B

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427.01.07

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Preliminary/Final Site Plans

Lifecycle Womancare Abington

Township of Abington, Montgomery County Pennsylvania

prepared for

Lifecycle Womancare

prepared by

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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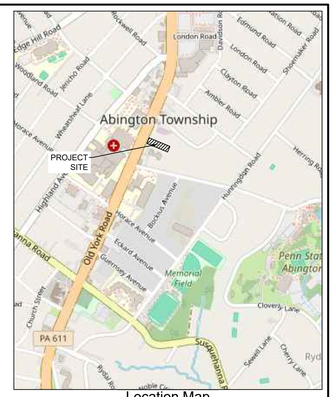
PLAN INDEX

DRAWING NO.	SHEET NO.	NAME	DATE	LAST REVISED
2427 01 02	1 OF 10	EXISTING CONDITIONS \ DEMOLITION PLAN	08-01-24	--
2427 01 08	2 OF 10	AERIAL PLAN	08-01-24	--
2427 01 01	3 OF 10	LAND DEVELOPMENT PLAN	03-14-24	08-01-24
2427 01 03	4 OF 10	GRADING & UTILITY PLAN	08-01-24	--
2427 01 04	5 OF 10	CONSTRUCTION DETAILS A	08-01-24	--
2427 01 13	6 OF 10	LANDSCAPE & LIGHTING PLAN	08-01-24	--
2427 01 14	7 OF 10	LANDSCAPE & LIGHTING NOTES & DETAILS	08-01-24	--
2427 01 05	8 OF 10	EROSION & SEDIMENT CONTROL PLAN	08-01-24	--
2427 01 06	9 OF 10	EROSION & SEDIMENT NOTES & DETAILS	08-01-24	--
2427 01 07	10 OF 10	EROSION & SEDIMENT NOTES & DETAILS B	08-01-24	--

PROJECT NO. 2427-01

General Notes

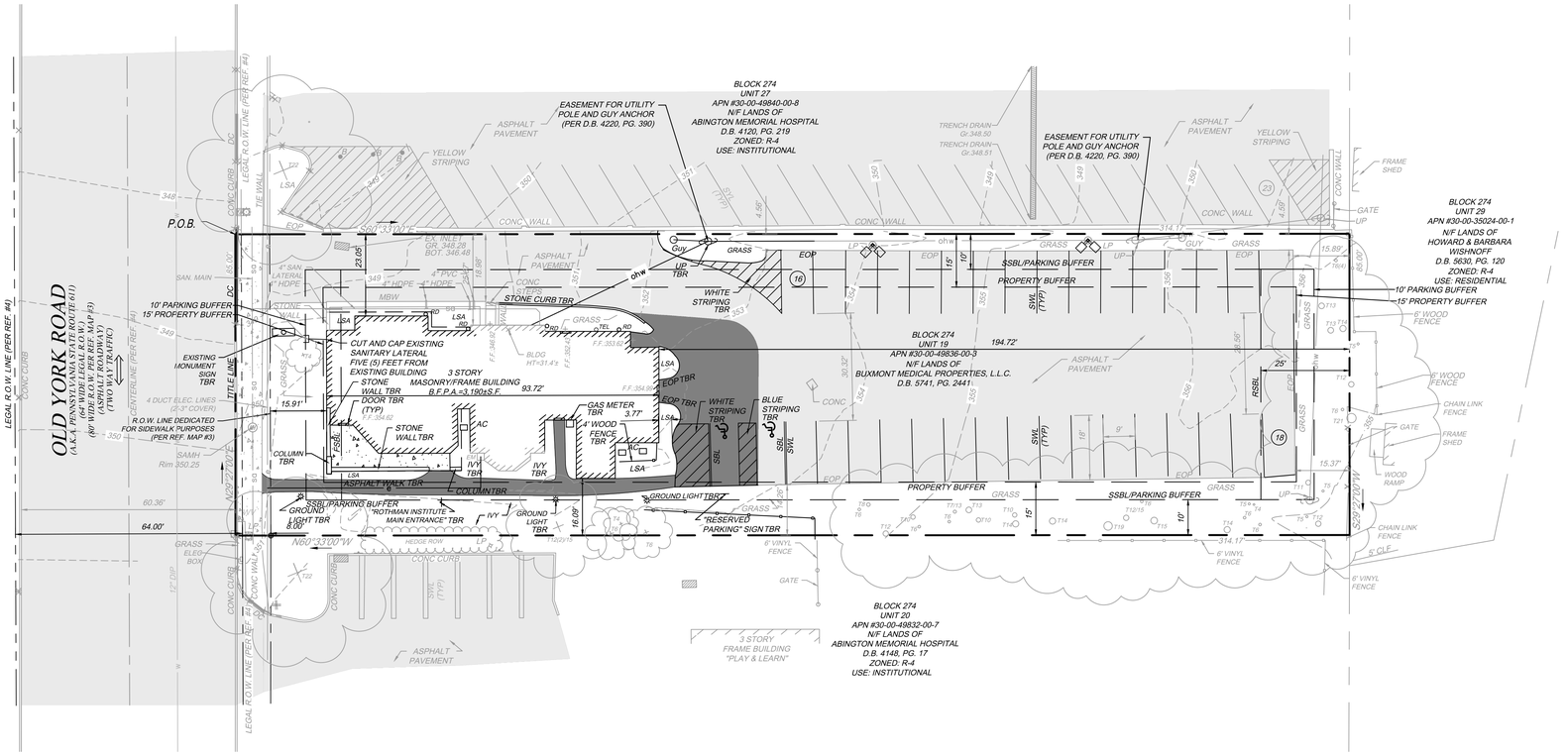
1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The bearings shown are taken from deed of record. The north orientation shown is based on State plane NAD 83, PA south zone 3702.
3. The plan was prepared in accordance with the instructions of the Client.
4. This property is subject to all easements, restrictions and agreements of record.
5. Easements if shown are done so to the best of our abilities given the quality of the reference documents.
6. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42091C0401G with an effective date of 03/02/2016, for the area in the Township of Abington, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
7. To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available.
8. To the best of our knowledge, utilities enter the premises from public streets or rights of way.
9. Precision of information when originally established and topographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
10. This site presently contains two striped striped on-site standard accessible parking spaces.
11. Property corners were not set.
12. This property has access to Old York Road as shown hereon and is a public roadway.
13. Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on-to, off-of or across property lines constitute as an enforcement.
14. Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
15. The location of overhead wires is shown as per the Survey. Overhead wire heights are not provided.
16. Vegetation as shown hereon is approximate and is for graphic depiction purposes.
17. Future development of this property is subject to the rules, regulations, codes and ordinances of Abington Township, Montgomery County and the Commonwealth of Pennsylvania as they may apply.
18. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
19. The subject property shown is contiguous with adjoining lands, with no overlaps, gores, or blemishes in title found.
20. The legal description of the subject property closes within an allowable tolerance.
21. All property corners found are shown heron.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- Existing Fence
- ohw — Existing Overhead Wires
- e — Existing Underground Electric
- st — Existing Storm Sewer
- sq — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- 353 — Existing Contour
- Existing Edge of Vegetation
- Existing Tree with Caliper Size
- Existing Light to be Replaced
- Existing Concrete/Sidewalk TBR
- Existing Building TBR
- Existing Building Overhang TBR
- Existing Asphalt TBR
- Existing Fence TBR
- e — Existing Underground Electric TBR
- ohw — Existing Overhead Wires TBR
- Existing Air Conditioner TBR
- Existing Gas Valve TBR
- Existing Utility Pole TBR
- RD — Existing Roof Drain TBR
- C — Existing Electrical Structure TBR



PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!
Serial Number: 20240680378

Utility Companies

ASL = CROWN CASTLE
ATM= AT&T
BP = COMCAST
HTD = AQUA PA DESIGN
KC = PECO EXELON CO
LKC = LUMEN LVL 3 YIO
YI = VERIZON EASTERN
ZK = ABING TWP

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.: 3000498360003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 1 OF 10

1	08-01-2024	MWW	Issued for Township Application

Existing Conditions & Demolition Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — DENNIS R. DIEROLF, JR. — SURVEYOR No. SU051068E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
507 Easton Road
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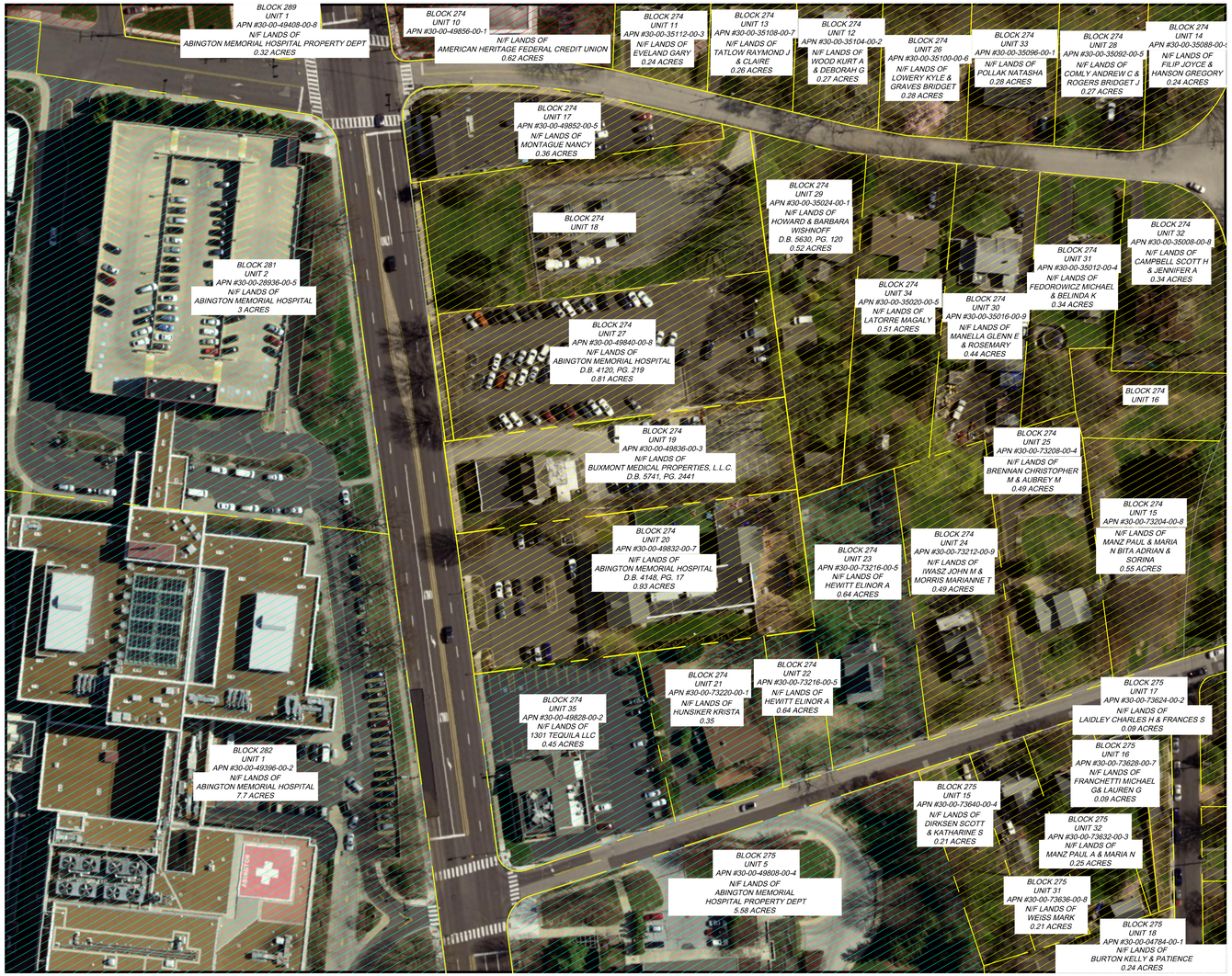
Dennis R. Dierolf
PA Lic. SU051068E

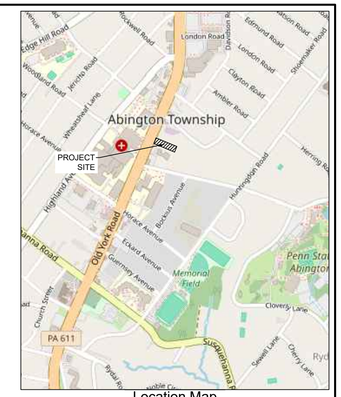
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CHECKED BY	MWW
DATE	05-15-24
DRAWING No.	D 2427 01 02

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General Notes

1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The background aerial was taken from the Pennsylvania Spatial Data Acces (PASDA) website.





Location Map

Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Zoning District R-4 (Residential High Density)
- Zoning District BC (Business Center)
- Zoning District CS (Community Service)

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

Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.:	300049836003
Address.:	1329 OLD YORK ROAD ABINGTON, PA 19001
BLOCK.:	274
UNIT.:	19
APN.:	#30-00-49836-00-3
Zoned:	R-4 - (Residential High Density)
Area:	0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE

0 30 60 120 240

DRAWING SCALE: 1" = 60'

SHEET 2 OF 10

Aerial Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MARTIN J. EUSTACE, III 048891-E

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CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 08

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Variances Approved July 16, 2024

§ 2103.F.2. Use F-2	Overnight accommodations shall not be provided.
§ 2304 F. Required Parking Count	Use F-2: Medical Clinic or Office: 1 parking space for every 200 square feet of gross floor area.
§ 2401 A.2.d.(2)(a) Tree Protection Zone	Construction, excavation and grade changes shall not encroach upon a tree protection zone.
§ 2401 A.2.d.(2)(b) Tree Protection Zone	Vehicles and equipment shall not enter into a tree protection zone.
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15' wide, unless otherwise specified.
§ 2403 C.6.b(1) Site Element Screen	The outside of the fence (or wall) shall be surrounded by a planting area extending at least 3 feet outwards, planted with deciduous or evergreen shrubs spaced no further than 3 feet on center.
§ 2601 N.1. Trash Containment	Trash containment and storage shall be provided inside the building, or located as remotely as possible from adjoining residential uses. In no case may trash containment occur between the building and the street, nor be located closer than 15' to an adjoining residential use or district.

Special Exception Approved July 16, 2024

§ 1906 A. Expansion of a Nonconforming Use — A use that does not conform to the use regulations of the district in which it is located may not be expanded by more than 25% of the building coverage or impervious coverage devoted to the nonconforming use that existed on the date that such use first became nonconforming. Such expansion shall be permitted only by special exception, provided:

1. The proposed expansion shall take place only on the lot containing the nonconformity provided all such lots were held in single and separate ownership at the time the use became nonconforming.
2. The proposed expansion shall conform with the use regulations' dimensional requirements of the use to be expanded, or the requirements of the district in which the said expansion is located, which is more restrictive, as contained in this Ordinance. Such requirements shall include, but not limited to those pertaining to area, building height, parking, sign, yard, and buffer yard.

ZONING DATA TABLE - Abington Township			
	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	R-4 (Residential High Density)	R-4 (Residential High Density)	R-4 (Residential High Density)
USE DESCRIPTION	F-2 Medical Clinic or Office	F-2 Medical Clinic or Office	No Change
MINIMUM LOT AREA	7,500 SF	26,704 SF	No Change
MINIMUM LOT WIDTH AT BSBL	50 FT	85 FT	No Change
MINIMUM LOT DEPTH	100 FT	315.17 FT	No Change
BUILDING SETBACKS (BSBL)			
FRONT	20 FT	15.91 FT	33.41 FT
REAR	25 FT	194.7 FT	176.63 FT
SIDE	10 FT	16.09 FT	12.67 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	66.66%	66.43%
MINIMUM GREEN AREA	45%	33.34%	33.57%
MAXIMUM BUILDING COVERAGE	40%	8.37%	14.72%
MAXIMUM NON-CONFORMING INCREASE	25%	N/A	13.25%
MAXIMUM BUILDING HEIGHT	35 FT	31.4 FT	No Change
MAXIMUM BUILDING LENGTH	100 FT	93.72 FT	94.08 FT
PARKING BUFFER (PSBL)			
FRONT	10 FT	113.30 FT	147.37 FT
REAR	10 FT	15.37 FT	10.56 FT
SIDE	10 FT	4.56 FT	No Change
FROM BUILDING	5 FT	3.77 FT	10 FT
MINIMUM PARKING STALL DIMENSIONS	10 x 20 FT (from SALDO)	18 X 9 FT	No Change
MINIMUM NUMBER OF SPACES	1 SPACE / 200 SF GFA		
EXISTING BUILDING (4,127 SF)*	21 SPACES	34 SPACES	
PROPOSED BUILDING (7,565 SF)*	38 SPACES		28 SPACES (ON-SITE)
REQUIRED SPACES AFTER REDUCTION	37 SPACES		8 SPACES (OFF-SITE)
			36
MINIMUM NUMBER OF ACCESSIBLE SPACES	10% OF REQUIRED	2 SPACES	4 SPACES
MINIMUM WIDTH OF DRIVES	24 FT	18.98 FT	No Change
BUFFER			
PROPERTY LINE BUFFER	15 FT	4.56 FT	No Change
EXISTING NON-CONFORMITY			
* = EXCLUDES THE USE OF THE BASEMENT			

Impervious Coverage Summary

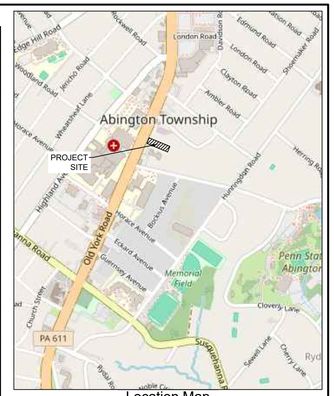
	Existing	Proposed
Building	3,190 SF	3,932 SF
Sidewalk/Concrete	819 SF	1,136 SF
Asphalt	13,792 SF	12,671 SF
Total	17,801 SF	17,739 SF

Gross Floor Footage Summary

	Existing	Proposed
1st Floor	3,190 SF	3,932 SF
2nd Floor	1,841 SF	3,663 SF
Attic*	812 SF	812 SF
Basement*	812 SF	812 SF
HABITABLE SPACE	6,655 SF	7,565 SF

*The Attic and Basement are not intended for human occupancy.

Parking Reduction Summary	
Spaces required for principal use	38 (Spaces)
Spaces required for accessory uses	0 (Spaces)
Total number of spaces required	38 (N)
Public transit Reduction Factor	3% (%) (2309. A.2. & A.3.)
Multiple Use Reduction Factor	0% (%)
Off-Site Reduction Factor	0% (%) (Max 15%)
Public Parking Garage Reduction	0% (%)
On-street Reduction Factor	0% (%)
Time Share Reduction Factor	0% (%)
Total Reduction Percentage	3% (P)(Percent may not exceed 30)
Total required off-street spaces	37 (T)

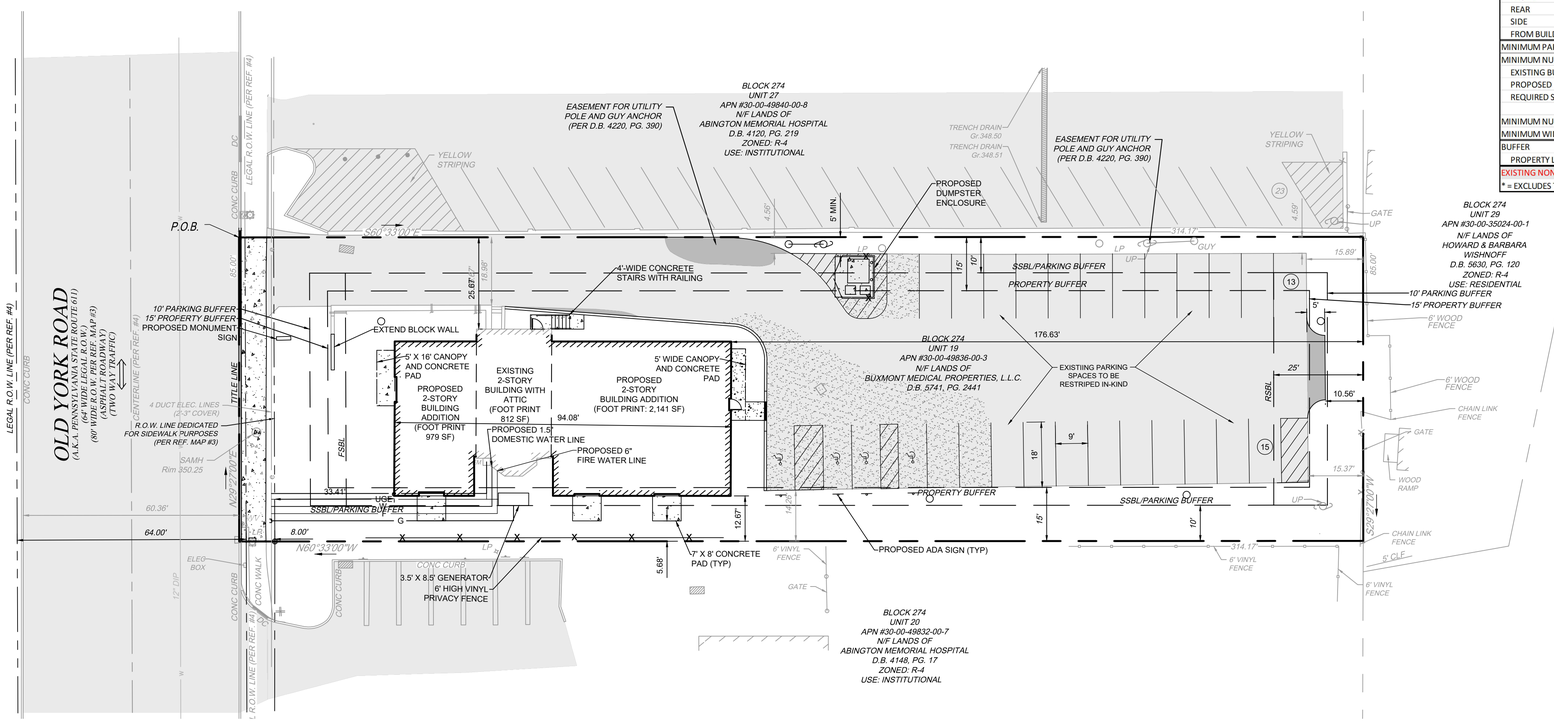


Location Map

Scale: 1" = 1000'

Legend

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- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
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- FSBL — Front Setback Line
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- RSBL — Rear Setback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- Existing Utility Pole
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- Proposed Mill and Overlay
- Proposed Utility Pole



General Notes

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4. The subject property has access to Old York Rd.
5. Building setbacks shown hereon are per R4 zoning district requirements.
6. The applicant is proposing to demolish and reconstruct two building renovations.
7. No off-site improvements are to be designed.
8. All proposed curb radii shall be five (5) feet unless otherwise noted.
9. All curbing within the proposed parking lot shall be six (6) inches in height.
10. No trees, hedge, shrubbery or other obstruction whatsoever will be permitted within the clear site triangle.
11. The remaining plan sheets, on file at Abington Township, shall be considered part of the final record plan as if recorded with the same.
12. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
13. A blanket easement shall be placed over the entire site and granted for inspection by the Township.
14. Healthcare providers practicing within the proposed facility shall be licensed in the state of Pennsylvania.
15. The proposed ground-mounted generator shall be enclosed in a sound-muffling compartment and shall meet the noise provisions of the township zoning ordinance.

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

Serial Number: 20240680378

Act 287

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COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

On the _____ day of_____, 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ , personally appeared _____(name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), being authorized to do so, (he/she) 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 _____

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

President _____

Attest: Secretary _____

Engineer _____

MCPC No. _____

PROCESSED and REVIEWED. A report 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 Deed, etc., Norristown, Pennsylvania,in Plan Book _____ , Page No. _____ , on _____ (date) by _____ (name).

Existing Non-Conformities to Remain

§ 601 Permitted Uses	A building may be erected, altered, or used, and a lot may be occupied or used, in whole or in part, for any of the uses permitted, as shown by the Use Matrix, provided that such uses shall comply with the district regulations established in Article XXI: Use Regulations (in the event of a conflict between district and use regulations, the more stringent regulation shall be applicable), and all other applicable sections of this Ordinance.
§ 602 Dimensional Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 55% Maximum Impervious Cover.
§ 602 Coverage Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 45%, but 50% for existing nonconforming lots < 7,500 s.f.
§ 2310 A. Parking Lot Requirements	The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width; except where buildings access drives, an/or walkways are located.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width, except where buildings, access drives, and/or walkways are located. (All Property Lines)
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15 wide, unless otherwise specified.
§ 2403 B.4.a (1) Property Line Buffer	Property Line Buffer Location and Requirements: A low-Intensity buffer is required along the northern and southern property lines while a medium-intensity buffer is required along the eastern property line.
§ 2601 H.9. Lighting Setbacks	Lighting shall be setback 20' from adjacent residential district or uses.
§ 2601 H.10. Lighting Height	Lighting located within a setback area that lies adjacent to a residential district or use shall be no higher than ten (10) feet.

Requested Waivers	
CODE	DISCRIPTION
146-9 C.(2)(a)[1][a]	A land development plan is a plat required by the township for any of the following activities which define land development. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: A group of two of more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure
146-28 A.	Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long.
146-28 B.	Access and egress. Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.
146-31 (2)	Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put withing the area of an easement. The area shall be kept as lawn.
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 withing a parking area.
146-39 B.(3)(a)[2]	For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper 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.
146-41 B. (5)(a)	No trash container or enclosure may be located within 15 feet of any property line or building.
146-41 B. (5)(b)	No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE

0 10 20 40 80

DRAWING SCALE: 1" = 20'

Land Development Plan

1329 Old York Rd

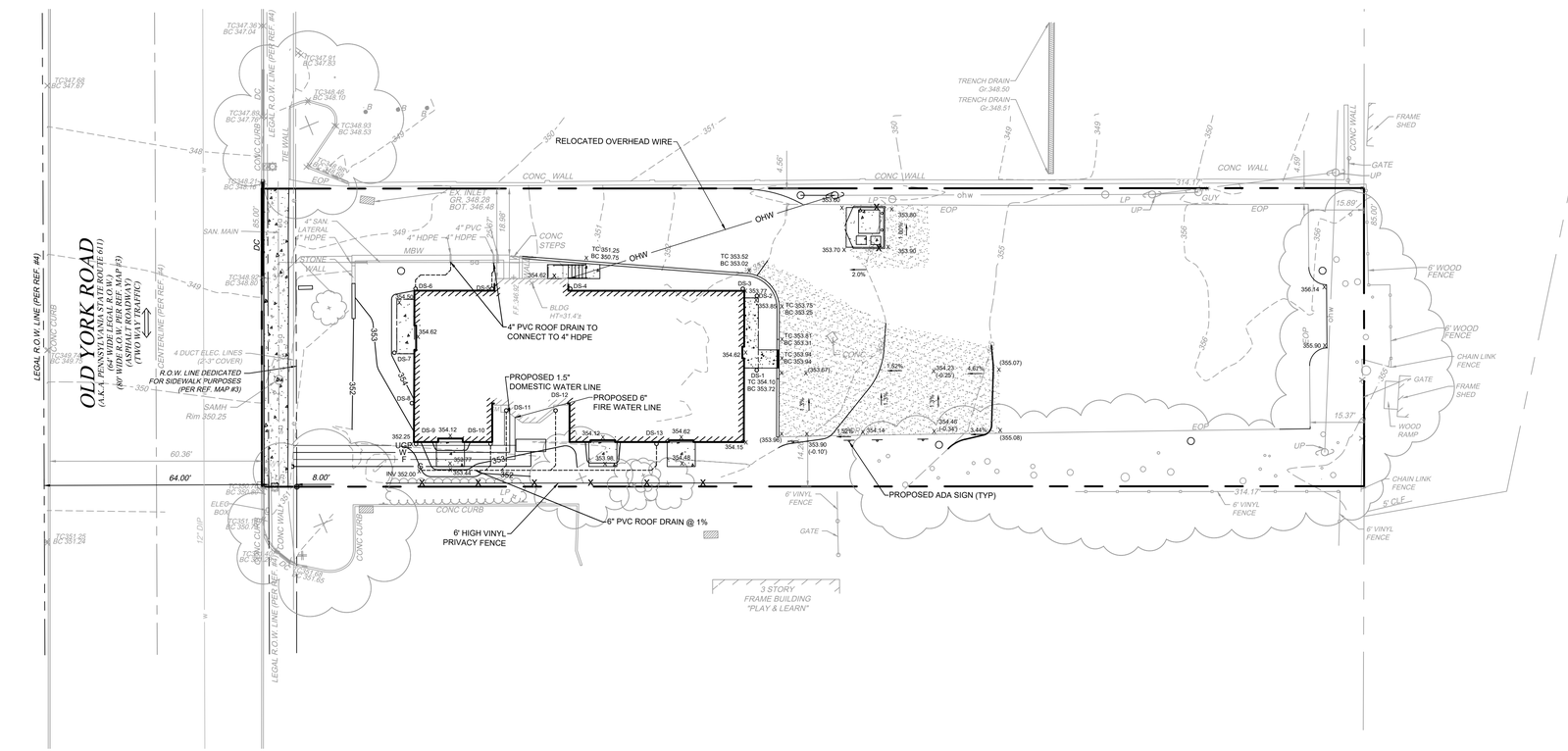
Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 040891-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
807 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
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Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 01

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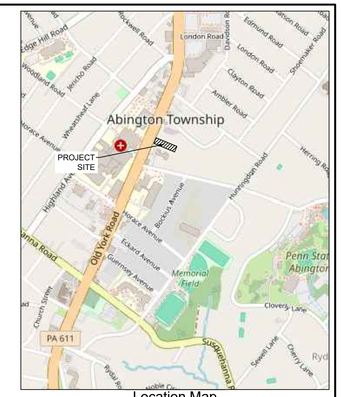


Utility Notes

1. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
2. The locations of all existing and proposed utilities are approximate and shall be confirm independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be report immediately in writing to the engineer.
3. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
4. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
6. All proposed on-site utilities shall be installed underground.
7. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Abington Township Specifications and Design Standards.
8. All sanitary sewer materials and installation shall be in accordance with the Abington Wastewater Utilities.
9. All construction of water facilities for this project shall be in accordance with the Aqua PA water Authority.
10. The site contractor shall be responsible for installation of all utilities to within five (5) feet of the buildings.
11. All inlet grates shall be bicycle-safe type unless otherwise noted.
12. At the direction of the developer/owner, the Contractor shall hire and pay for a Master Locator Service for verification of all underground utilities.
13. See MEP plans for electrical conduit sizing.
14. All pipe slopes are given in ft/ft.
15. All non-concrete storm piping shall be ADS N-12 HDPE Dual Wall pipe or equal. Pipe shall be non-perforated unless otherwise noted on the plans.
16. The contractor is responsible for coordinating with the utility companies for the termination, shut off, relocation and installation of any existing/proposed utilities.
17. All downspouts (DS) not connected to piping shall drain to a splash block. See details within this plan set.

Grading Notes

1. Site benchmark or controls Existing Sanitary Manhole located within sidewalk along Old York Road Rim Elev: 350.25.
2. Horizontal datum is based on PA State Plane Coordinate System. Vertical datum is based on NAVD 88.
3. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
4. The locations of all existing and proposed utilities are approximate and shall be confirm independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be report immediately in writing to the engineer.
5. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
6. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
7. All asphalt paving grades shall have 1.5% minimum slopes unless otherwise noted on the plan.
8. All ADA grades for parking space areas shall be 2% maximum slope in all directions.
9. All concrete gutter grades shall 1% minimum longitudinal slopes.
10. All accessible curb ramps shall conform with current ADAAG and ADA regulations.
11. All finish grade on lawn/grass slopes or swales shall be 3:1 maximum.
12. Any soil brought onto the site, including topsoil and other fill soil shall be certified clean soil. The contractor shall provide the owner and Municipality with written certifications from soil suppliers.
13. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Abington Township Specifications and Design Standards.
14. The placement of fill shall be performed under the supervision of a geotechnical engineer. Refer to the Construction Sequencing within this plan set for additional information.



Location Map

Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- 354 — Existing Contour
- 355 — Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- so — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 — Proposed Contour
- W — Proposed Water
- F — Proposed Fire
- Proposed Utility Pole
- Proposed Downspout

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

Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.:	300049836003
Address.:	1329 OLD YORK ROAD ABINGTON, PA 19001
BLOCK.:	274
UNIT.:	19
APN.:	#30-00-49836-00-3
Zoned:	R-4 - (Residential High Density)
Area:	0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE

0 10 20 40 80

DRAWING SCALE: 1" = 20'

SHEET 4 OF 10

Grading & Utility Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

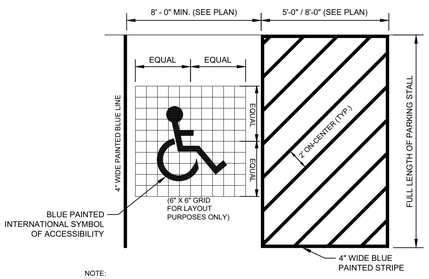
607 Easton Road
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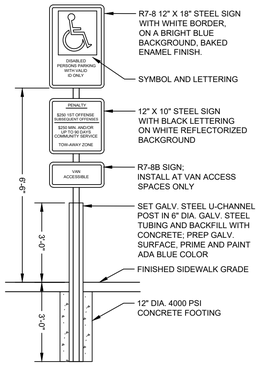
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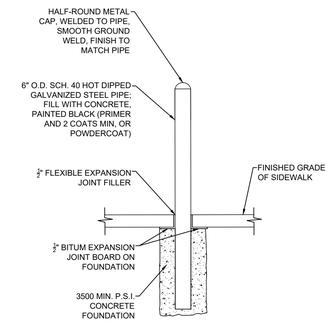


NOTE:
1. PARKING STALL AND ACCESS AISLE WIDTHS SHALL BE MEASURED CENTER OF STRIPE TO CENTER OF STRIPE
2. WHERE AN ADA PARKING STALL IS ADJACENT TO A STANDARD PARKING STALL OR ACCESS AISLE, A YELLOW STRIPE SHALL BE PAINTED NEXT TO THE BLUE STRIPE.

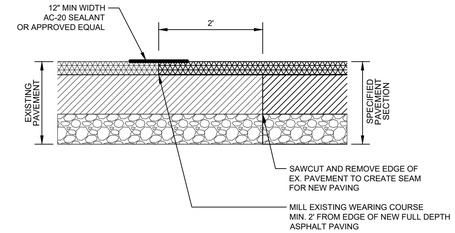
ADA PARKING STALL STRIPING
N.T.S.



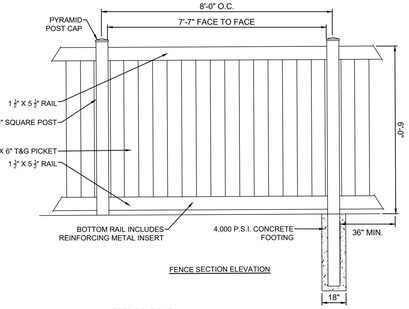
ADA PARKING SIGN
N.T.S.



STEEL BOLLARD DETAIL
N.T.S.



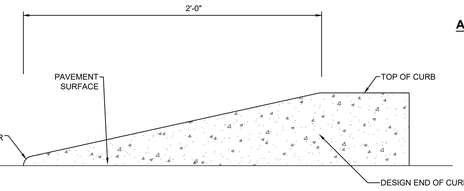
PARKING LOT PAVEMENT SAWCUTTING DETAIL
N.T.S.



FENCE SECTION ELEVATION

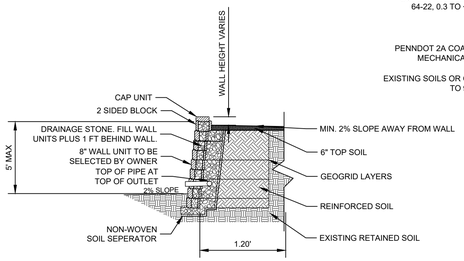
SPECIFICATIONS:
1. FENCE MODEL: TITAN SERIES, COLOR: AS SPECIFIED BY OWNER FROM MANUFACTURERS STANDARD COLORS
2. WOOD POSTS SHALL BE PRESSURE TREATED PINE (ACQ 40)
3. ALL FASTENERS SHALL BE STAINLESS STEEL PAINTED WHITE

SOLID VINYL FENCE DETAIL
N.T.S.



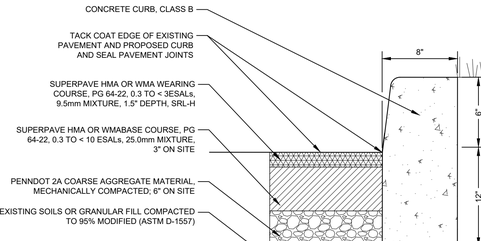
ELEVATION VIEW

2'-0" CURB TRANSITION
N.T.S.



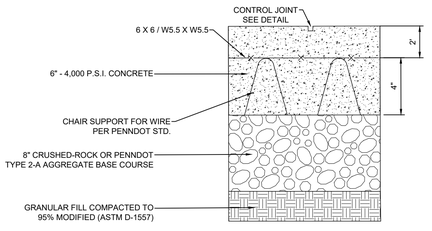
NOTE: WALL DESIGN TO BE COMPLETED BY WALL ENGINEER.

RETAINING WALL/SOIL INTERFACE
N.T.S.



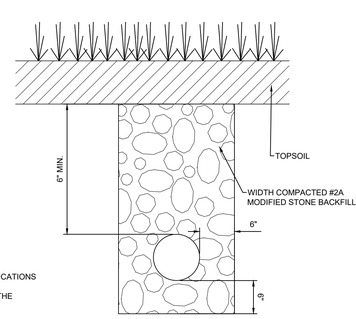
NOTE: THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER. PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE TOWNSHIP OF MIDDLETOWN AND PENNDOT SPECIFICATIONS.

ASPHALT/CONCRETE CURB INTERFACE
N.T.S.

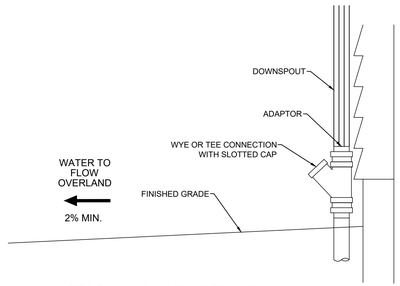


NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408.
2. 1" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED EVERY 40 L.F. AND WHERE THE CONCRETE APRON ABUTS A CURB, BUILDING, WALL OR PERMANENT STRUCTURE.
3. CONTROL JOINTS TO BE PLACED EVERY 40 L.F.

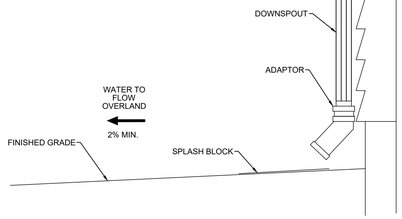
TRASH AREA CONCRETE PAD PAVING SECTION
N.T.S.



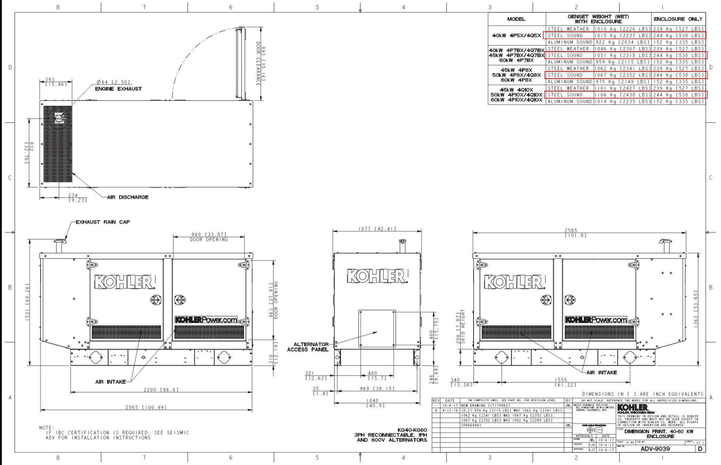
TRENCH DETAIL FOR LAWN AREAS (ON SITE)
N.T.S.



TRACT 1 AND 4 DOWNSPOUT DETAIL
N.T.S.

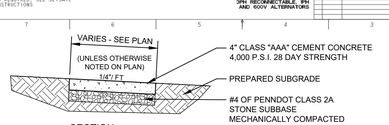


DOWNSPOUT DETAIL
N.T.S.

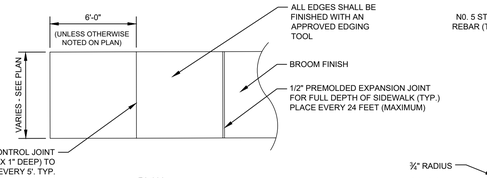


NOTE:
1. IBC CERTIFICATION IS REQUIRED, SEE SEISMIC ADV FOR INSTALLATION INSTRUCTIONS

MODEL	GENSET WEIGHT (NET) WITH ENCLOSURE	ENCLOSURE ONLY
40kW 4PDX/4ADX	STEEL WEATHER 3010 Kg (6626 LBS)	238 Kg (525 LBS)
	STEEL SOUND 3015 Kg (6637 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 922 Kg (2034 LBS)	152 Kg (335 LBS)
40kW 4PTBX/4GTBX 40kW 4PTBX/4GTBX ICN/B 4PTBX	STEEL WEATHER 3046 Kg (6260 LBS)	238 Kg (525 LBS)
	STEEL SOUND 3051 Kg (6719 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 959 Kg (2115 LBS)	152 Kg (335 LBS)
45kW 4PDX SOkW 4PSX/4GDX 60kW 4PDX	STEEL WEATHER 3062 Kg (6747 LBS)	238 Kg (525 LBS)
	STEEL SOUND 3067 Kg (6759 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 975 Kg (2149 LBS)	152 Kg (335 LBS)
45kW 4GDX SOkW 4PDX/4GDX 60kW 4PDX/4GDX	STEEL WEATHER 3101 Kg (6837 LBS)	238 Kg (525 LBS)
	STEEL SOUND 3106 Kg (6430 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 2014 Kg (2215 LBS)	152 Kg (335 LBS)



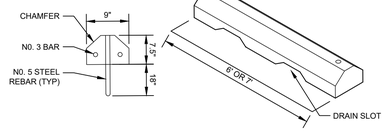
SECTION



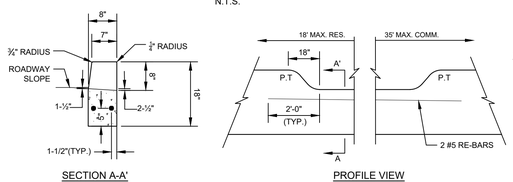
PLAN

NOTE:
1. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 24 FEET (MAXIMUM), WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAY APRONS, ETC.)
2. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED PARALLEL TO THE SLOPE OF THE SIDEWALK.

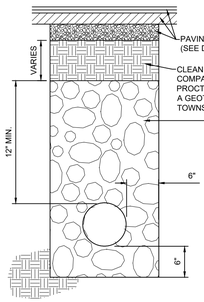
STANDARD CONCRETE SIDEWALK
N.T.S.



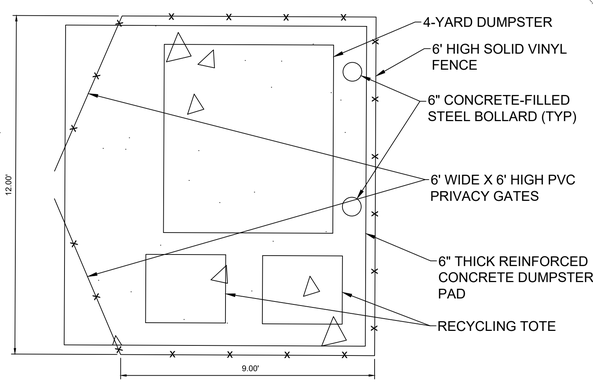
CONCRETE WHEEL STOP DETAIL
N.T.S.



DEPRESSED CURB
N.T.S.

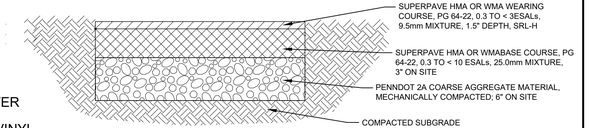


TRENCH DETAIL FOR PAVED AREAS (ON SITE)
N.T.S.



NOTE:
1. INSTALL GATES AND FENCE PER MANUFACTURE'S SPECIFICATION.

DUMPSTER AREA DETAIL
N.T.S.



NOTE:
THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408

ASPHALT PAVING SECTION
N.T.S.

Construction Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

REGISTERED PROFESSIONAL ENGINEER MARTIN J. EUSTACE, III 048891-E
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DRAWN BY	MLS
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DATE	08-01-2024
DRAWING No.	D 2427 01 04

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
	CC	Cercis canadensis / Eastern Redbud	12' Ht.	B&B	1		
SHRUBS							
	AX	Astilbe x 'Pink Lightning' / Pink Lightning Astilbe	1 gal.	Pot	12		
	AX2	Azalea x 'Brilliant' / Brilliant Southern Indica Azalea	2 gal.	Pot	5		
	HH	Hyacinthoides hispanica / Spanish Bluebell	1 gal.	Pot	27		
	IR	Ilex crenata 'Repandens' / Japanese Holly	8ft ht	B&B	11		
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.	Pot	6		
	SL	Schizachyrium scoparium / Little Bluestem	2 gal.	Pot	25		
	TE	Trillium erectum / Purple Trillium	1 gal.	Pot	7		
	VK	Veronica x 'Balskywink' / Pink Speedwell	2' Ht.	Pot	13		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	MB	Mulch Bed	---			3,176 sf		
SOD/SEED								
	TH	Turf Hydroseed / Drought Tolerant Fescue Blend	seed			5,231 sf		

Buffer Type:
Low Intensity buffer (per 100LF):
1 canopy tree (2-2.5" cal)
2 understory trees (1.5" cal min)
2 evergreen trees (8ft ht min)
Note: can substitute one evergreen tree for an ornamental tree

Medium Intensity buffer (per 100LF):
2 canopy tree (2-2.5" cal min)
2 understory trees (1.5" cal min)
5 evergreen trees (8ft ht min)
5 shrubs (24" min Ht)

Building Foundation:
25% of the linear area (parallel to the building wall) between the building and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs

Street Trees:
Trees shall be planted at a ratio of at least one tree per 40 L.F. of frontage or fraction therof. Only 1 required

LANDSCAPE COMPLIANCE

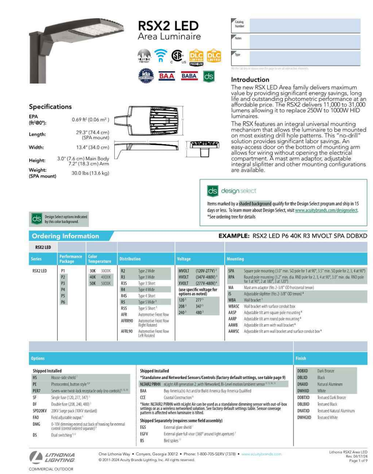
Buffer Type: Low Intensity Buffer		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
	Size:	2-2.5" cal.	1.5" caliper	8 ft ht min.	x
	Required Plantings per 100 LF	1	2	2	
	Provided Plantings per 100 LF				
	Zone A:	1 existing	2 existing	2	x
	Zone B:	3 existing	5 existing	2	x
	Zone C:	9 existing	7 existing	2	x
Buffer Type: Medium Intensity Buffer		**Canopy Trees**	**Understory Trees**	**Evergreen Trees**	**Shrubs**
	Size:	2-2.5" cal.	1.5" caliper	8 ft ht min.	24" min ht.
	Required Plantings per 100 LF	1	2	5	5
	Provided Plantings per 100 LF				
	Zone D:	3 existing	3 existing	5	5

Light Pole Foundation Detail

N.T.S.

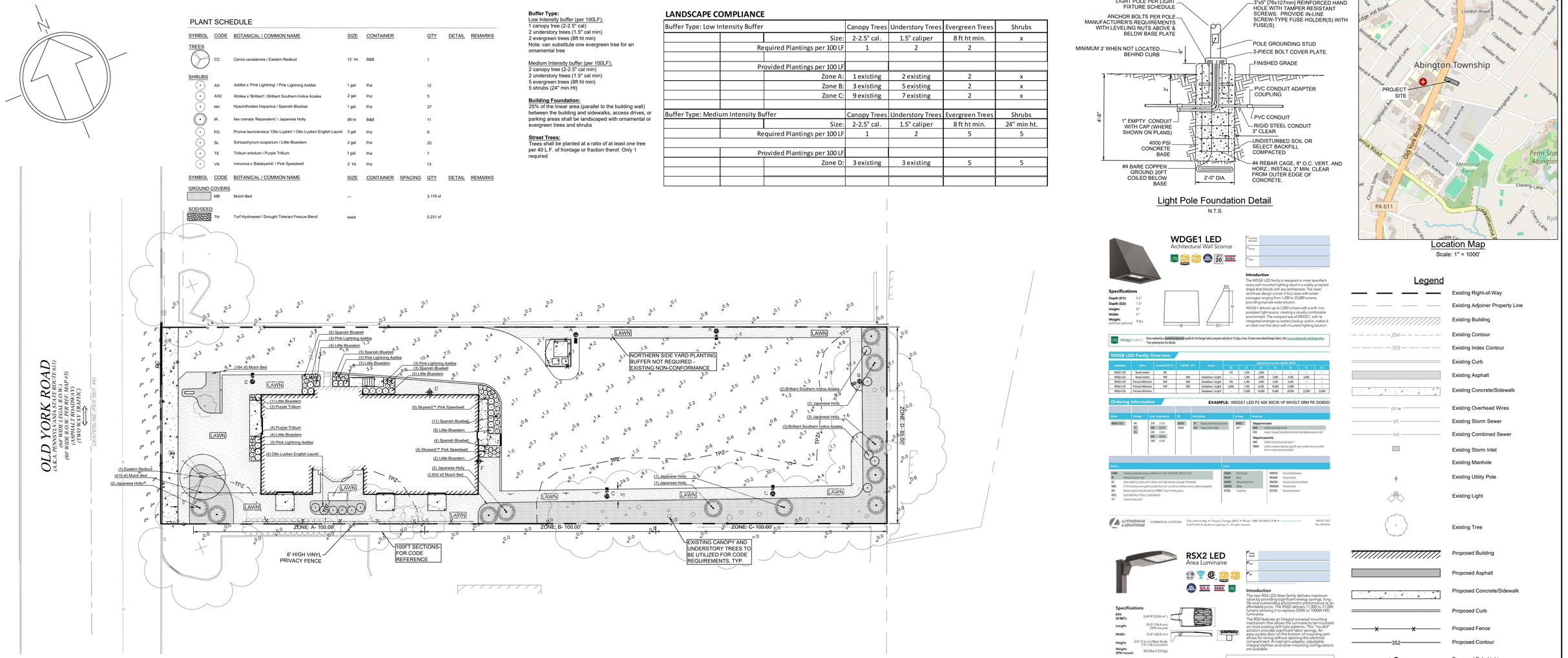
Location Map

Scale: 1" = 1000'



Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Building
- 354 Existing Contour
- 355 Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw Existing Overhead Wires
- st Existing Storm Sewer
- so Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 Proposed Contour
- A Proposed Pole Light
- A Proposed Wall Mounted Light
- .01 Proposed Light Levels



Lighting Notes

1. All light fixtures shall be 90 degree cutoff.
2. All light fixtures shall conform to the IESNA definition of full cut off fixtures.
3. All grounding wires and circuitry shall meet all applicable codes.
4. Contractor shall be responsible for verifying the location of the existing site lighting feeds.
5. The contractor shall determine if existing fixtures, poles and bases can be reused.
6. The lighting levels shown around the perimeter of the subject property and on adjacent properties reflect anticipated levels at five (5) foot above the ground.

Luminaire Schedule

Project: 1329 Old York Rd

Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	WATTS
■●	2	A	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R4S HS DISTRIBUTION, 20' HT (EXISTING POLE)	SINGLE	ABSOLUTE	1.00	71
■●	1	B	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R3 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
■●	2	C	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
✦	1	D	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	71
■●	1	E	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION , 18' HT	SINGLE	ABSOLUTE	1.00	71
✦	1	F	WDGE1 LED, SIZE P0 LUMEN PACKAGE, 40K CCT, 80CRI VF, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	7

*MOUNTING HEIGHT MEASURED FROM GRADE TO BOTTOM OF FIXTURE

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

Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 6 OF 10

Landscape & Lighting Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

MARTIN J. EUSTACE, III — REGISTERED PROFESSIONAL — ENGINEER — 048091-E — COMMONWEALTH OF PENNSYLVANIA

EUSTACE — ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

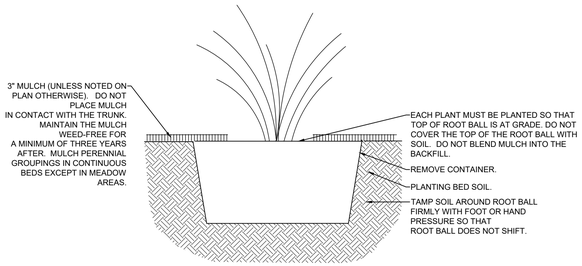
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 13

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LANDSCAPE SPECIFICATIONS

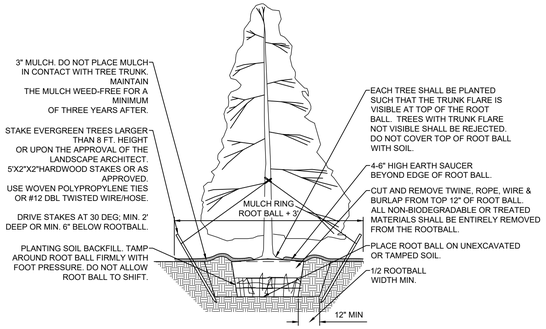
1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
   A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A pH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   C. LAWN - ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
      I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
   D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF TRIPLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
   E. FERTILIZER
      I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
      II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
   F. PLANT MATERIAL
      I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
      III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT COMPLETELY CALLUSED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
      VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
      IX. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
      X. SHOULD PLANT MATERIAL SUBSTITUTIONS BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION ON (SPECIES, VARIETY, SIZE, ECT.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES
   A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY . ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF .
   B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS
   A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
   B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTIONS. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
6. SOIL MODIFICATIONS
   A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
      i. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12", USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5'
      II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING
   A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
   B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL
   A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   D. ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELED AND LIGHTLY COMPACTED TO MEET LINES AND GRADES (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
   E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   A. INSOFAR AS IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH, PROPERLY SPACED SO AS TO NOT DAMAGE PLANTS, WATERED AND MAINTAINED SO QUALITY IS NOT LOST.
   A. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN ALLOWABLE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   B. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. PLANTS DISFIGURED BY PRUNING SHALL BE REPLACED.
   C. ALL PLASTIC, WOOD, OR OTHER SOLID CONTAINERS SHALL BE REMOVED FROM PLANTS PRIOR TO INSTALLATION. RECYCLE APPROPRIATE MATERIALS. PLANTS WITH FABRIC AND/OR WIRE BASKETS SHALL BE PLACED TO PROPER GRADE IN PLANT PIT. ONCE AT GRADE AND PLUMB, ALL FABRIC AND WIRE BASKETS SHALL BE CUT AT MIDPOINT OF BALL AND REMOVER. TREATED FABRIC SHALL BE REMOVED IN ITS ENTIRETY.
   D. POSITION TREES BY STAKES AND SHRUBS BY SETTING IN POSITION AT THEIR INTENDED LOCATIONS AS PER THE PLANS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKE NECESSARY ADJUSTMENTS AS DIRECTED.
   E. NO DECIDUOUS SHADE TREES SHALL BE LOCATED CLOSER THAN 10' FT. TO A SANITARY AND WATER UTILITIES WITHOUT USE OF ROOT BARRIER PER DETAIL.
   F. NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED CLOSER THAN 5 FT. FROM A STRUCTURE, WALKS OR CURBLINES.
   G. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCIES.
   H. PLANTING DATES DECIDUOUS TREES/SHRUBS
      MARCH 15 TO JUNE 30
      AUGUST 15 TO NOVEMBER 1
      EVERGREEN TREES/SHRUBS
      MARCH 15 TO JUNE 30 AUGUST 15 TO OCTOBER 1
   I. LAWN: IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN SEEDING SPECIFICATIONS.
   J. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION.
   K. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. IT IS NOT RECOMMENDED IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CUPRINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES LAGERSTROEMIA VARIETIES
   L. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, SEE DETAILS FOR WIDTH AND DEPTH. THE ROOT BALL SHALL REST ON UNDISTURBED. EACH PLANT PIT SHALL BE BACKFILLED AND PUDDLED TO COMPACT IN SIX (6") INCH LAYERS.
   M. PREPARED SOIL MIXED THOROUGHLY PRIOR TO PLACING IN PIT.
      I. 1 PART PEAT MOSS OR COMPOSTED BY VOLUME
      II. 1 PART EXISTING SOIL
      III. 1 PART TOPSOIL
      IV. 21 GRAM 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
         A) 2 TABLETS PER 1 GALLON PLANT
         B) 3 TABLETS PER 5 GALLON PLANT
         C) 4 TABLETS PER 15 GALLON PLANT
         D) LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
   N. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   O. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   P. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
   Q. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. PLACE NO MULCH WITHIN THREE (3") INCHES OF TRUNK OF THE TREE OR SHRUB.
   R. DO NOT CUT LEADERS OF ANY TREES.
   S. ALL TREE WRAP SHALL BE REMOVED UPON INSTALLATION.
   T. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
   U. CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL DEER GUARDS ON TREE TRUNKS TO PROTECT TREES FROM DEER DAMAGE. TREES DAMAGED BY DEER RUBS THAT HAVE NOT BEEN PROTECTED WILL BE REPLACED UNDER WARRANTY.
10. TRANSPLANTING (WHEN REQUIRED)
   A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. ROOT BALLS BE MINIMUM ONE SIZE LARGER THAN REQUIRED BY STANDARDS FOR NURSERY STOCK.
   B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN SEE 9.A. ABOVE
   C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND OCT 1.
   D. UPON REPLANTING, USE PLANTING SPECIFICATIONS ABOVE AND ADD ROOT GROWTH HORMONE PER MANUFACTURING RECOMMENDATIONS.
   E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
   F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH SHALL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
   A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE THROUGH GUARANTEE AND MAINTENANCE PERIOD.
   B. SITE OWNER SHALL PROVIDE WATER WHETHER AVAILABLE ON SITE OR NEEDS TO BE TRANSPORTED. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
   C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE & MAINTENANCE
   A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWELVE (12) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
   B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
   C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT GUARANTEE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
   D. LAWNS SHALL BE ACCEPTED AND MAINTENANCE FOR LAWNS SHALL BECOME OWNER'S RESPONSIBILITY WHEN THERE IS 85% COVERAGE OF FULL HEALTHY STAND OF LAWN GRASS, WEEDFREE AND NO BARESPOTS LARGER THAN ONE (1) SQUARE FOOT AND IN NO CASE LESS THAN 90 DAYS.
   E. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE 12 MONTH GUARANTEE PERIOD.
13. CLEANUP
   A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
   B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED



NOTE:
CUT ROOTS OF POTTED PERENNIAL/GRASS ROOT BALLS VERTICALLY IN 3 LOCATIONS TO CUT CIRCLING ROOTS (1/2" TO 1" DEEP). SPREAD PLUG/GROUNDCOVER ROOTS SLIGHTLY, WITH ONE OR TWO TEARS PARTWAY UP THE BOTTOM OF THE ROOT BALLS.

PERENNIAL, GRASS AND GROUNDCOVER PLANTING DETAIL

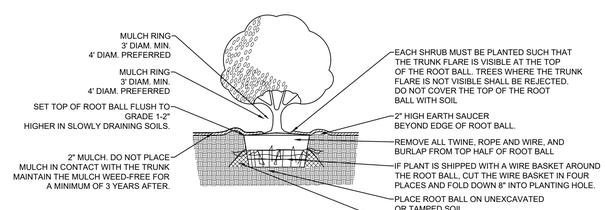
N.T.S.



NOTE:
THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.

EVERGREEN TREE PLANTING DETAIL

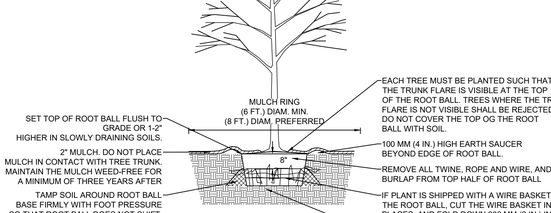
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

SHRUB PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STAKE THE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

TREE PLANTING DETAIL - DECIDUOUS & EVERGREEN TREES

N.T.S.

Landscape & Lighting Notes & Details

1329 Old York Rd

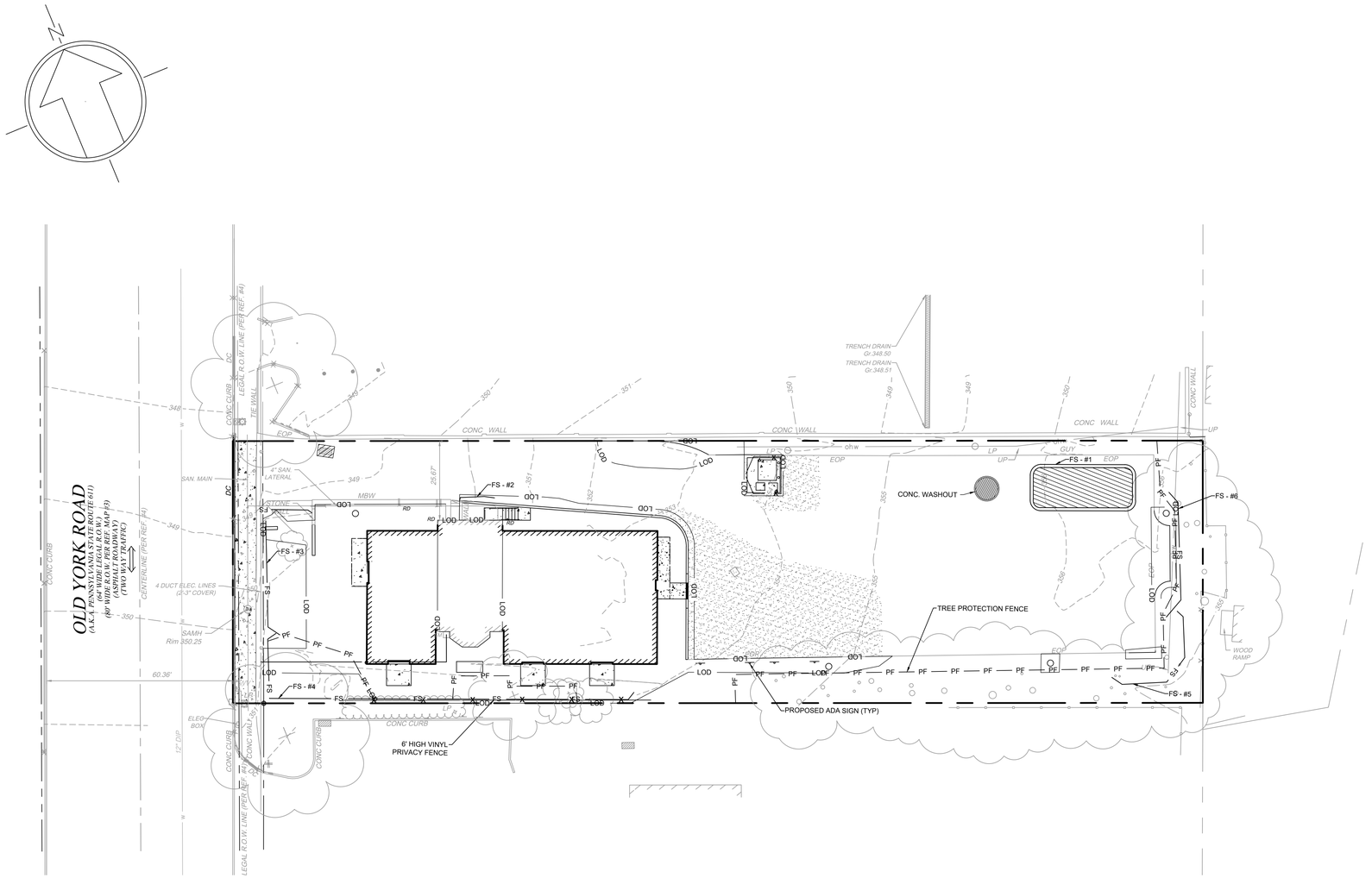
Abington Township, Montgomery County, Pennsylvania

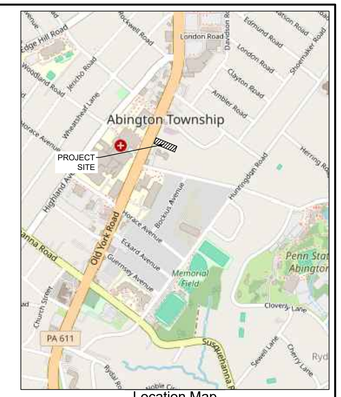
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
MARTIN J. EUSTACE, III
ENGINEER 040891-E

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
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Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 14

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Location Map

Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Contour
- Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- FS — Proposed Filter Sock
- Proposed Soil Stockpile
- Proposed Inlet Filter Bag/FILTREXX Inlet SOXX
- FS — Proposed Construction Fence
- Proposed Concrete Washout
- LOD — Proposed Limit of Disturbance/ Project Site Boundary
- 352 — Proposed Contour
- PF PF PF — Proposed Tree Protection Fence

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

Serial Number: 20240680378

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

EARTH DISTURBANCE

TOTAL LIMIT OF DISTURBANCE	8,285 SF

ORIGINAL SOILS

GROUP	SYMBOL	NAME	GROUP
UB	UgB	Urban Land	0-8% slopes
UB	UrlB	Urban Land-Gladstone	0-8% slopes

EROSION AND SEDIMENTATION CONTROL NOTES:

1. In-lieu of temporary gravel construction entrance the applicant/owner shall regularly sweep existing pavement areas to limit sediment from being tracked off the site.
2. Fugitive dust from construction, demolition, and earthwork activities may not be visible at the point it passes the work site property line.
3. All construction debris from the demolition of the existing building shall be properly disposed of according to all applicable Local, State and Federal regulations.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE

0 10 20 40 80

DRAWING SCALE: 1" = 20'

SHEET 8 OF 10

Erosion & Sediment Control

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
MARTIN J. EUSTACE, III
ENGINEER 048891-E

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E&S CONTROL NARRATIVE

25 Pa. Code § 102.4 (b)(3)

Prepared by : Martin J. Eustace, III., P.E.

Experience: Since 1988 has prepared numerous sedimentation plans for sites up to 700 acres, located in Bradford, Bucks, Chester, Montgomery, Tioga & Philadelphia Counties.

SITE LOCATION

The project site is located at 1329 Old York Road in Abington Township, Montgomery County, PA. The site is bound by a commercial parking lot to the north, commercial properties to the south, residential properties to the west, and commercial properties to the west. The site is zoned R-4 (Residential High Density) District.

EXISTING SITE & PROPOSED DEVELOPMENT

25 Pa. Code § 102.4 (b)(5)(i),(iii),(xii)

The project site is located in the Pennypack Creek Watershed. It consists of a building, associated surface parking, and open spaces. The existing site areas to be developed contain the main building, parking areas, and drive aisles.

The site generally drains from east to west where it drains to an to existing municipal storm sewer with a existing inlet. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.

The site has been used as Orthopaedic Urgent Care. Public water and sewer are located within Old York Road.

The proposed improvements include partial demo of existing building and two (2) building additions (+/- 965, SF and +/- 2,396 SF), 8' X 8' patio areas, restriping of parking stalls, and landscaping. Access to the site shall be via the existing entrance off Old York Road.

PROPOSED STORMWATER MANAGEMENT

25 Pa. Code § 102.4 (b)(5)(iv),(xiii)

To minimize thermal impacts to receiving waters, the existing wooded areas will remain, ground level impervious cover is being kept to the minimum required by the use, and proposed impervious surfaces shall be directed to the pervious areas where runoff can be cooled prior to discharge. Efforts during construction to reduce thermal impacts include use of temporary stabilization and regular removal of sediment from temporary facilities.

PROPOSED E&S CONTROL

25 Pa. Code § 102.4 (b)(4),(5)(vi)

During the earthmoving period, we propose to control erosion and sedimentation by use of compost filter sock, tree protection fencing, compost sock sediment trap, and inlet protection.

Before any excavation begins, all perimeter compost filter sock shall be installed parallel to existing grade, as illustrated on the plans. All sedimentation control measures pertaining to the areas intended to be disturbed shall be installed and stabilized at once. Efforts shall be made to maximize protection of existing drainage features and vegetation by installing the tree protection fence and compost filter socks prior to beginning excavation.

To limit the extent and duration of earth disturbance only that portion of the site that is to receive improvements shall be stripped of all vegetation and topsoil that may be present. The topsoil required for redistribution will be stockpiled, seeded and mulched immediately and protected by compost filter sock. All newly graded slopes of 3:1 and steeper shall be covered immediately with appropriate erosion control blankets. To the greatest extent possible, the contractor shall utilize construction methods that limit soil compaction during construction.

Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance will include inspection of all erosion and sedimentation control facilities after each storm event and on a daily basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting will be performed immediately. The owner's representative in charge of the project will be responsible for the implementation of this sedimentation control plan and the maintenance of all facilities until the project is fully stabilized.

Stabilization of slopes and lawns shall consist of a permanent type of seeding or sodding, and will be conducted in accordance with the applicable Soil Conservation Service Specifications. Final stabilization measures of the site shall be completed immediately after this project has been fully completed. Other measures that help prevent or minimize generation of increased stormwater runoff during construction include proper sequencing and maintenance of temporary facilities.

MAINTENANCE PROGRAM

25 Pa. Code § 102.4 (b)(5)(x)

The contractor shall check the erosion and sedimentation control facilities as noted (once daily or weekly per BMP - see respective details), prior to any anticipated rainfall events, and after every runoff event. Sediment barriers shall be maintained in good repair, remove silt build up per detail, spread and stabilize on site. Seeded areas that washed away shall be filled and graded as necessary and then reseeded and mulched. Where sediment barrier has been washed out by concentrated runoff, repair fencing and provide rock filter berm backing to fencing to a depth of 2' by 20' wide. Inlet filter bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding by bypassing the inlet. Inspections must be logged onto DEP form 3800-FM-BCWO271d, dated 12/2019 and kept on site at all times.

SURFACE WATERS

25 Pa. Code § 102.4 (b)(5)(v)

1. Receiving Water A: Terwood Run Tributary to Pennypack Creek

   The designated use of the receiving water under 25 Pa. Code Chapter 93 is TSF (Trout Stocking) and MF (Migratory Fishes). The receiving water is neither HQ (High Quality) nor EV (Exceptional Value).

   The receiving water is impaired for Urban runoff/storm sewers - cause unknown, urban runoff/storm sewers - siltation. The water has no established TMDL.

RECYCLING OR DISPOSAL OF MATERIALS

25 Pa. Code § 102.4 (b)(5)(xi)

The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.

Construction traffic must enter and exit the site and disturbed areas at the designated entrance or via the wood mats. Water trucks will be used as needed during construction to reduce dust generate on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.

Non-stormwater components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State health department. Water used for construction that does no originate from an approved public supply must not discharge from the site.

UTILITY 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. Water that 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 through a filtration device.
5. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

STANDARD E&S PLAN NOTES

PA DEP E&SPC Program Manual - Appendix C

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may shall enter directly and exit directly from the project site onto Old York Rd.
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting will be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches -- 6 to 12 inches on compacted soils -- prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.

Additional Notes:

1. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
2. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
3. Upon request, the applicant or their contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
4. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

CONSTRUCTION SEQUENCE

25 Pa. Code § 102.4 (b)(5)(vii)

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.

At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all exiting utilities prior to start of work.

Before implementing any revisions to the approved erosion and sediment control plan, or revisions to other plans which may affect the effectiveness of the approved E&S control plan(s), the operator must receive the approval of the revisions from the Montgomery County Conservation District and Township.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits and/or E&S plans.

A designated Licensed Professional shall be present during all critical stages of construction. See BMP Construction sequence on PCSM plan.

Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

1. Stake out the limit of disturbance. Install perimeter compost filter sock, tree protection fencing, and inlet protection on any exiting inlets as shown on plans.
2. Construction vehicles shall enter or exit the site via the existing paved driveway at Old York Road. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Old York Road. The sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
3. Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
4. Strip and stockpile topsoil from lawn areas to be disturbed. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
5. Perform building demolition.
6. Remove existing asphalt, concrete, and miscellaneous existing features.
7. Construct building foundations.
8. Rough grade in the area of improvements. Immediately install stone subbase for paved areas. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
9. rebuild install electric, gas and water lines.
10. Complete exterior building construction.
11. Construct retaining wall.
12. Construct curbing and asphalt base course for driveways and parking areas.
13. Complete building construction. Install fencing, gates, lighting, and electrical work.
14. Perform final site grading where necessary. Install asphalt wearing course and concrete sidewalks along with mill and overlay area of asphalt and concrete pad and trash enclosure.
15. Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
16. Contact Montgomery County Conservation District once 70% uniform perennial cover is reached and before any BMP's are removed.
17. Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
18. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

STABILIZATION NOTES

1. Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
2. Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates.Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas, which are either at finished grade or will not be redisturbed within 1 year, must be stabilized in accordance with permanent seeding specifications.
3. Stockpiles must be stabilized immediately.
4. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre. Straw mulch should be applied in long strands, not chopped or finely broken.
5. Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a daily/weekly basis as noted. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
6. Site inspections and maintenance of all BMP's shall be conducted daily/weekly as noted, after every runoff event and also prior to any anticipated precipitation events. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
7. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If erosion and sediment BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be needed.
8. Where BMPs are found to fail to alleviate erosion and sediment pollution, the permittee shall include the following information:
   a. The location and severity of the BMP's failure and any pollution events.
   b. All steps taken to reduce, eliminate, and prevent the recurrence of the non-compliance.
   c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.
9. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
10. An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
11. Erosion control blankets must be installed on all slopes 3:1 or greater an on all disturbed areas within 50 feet of streams and wetlands.

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
Pure Live Seed: 81%
Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
Provide clean mulch on all seeded areas.
Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

		Temporary Seeding	Permanent Seeding
% Purity		85%	95%
% Pure Live Seed		95%	98%
Topsoil Placement Depth		N/A	6 inches
Seeding Season	Spring	N/A	April 15 - June 15
	Fall	N/A	August 15 - November 1

PROPOSED PERMANENT SEEDING - LAWN

80% Turf Type Tall Fescue (3 dark green drought tolerant varieties min.)
10% Kentucky Bluegrass (drought tolerant variety)
10% Turf Type Perennial Ryegrass Rate: 6 Lbs. Per 1,000 s.f. = 262 lbs/Ac.
Fertilizer: 25 Lbs./1,000 s.f./10-20-20 Equiv. = 0.50 Tons/Ac.
Lime 240 Lbs./1,000 s.f. = 6 Tons/Ac.
Straw mulch: 140 Lbs./1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

INLET PROTECTION

Inlet #	Drainage Area (Acres)	Inlet Protection Type
I-1	<1	Filter Bag

TOPSOIL APPLICATION NOTES

Graded areas should be scarified or otherwise loosened to a depth of 3 to 5 inches to permit bonding of the topsoil to the surface areas and to provide a roughened surface to prevent topsoil from sliding down slope.

Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum - 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage. Irregularities in the surface resulting from topsoil placement should be corrected in order to prevent formation of depressions unless such depressions are part of the PCSM plan.

Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. Compacted soils should be scarified 6 to 12 inches along contour wherever possible prior to seeding.

TABLE 11.1
Cubic Yards of Topsoil Required for Application to Various Depths

Depth (in)	Per 1,000 SF	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1074

SOILS TYPES, DEPTHS, SLOPES, LIMITATIONS, & RESOLUTIONS

25 Pa. Code § 102.4 (b)(5)(ii)

MAP UNIT SYMBOL	MAP UNIT NAME	HSG	DEPTH	SLOPE	HYDRIC SOIL RATING	LIMITATIONS													
						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
WITHIN LIMIT OF DISTURBANCE																					
UgB	Urban land	D	N/A	0-8%	NO																
UrlB	Urban Land-Gladstone	A	10"/100"	0-8%	NO	X	C		X			X		X			X	X			

Limitation: Cutbanks cave, low strength - cutbanks have potential to cave and many soils are low strength.
Resolution: Contractor shall be aware of potential issues and follow OSHA guidelines for open trenching. Low soil strength is not a concern due to the nature of the proposed project. Utility trenching will not be adversely affected by poor soil strength.

Limitation: Corrosive to steel - soils corrosive to steel.
Resolution: If steel pipe is used rust protection by coatings and/or use of cathodic protection is recommended.

Limitation: Easily erodible.
Resolution: Special attention shall be given to maintaining existing vegetation in easily erodible soils, to the extent possible. Easily erodible soils within 50 feet of surface water should be blanketed. Wherever erodible soils are present, or where there is not a sufficient vegetative filter strip between the waterbar and a receiving surface water, the waterbar should be provided with a temporary protective liner.

Limitation: Hydric / hydric inclusions - a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic-conditions. When such a soil is in an area that has hydrophytic vegetation and wetland hydrology, a wetland is present.

Resolution: Hydric soils that are delineated wetlands should be avoided to the extent possible. Staging areas should be located 50 feet from the edge of wetland. Movement of vehicles across wetland must be minimized. Where vehicles need to cross wetlands, the use of temporary timber mats shall be used due to the potential for rutting. Trench plugs shall be installed to prevent the trench from draining the wetlands or changing the hydrology.

Limitation: Slow percolation - permeability rate less than or equal to 0.2 inches/hr.
Resolution: BMPs to be inspected after runoff events, make sure there is an adequate area for pumped water discharge.

Limitation: Frost action - the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses, or frost heave, and the subsequent collapse of the soil and loss of strength on thawing, which can damage roads, buildings, and other structures as well as plant roots.
Resolution: Precautions are needed to prevent damage to roadways.

Limitation: The shrinking of soil when dry and the swelling when wet. Such shrinking and swelling can cause damage to roadways, dams, building foundations, and other structures. It can also damage plant roots.
Resolution: Where shrink - swell of the soil is a concern the contractor shall control the moisture content of the soil before, during and after stabilization but using nuclear density tests where compaction is critical. Soil moisture shall be kept consistent under the supervision of the geotechnical engineer.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

NOI - Earth Disturbance Information - Item 12

If the site will need to import or export material from the site, the responsibility for performing environmental due diligence and determination of clean fill will rest with the contractor.

Clean Fill:

Clean fill is defines as uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence:

The applicant must perform environmental due diligence to determine if the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, 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 a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com .

Erosion & Sediment Notes & Details

1329 Old York Rd

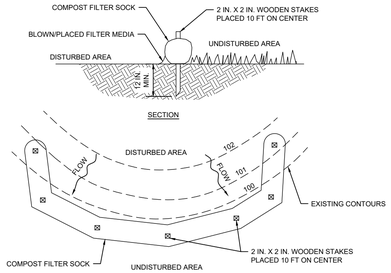
Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 040891-E

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DATE: 08-01-2024
DRAWING No.: D 2427 01 06

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LOCATION	SOCK ID#	DIAMETER (IN) *
AROUND TOPSOIL STOCKPILE	FS - #1	18
AS SHOWN ON PLANS	FS - #2	18
AS SHOWN ON PLANS	FS - #3	18
AS SHOWN ON PLANS	FS - #4	18
AS SHOWN ON PLANS	FS - #5	18
AS SHOWN ON PLANS	FS - #6	18

* REFER TO STANDARD WORKSHEET #1 FOR DETAILED CALCULATIONS OF COMPOST FILTER SOCK.

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

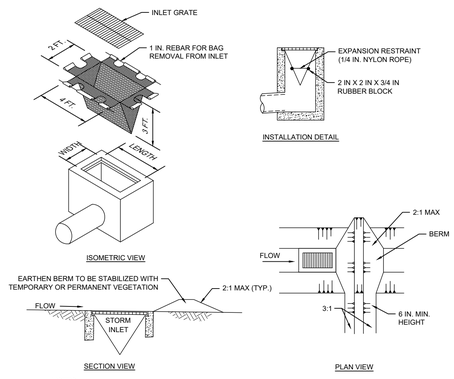
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

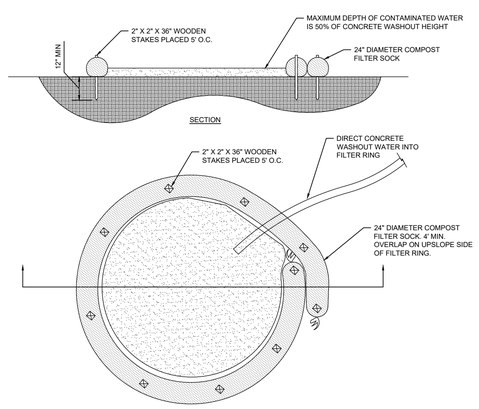
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



NOTES:

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.

18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.

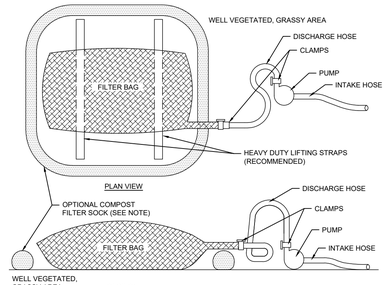
ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT

NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ, EV, OR IMPAIRED WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

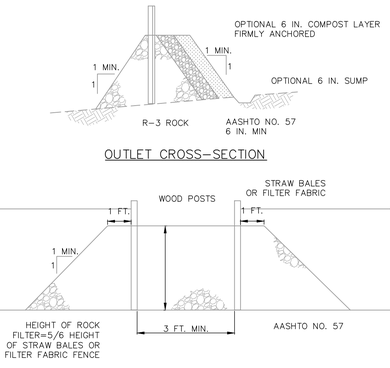
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



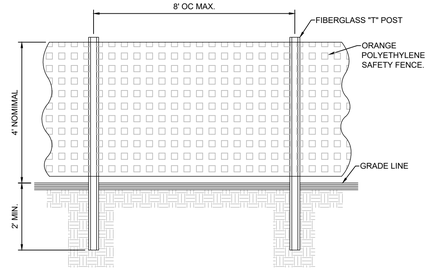
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET

NOT TO SCALE



CONSTRUCTION TREE PROTECTION FENCE

NOT TO SCALE

Erosion & Sediment Notes & Details B

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
MARTIN J. EUSTACE, III
ENGINEER
040891-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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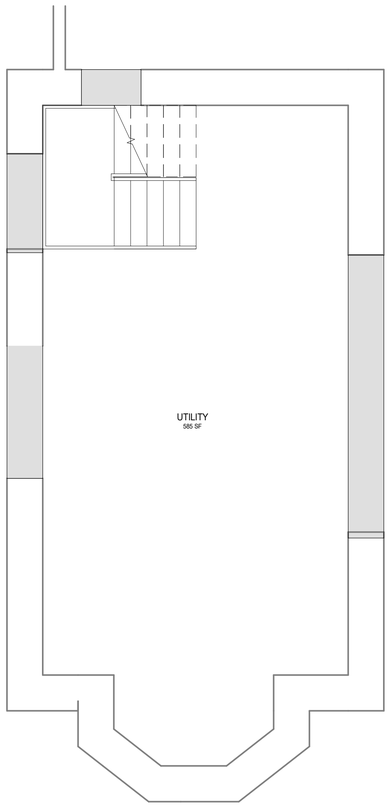
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III, P.E.

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DATE	08-01-2024
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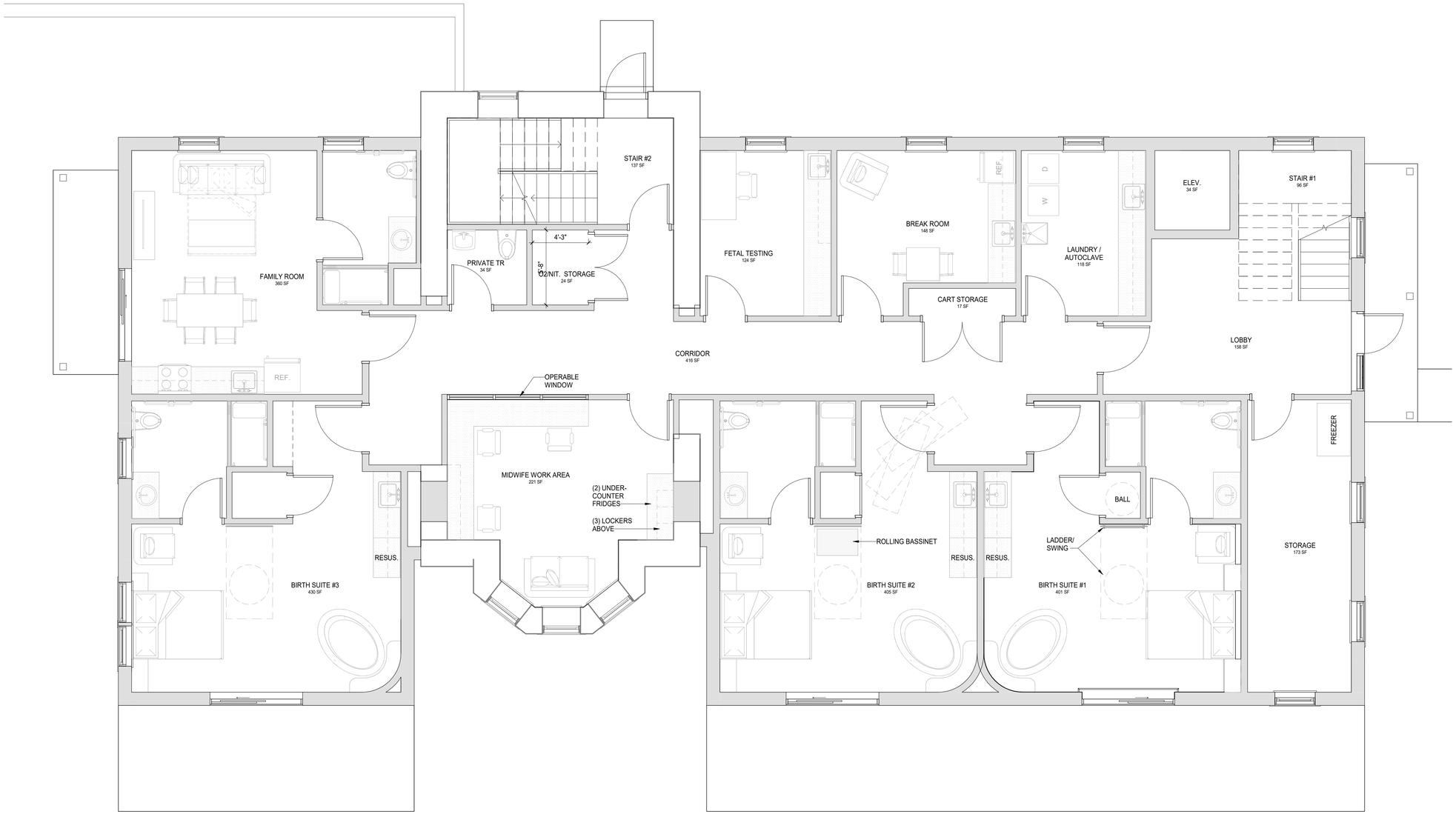
SHEET 10 OF 10

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BASEMENT

1/4" = 1'-0"



SCHEMATIC 1ST FLOOR PLAN

1/4" = 1'-0"

3,932 SF

7,565 SF

ROOM SCHEDULE

Name	Area
BSMT	
UTILITY	585 SF
1st FLOOR	
BIRTH SUITE #1	401 SF
BIRTH SUITE #2	405 SF
BIRTH SUITE #3	430 SF
BREAK ROOM	148 SF
CART STORAGE	17 SF
CORRIDOR	416 SF
ELEV.	34 SF
FAMILY ROOM	360 SF
FETAL TESTING	124 SF
LAUNDRY / AUTOCLAVE	118 SF
LOBBY	158 SF
MIDWIFE WORK AREA	221 SF
O2/NIT. STORAGE	24 SF
PRIVATE TR	34 SF
STAIR #1	96 SF
STAIR #2	137 SF
STORAGE	173 SF

SCHEMATIC 1st FLOOR PLAN
LIFECYCLE WOMANCARE

16-May-2024

KMA DESIGN STUDIO
kma-studio.com 215.654.7722



ROOM SCHEDULE

Name	Area
2nd FLOOR	
BREAK ROOM / TRAINING ROOM	528 SF
COORDINATION CARE	121 SF
CORRIDOR	484 SF
EXAM #1	117 SF
EXAM #2	117 SF
EXAM #3	132 SF
EXAM #4	132 SF
JAN.	18 SF
LACTATION	95 SF
MENTAL HEALTH	118 SF
OFFICE	79 SF
ON-CALL	85 SF
RECEPTION	130 SF
STORAGE	76 SF
STORAGE	28 SF
TR	49 SF
TR	49 SF
ULTRASOUND	104 SF
WAITING	257 SF
WORK SPACE	81 SF

SCHEMATIC 2ND FLOOR PLAN

1/4" = 1'-0"

3,633 SF

7,565 SF

SCHEMATIC 2nd FLOOR PLAN
LIFECYCLE WOMANCARE

16-May-2024

KMA DESIGN STUDIO
kma-studio.com 215.654.7722

August 1, 2024

Mr. Richard Manfredi
Township Manager
Abington Township

Re: 1329 Old York Road
PARID: 30-00-49836-00-3/TMID: 30274019
Land Development Application

Dear Mr. Manfredi,

On behalf of the owner/applicant, Lifecycle Womancare, we respectfully request the following waivers from Chapter 146 of the Township's Codified Ordinances.

1. §146-9 C.(2)(a)[1][a] – Land development plan. A land development plan is a plat required by the township for any of the following activities which define land development: The improvement of one lot or more contiguous lots, tracts or parcels of land for any purpose involving: A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure;

   Per §146-51 the applicant is requesting a waiver from the land development plan approval process since this application is for the construction of a primary building less than 10,000 SF and the minor building addition is not more than 20% of the existing principal building.

2. §146-28 A. - Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long.

   If required, a waiver is requested for the restriping of the existing non-conforming parking stalls which measure 9 feet by 18 feet. Please note that the proposed accessible spaces meet the Federal dimensional requirements.

3. §146-28 B. - Access and egress. Entrances, exits and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.

   If required, the applicant is seeking a waiver for the continued use of the existing non-conforming 18.98' wide asphalt driveway. Typically, trips in and out of the parking lot shall be somewhat regulated by the scheduling of appointments, similar to the previous use.

4. §146-31 (2) - Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township. Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn.

   If required, the owner is seeking a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the north property line. Reduced accessibility to said lines is not anticipated. The dimensions of the waiver are undefined.

5. §146-39 B.(3)(a)[1] - Off-street parking areas. All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: 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.

If required, a waiver is requested to maintain the existing parking lot in its current as it relates to providing a minimum of 5% of interior landscape areas in order to maximize the number of available parking spaces and area available for vehicular movement.

6. §146-39 B.(3)(a)[2] - Off-street parking areas. All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper 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.

   If required, a waiver is requested to maintain the existing parking lot in its current as it relates to the planting of additional deciduous trees. The existing vegetation located along the south and east sides of the parking area should serve to satisfy this requirement.

7. §146-41 B.(5)(a) - Trash containers and enclosures. No trash container or enclosure may be located within 15 feet of any property line or building.

   A waiver is requested to construct the proposed trash enclosure five (5) feet from the northern property line. This is keeping with a similar variance granted by the zoning hearing board.

8. §146-41 B.(5)(b) - Trash containers and enclosures. No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

   If required, the owner is seeking a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the north property line. Reduced accessibility to said lines is not anticipated. The dimensions of the waiver are undefined.

We appreciate the Township's consideration of this request and ask that you not hesitate to contact us should you have any questions.

Sincerely,

Matthew W. Witters

August 1, 2024

Mr. Richard Manfredi
Township Manager
Abington Township

Re: 1329 Old York Road
PARID: 30-00-49836-00-3/TMID: 30274019
Zoning Plan Code Review

Dear Mr. Manfredi,

On behalf of the owner/applicant, Lifecycle Womancare, we offer the following responses to the zoning review comments offered by Mr. Khaled Hassan, P.E. in a letter dated July 15, 2024.

Zoning Ordinance Comments

1. Per §601 – Permitted Uses – In accordance with the Abington Township Comprehensive Use Matrix, the Existing and proposed Uses are as follows:

    - Existing and Proposed Use F-2 – Medical Clinic or Office – Based on the Comprehensive Use Matrix, a Use F-2 — Medical Clinic or Office is not a permitted use within the R-4 — Medium-High Density Residential Zoning District. The Applicant is intending to continue the existing F-2 — Medical Clinic or Office Use; therefore, the F-2 — Medical Clinic or Office Use is considered an existing nonconforming use. However, the Applicant is proposing to demolish and construct building additions on both ends of the existing building for the continuation and expansion of the existing nonconforming use, which will be subject to the code provisions of Section 1906 — Expansions of a Nonconforming Use.

    Response: *Completed. At their July 16, 2024 the Township Zoning Hearing Board granted the applicant continued use as a Medical Clinic or Office under Section 1906. Please refer to the enclosed decision.*

2. Per §602 Figure 6.1 – Dimensional Regulations – The minimum front yard setback shall be 20 feet.

    Based on the Zoning Data Table provided on the plan, the existing front yard setback is 15.91 feet, which is less than the 20 feet minimum setback requirement and is considered an existing non- conformity. This existing non-conformity shall be labeled as such on the Zoning Data Table. An existing features plan shall be provided which shows the existing building and the associated setback distances to determine if there are any other existing non-conforming conditions.

    The Applicant is proposing portions of the existing building to be demolished and new building additions will be constructed. The western building addition fronting Old York Road will have a front yard setback of 33.41 feet which will be in compliance with the 20 feet minimum setback requirement.

    Response: *Completed. An existing conditions plan is included in the Preliminary/Final Site Plans. The existing building dimensions have been shown and the Zoning Data Table on the Land Development Plan has been updated to note the front yard setback as an existing non-conforming condition.*

3. Per §602 Figure 6.1 – Dimensional Regulations – The minimum side yard setback shall be 10 feet.

    Based on the Zoning Data Table provided on the plan, the existing side yard setback for the building is 16.09 feet which is greater than the 10 feet minimum requirement. With the construction of the new building additions, the building will now have a side yard setback of 12.66 feet which is still in compliance with the 10 feet minimum requirement. An existing features plan shall be provided which

shows the existing building and the associated setback distances to determine if there are any existing non-conforming conditions.

Response: *Completed. An existing conditions plan is included in the Preliminary/Final Site Plans. The existing and proposed building dimensions are indicated within said set.*

4. Per §602 Figure 6.J — Dimensional Regulations – The minimum rear yard setback shall be 25 feet.

   Based on the Zoning Data Table provided on the plan, the existing rear yard setback for the building is 194.70 feet which is greater than the 25 feet minimum requirement. With the construction of the new building additions, the building will now have a rear yard setback of 176.63 feet which is still in compliance with the 25 feet minimum requirement. An existing features plan shall be provided which shows the existing building and the associated setback distances to determine if there are any existing non-conforming conditions.

   Response: *Completed. An existing conditions plan is included in the Preliminary/Final Site Plans. The existing and proposed building dimensions are indicated within said set.*

5. Per §602 Figure 6.1 — Dimensional Regulations – The maximum building coverage shall be 40%.

   Based on the Zoning Data Table provided on the plan, the existing building coverage for the site is 13.06%, which is less than the 40% maximum building coverage requirement. With the construction of the new building additions, the building coverage for the site will be 14.80%, which will also be in compliance with the 40% maximum building coverage requirement. Building coverage calculations for the existing and proposed conditions shall be provided to verify and confirm the building coverage percentages shown on the Zoning Data Table.

   Response: *Completed. A Gross Floor Footage Summary has been provided on the Land Development Plan.*

6. Per §602 Figure 6.1 - Dimensional Regulations – The maximum impervious coverage shall be 55%.

   Based on the Zoning Data Table provided on the plan, the existing impervious coverage for the site is 66.66%, which is greater than the 55% maximum requirement, and is considered an existing non-conforming condition. With the proposed site improvements, the resulting impervious coverage for the site will be reduced to 66.43%. The impervious coverage calculations for the existing and proposed conditions shall be provided to verify and confirm the impervious coverage percentages shown on the Zoning Data Table.

   Response: *Completed. An Impervious Coverage Summary has been added to the Land Development Plan.*

7. Per §602 Figure 6.1 — Dimensional Regulations – The minimum green area shall be 45%.

   The plan provided does not show an existing and proposed green area for the site. Based on the existing 66.66% impervious area, the existing Green area is 33.34% which is less than the required 45% and is considered an existing non-conformity. With the proposed impervious coverage of 66.43%, the green area will increase to 33.57% which is still less than the required 45%. The green area requirement shall be added to the Zoning Data Table, and any existing nonconforming conditions shall be labeled on the Zoning Data Table.

   Response: *Completed. The Minimum Green Area requirement has been added to the Zoning Data Table on the Land Development Plan.*

8. Per §602 Figure 6.1 — Dimensional Regulations - The maximum building length shall be 100 feet.

   Based on the Zoning Data Table provided on the plan, the existing building length is 93.72 SF, which is less than the 100 ft maximum building length requirement. With the proposed building additions, the building length for the site will increase to 94.08 ft; however, the proposed building length will still be less than the 100 ft maximum building length requirement and therefor will be in compliance with this code provision.

   Response: *Completed. The building length dimensions have been included on the Existing Conditions Plan and Land Development Plan.*

9. Per §2103.F, Use F-2.1 — Medical Clinic or Office – The healthcare providers shall be licensed in the state of Pennsylvania.

   The Applicant shall clarify and confirm that all healthcare providers shall be licensed in the state of Pennsylvania.

   Response: *Completed. Please refer to General Note No. 14 to the Land Development Plan.*

10. Per §2305 - Parking Space Computation and Reductions — A calculation of the building gross floor area shall be provided accounting for all the areas listed in the above Code Section to confirm the 7,565 SF gross floor area for the building as indicated on the plan. Based on the areas and number of stories provided for the proposed building, the gross floor area would be 7,900 SF; however, the Applicant shall clarify by providing the gross floor area for each floor on the plan along with the building gross floor area calculation.

    Response: *Completed. A Gross Floor Footage Summary has been provided on the Land Development Plan. It should be noted that the 2nd floor portion of the front addition is smaller than the 1st floor footprint and that the basement/attic are not intended for human occupancy. Per section 201 Specific Definitions, Floor Area (Gross) floor areas for attics and basements should only be included if intended for human occupancy. The total proposed GFA is 7,565 SF.*

11. Per §2309.A 2 - Parking Space Reduction Factors – Uses within 200 feet of a bus shelter station are permitted a 2% reduction in the required number of automobile parking spaces.

    As indicated in the Parking Reduction Summary Table provided on the plan, a reduction for the above Code Section is proposed. Based on our measurements, the nearest bus station is located at the corner of Old York Road and Keith Road which is approximately 278 feet from the northern property line of the site and is greater than the 200 feet maximum distance indicated in this Code Section. The applicant shall clarify and confirm the distance from the nearest bus station. If the distance is greater than 200 feet, the 2% reduction from the above Code Section may not be utilized.

    Response: *Completed. The nearest bus station is indeed located at the south east corner of Old York Road and Keith Road. We acknowledge that it is located more than 200 feet from the northern property line and have adjusted the parking reduction calculations accordingly. At their July 16, 2024 the Township Zoning Hearing Board granted the applicant a variance to allow fewer than the require number of parking spaces. Please refer to the enclosed decision.*

12. Per §2309.A 3 — Parking Space Reduction Factors – Uses within defined pedestrian walkway and bicycle trail systems leading to surrounding residential neighborhoods are permitted a 3% reduction in the required number of automobile parking spaces.

    As indicated in the Parking Reduction Summary Table provided on the plan, a reduction for the above Code Section is proposed. The site frontage along Old York Road has sidewalk that connects to the

adjacent neighborhood residential developments and bicycle trail systems under the Township's Master Bike Plan; therefore, the Applicant may claim the 3% reduction for this requirement.

Response: *Completed. A Parking Reduction Summary has been included on the Land Development Plan.*

13. Per §2310.A — Parking Lot and Frontage Development Standards — The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.

    Based on our measurements of the plan provided, the existing access driveway leading to the parking area located to the rear of the site ranges from approximately 19 feet to 24 feet, and no change to the proposed access driveway is proposed; therefore, the existing access driveway is considered an existing nonconforming condition. Based on the plan, it appears that a small strip of asphalt driveway along the northern property line is located outside the property and encroaching onto the adjacent Abington Memorial Hospital property; however, the Applicant shall clarify and confirm. Encroachments outside the property should be avoided. Since this is an existing nonconforming condition and no changes are proposed, the Applicant shall provide a written agreement from the adjacent property owner, Abington Memorial Hospital, to permit the encroachment.

    Response: *As stated above, this is an existing condition which proposed to remain. No improvements are proposed within this location.*

14. Per §2401.A.2.d.(1).(I) - Preservation and Protection of Existing Vegetation – A mature tree or tree mass shall be considered "TO REMAIN" only if it fits all of the following criteria: The outermost branches of the tree(s) are at least five feet from any proposed buildings, structures, paving, parking, or utilities (overhead or underground); the outermost branches of the tree(s) are at least five feet from any proposed changes in grade or drainage such as excavations, mounding, or impoundments; the tree(s) are clear of any proposed sight triangles and do not, by their location or apparent health, pose any undue threat to the health, safety, and welfare of the community; mature trees or tree masses that do not fit the above criteria shall be designated "TO BE REMOVED." These trees will be removed in the field during the construction process.

    Currently the plan does not show the existing trees within the site to be removed. The Applicant shall clarify and confirm if any trees are proposed to be removed as part of this project since an existing conditions plan was not included with this zoning plan submission.

    Response: *Completed. It is the applicant's intent to maintain as many of the existing trees as possible. Based on the limited amount of work proposed within the tree protection zones, the applicant requests that the health and condition of the existing trees be evaluated after construction is completed in-lieu of assuming said trees cannot be saved. It should be noted that at their July 16, 2024 the Township Zoning Hearing Board granted the applicant a variance to allow grade changes and encroachment within the tree protection zone. Please refer to the enclosed decision.*

15. Per §2403, Figure 24.7, Site Element Screen Requirements – Electrical, HVAC, or utility equipment box requires a low intensity screen

    Per §2403.C.6.a.(1), (2), and (3), a low intensity buffer shall consist of either evergreen or deciduous shrubs, a berm with ornamental trees and shrubs, or a low wall. The plan is showing a generator in the side yard area; however, no site element screen is proposed around this generator. A low intensity buffer shall be provided around the proposed generator; or otherwise, a variance from this Code Section will be required.

    Response: *Completed. A low intensity buffer has been provided on the Landscape and Lighting Plan.*

16. Per §2403, Figure 24.7, Site Element Screen Requirements – When a dumpster or trash containment area is proposed, a medium intensity buffer shall be provided.

    Per §2403.C.6.b.(1) and (2), a medium intensity buffer shall consist of either an opaque fence or masonry wall with shrubs, or an evergreen hedge with a minimum height of 6 feet at the time of planting, space no further than 3 feet apart. The plan is showing a proposed dumpster enclosure; however, no landscaping is shown around this dumpster. The Applicant is seeking a variance from this Code Section. In addition, the Applicant shall provide a detail for the proposed dumpster enclosure.

    Response: *Completed. At their July 16, 2024 the Township Zoning Hearing Board granted the applicant a variance from having to provide the required vegetated area around the proposed dumpster. Please refer to the enclosed decision. Details for the dumpster enclosure have been included on the Construction Details sheet.*

17. **Per §2403.D.1 thru 3, Building Foundation Landscaping –** Building foundation landscaping provides variety in landscape requirements by softening architectural views, enhancing the architectural appearance of the structure, and is considered an integral part of the landscape screen. They also serve to keep vehicles from direct contact with building walls. The following landscaping standards apply to all nonresidential and apartment/condominium buildings:

    1. Building foundation landscaping shall be provided between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas.

    2. A minimum of 25% of the linear area (parallel to the building wall) between the building foundation and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs (Please refer to the 'Recommended Plant Materials' List in the SALDO)

    3. This landscaping may project into the sidewalk, provided a horizontal clearance of 6 feet is maintained.

    Per the above Code Sections, building foundation landscaping shall be provided. The plans shall be revised to provide building foundation landscaping which meets the provisions of the above Code Sections.

    Response: *Completed. Foundation plantings have been provided on the Landscape and Lighting Plan.*

18. Per §2601.H - Lighting Standards – The Applicant shall clarify if exterior lighting will be proposed as part of this project. Any exterior lighting shall comply with the requirements of this Code Section.

    Response: *Completed. A light design and specifications in accordance with this Code Section have been provided on the Landscape and Lighting Plan. Please note that the applicant is proposing to upgrade the existing flood lighting mounted to the poles along the northern property line.*

19. Per §2601.J.2 — Mechanical Equipment Standards – When nonresidential land uses abut a residential land use or residential zoning district, all air conditioners, compressors, fans, motors, refrigerators, and other mechanical equipment shall be either roof-mounted in muffled compartment enclosures, or ground mounted as remotely as possible from the residential use and mounted in muffled compartment enclosures or sound screening devices. Equipment specifications shall comply with the noise provisions of this Ordinance.

    Currently the plan is showing a generator in the side yard area that is not roof mounted. No muffled compartment for this generator nor the required low intensity site screening is indicated on the plan. The Applicant shall clarify and confirm if additional mechanical equipment will be proposed and the

location of these equipment to determine if a variance from this Code Section is required.

Response: *Completed. A detail for the proposed natural-gas generator has been included on the Construction Details sheet. The make and model chosen includes a sound-dampening enclosure. The outdoor HVAC units shall be mounted on the roof in the southeast corner of the building.*

General Comments

20. As part of this project, the impervious area will decrease from 66.66% to 66.23% for the entire site, which would not require stormwater management. The Township Stormwater Management Ordinance, Table 106.1P, is applicable to projects where proposed new impervious coverage is added onto the site. Since there will be a proposed net reduction in the total impervious coverage on the site, Table 106.1P would not apply and no stormwater BMP is required. However, please keep in mind that any existing stormwater issues on or from this site, will have to be addressed as part of this application. Our position might change pending review of the design site plan submission to the Township.

    Response: *Acknowledged. Roof leaders and downspout locations are shown on the Utility Plan. Locations have been chosen to maintain existing drainage patterns as much as possible.*

21. The proposed improvements provided by the Applicant constitutes land development by definition; therefore, the Applicant shall be subject to a land development application in accordance with §146-9.A&B. Per Ordinance 2197 Section 4, §146-51.J.(1) & (2), this application is for the construction of a primary building less than 10,000 SF and a minor building addition that is not more than 20% of the existing principal building; therefore, this project qualifies as a land development waiver. The Applicant will be required to seek a land development waiver in accordance with the code provisions of Section 146-51.

    Response: *Acknowledged. This response letter was part of a Land Development application which included the required letter requesting the waiver of land development.*

We appreciate your consideration of this request and ask that you not hesitate to contact our office should you have any questions.

Sincerely,

Matthew W. Witters

July 31, 2024

Lifecycle WomanCare
Old York Road
Abington Township, Montgomery County

1. Development Description

   The applicant is proposing to remove and replace two existing building additions to create a new 7,565 SF birthing center. The existing parking lot and driveway accessing Old York Road shall remain. The proposed improvements also include new water service connections and reuse of the existing gravity sanitary sewer lateral which flows to an existing 8-inch main located underneath the sidewalk on the east side of Old York Road. From there, sewage will flow through existing mains and the Brentwood Pumping Station to the Sandy Run Interceptor where it will ultimately be treated by the Fitzwatertown Road Treatment Plant.

   The birthing center anticipates 9 full-time employees on average day. Anticipated sewer and water usage has been estimated using actual use information for a 12-month period from a similar facility.

2. Project Sewage Flows

   Sewage flows have been projected using existing water bills from a similar facility located in Bryn Mawr.

Existing Facility Size:	9,800 sf
Existing Flow from Facility:	834 gpd (average flow water bills excluding abnormal flow)
Staff at Existing Facility:	16 staff
Calculated Usage per Person:	52.15 gpd
Proposed Facility Size:	7,565 sf
Staff and Students at Proposed Facility:	9 staff
Projected Flow Using Per Person Rate:	469 gpd (9 x 52.15 gpd)
Total Flow:	**469 gpd or 2 EDUs**

Lifecycle Abington

2427-01
07-18-24
Abington Township
Montgomery County, PA

Projected Sewer Flows:

Information for existing Bryn Mawr Facility:

Average Gallons Per Day Water Usage

Bill Month	Bill Period (days)	Volume (gal.)	Average Daily Use (gal.)
7/13/23 - 8/11/23	23	20,100	874
8/11/23 - 9/12/23	22	40,600	1845
9/12/23 - 10/12/23	21	25,600	1219
10/12/23 - 11/11/23	22	16,000	727
11/11/23 - 12/13/23	21	13,300	633
12/13/23 - 1/15/24	21	14,400	686
1/15/24 - 2/14/24	22	16,200	736
2/14/24 - 3/14/24	21	14,000	667
3/14/24 - 4/12/24	21	12,900	614
4/12/24 - 5/14/24	22	14,000	636
5/14/24 - 6/13/24	19	13,200	695
6/13/24 - 07/11/24	20	13,600	680
Total:	255	213,900	834

Staff at existing facility:	16	staff
Existing facility size:	9,800	sf
Flow per person:	52.15	gpd per person

Proposed Facility

Staff at proposed facility:	9	staff
Proposed facility size:	7,565	sf
Total Projected Flow using rate per person:	469	gpd

ATWT Flow Rate per EDU (gpd): 265

Projected EDUs: **1.77 EDUs**

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
July 15, 2024	**$ 362.27**	**August 06, 2024**

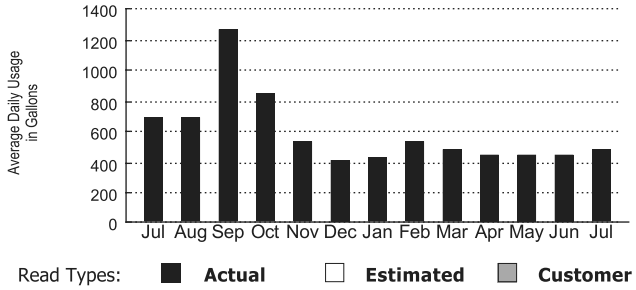
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	07/11/24	28	Actual	581200	13,600	Gallons
		06/13/24		Actual	567600		
Average Daily Usage = 485 Gallons		Total Days:	28		Total Usage:	13,600	Gallons

Billing Detail

Amount Owed from Last Bill	$ 354.81	
Total Payments Received	354.81	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 3,600 gallons @ $0.012315 per gallon	44.33	
Total Water Charges	348.50	
Distribution System Improvement Charge (Water)	14.85	
State Tax Adjustment Surcharge - Water	1.08	Credit
Amount Due	**$ 362.27**	

Water Usage History



Message Center (see reverse side for other information)

- Effective July 1, 2024, the allowable water DSIC is 4.26%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5182015 Seq=4913

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
08/06/2024

TOTAL AMOUNT DUE
$362.27

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
June 17, 2024	**$ 354.81**	**July 09, 2024**

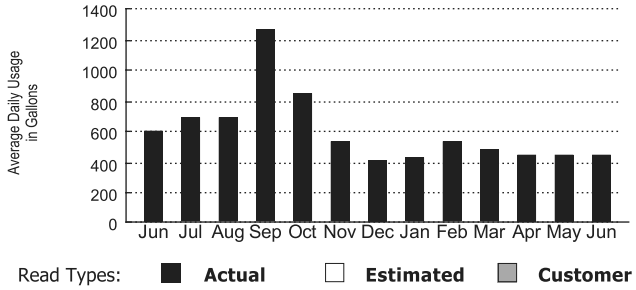
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	06/13/24	30	Actual	567600	13,200	Gallons
		05/14/24		Actual	554400		
Average Daily Usage = 440 Gallons		Total Days:	30		Total Usage:	13,200	Gallons

Billing Detail

Amount Owed from Last Bill	$ 364.98	
Total Payments Received	364.98	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 3,200 gallons @ $0.012315 per gallon	39.41	
Total Water Charges	343.58	
Distribution System Improvement Charge (Water)	12.30	
State Tax Adjustment Surcharge - Water	1.07	Credit
Amount Due	**$ 354.81**	

Water Usage History



Message Center (see reverse side for other information)

- Effective April 1, 2024, the allowable water DSIC is 3.58%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5130292 Seq=32859

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
07/09/2024

TOTAL AMOUNT DUE
$354.81

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
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Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
May 16, 2024	**$ 364.98**	**June 07, 2024**

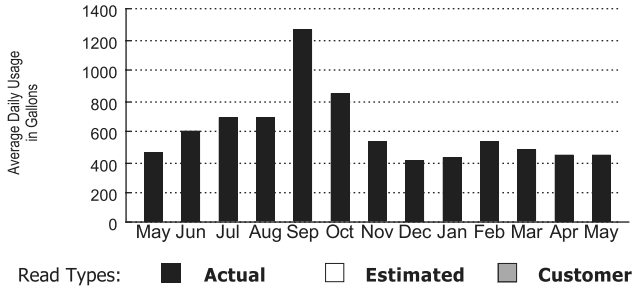
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	05/14/24	32	Actual	554400	14,000	Gallons
		04/12/24		Actual	540400		
Average Daily Usage = 437 Gallons		Total Days:	32		Total Usage:	14,000	Gallons

Billing Detail

Amount Owed from Last Bill	$ 351.00	
Total Payments Received	351.00	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 4,000 gallons @ $0.012315 per gallon	49.26	
Total Water Charges	353.43	
Distribution System Improvement Charge (Water)	12.65	
State Tax Adjustment Surcharge - Water	1.10	Credit
Amount Due	**$ 364.98**	

Water Usage History



Message Center (see reverse side for other information)

- Effective April 1, 2024, the allowable water DSIC is 3.58%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5074423 Seq=38056

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
06/07/2024

TOTAL AMOUNT DUE
$364.98

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
April 16, 2024	**$ 351.00**	**May 08, 2024**

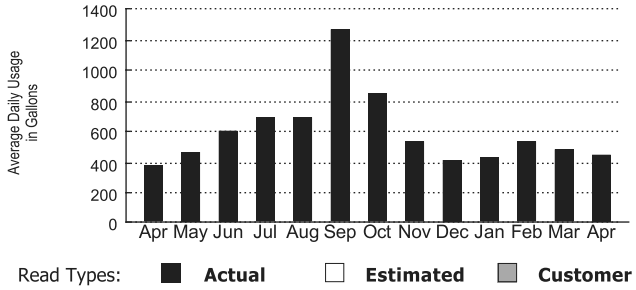
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	04/12/24	29	Actual	540400	12,900	Gallons
		03/14/24		Actual	527500		
Average Daily Usage = 444 Gallons		Total Days:	29		Total Usage:	12,900	Gallons

Billing Detail

Amount Owed from Last Bill	$ 361.34	
Total Payments Received	361.34	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 2,900 gallons @ $0.012315 per gallon	35.71	
Total Water Charges	339.88	
Distribution System Improvement Charge (Water)	12.17	
State Tax Adjustment Surcharge - Water	1.05	Credit
Amount Due	**$ 351.00**	

Water Usage History



Message Center (see reverse side for other information)

- Effective April 1, 2024, the allowable water DSIC is 3.58%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5017934 Seq=56868

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
05/08/2024

TOTAL AMOUNT DUE
$351.00

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
March 18, 2024	**$ 361.34**	**April 09, 2024**

Meter Data

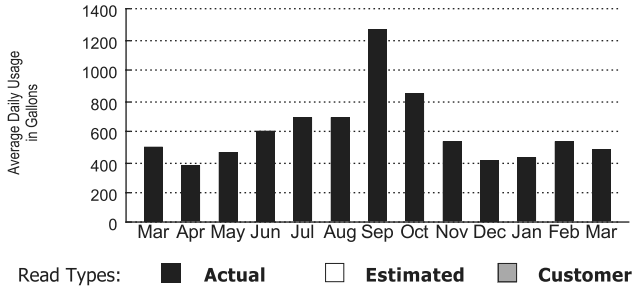
Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	03/14/24	29	Actual	527500	14,000	Gallons
		02/14/24		Actual	513500		

Average Daily Usage = 482 Gallons — Total Days: 29 — Total Usage: 14,000 Gallons

Billing Detail

Amount Owed from Last Bill	$ 389.04	
Total Payments Received	389.04	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 4,000 gallons @ $0.012315 per gallon	49.26	
Total Water Charges	353.43	
Distribution System Improvement Charge (Water)	9.01	
State Tax Adjustment Surcharge - Water	1.10	Credit
Amount Due	**$ 361.34**	

Water Usage History



Message Center (see reverse side for other information)

- Effective January 1, 2024, the allowable water DSIC is 2.55%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
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AQUA An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4960873 Seq=41786

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
04/09/2024

TOTAL AMOUNT DUE
$361.34

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
February 16, 2024	**$ 389.04**	**March 11, 2024**

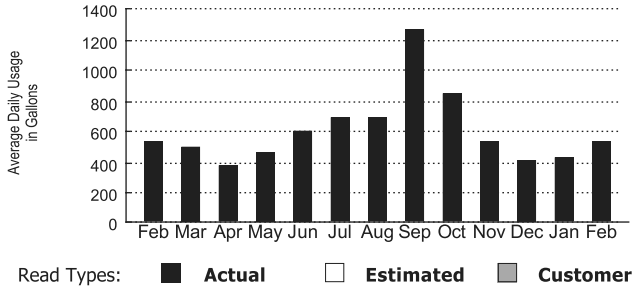
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	02/14/24	30	Actual	513500	16,200	Gallons
		01/15/24		Actual	497300		
Average Daily Usage = 540 Gallons		Total Days:	30		Total Usage:	16,200	Gallons

Billing Detail

Amount Owed from Last Bill	$ 366.39	
Total Payments Received	366.39	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 6,200 gallons @ $0.012315 per gallon	76.35	
Total Water Charges	380.52	
Distribution System Improvement Charge (Water)	9.70	
State Tax Adjustment Surcharge - Water	1.18	Credit
Amount Due	**$ 389.04**	

Water Usage History



Message Center (see reverse side for other information)

- Effective January 1, 2024, the allowable water DSIC is 2.55%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4906312 Seq=2583

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
03/11/2024

TOTAL AMOUNT DUE
$389.04

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
January 17, 2024	**$ 366.39**	**February 08, 2024**

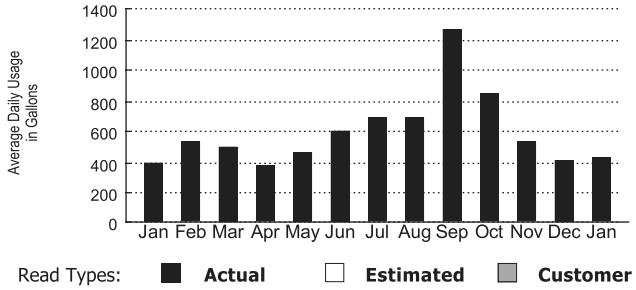
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	01/15/24	33	Actual	497300	14,400	Gallons
		12/13/23		Actual	482900		
Average Daily Usage = 436 Gallons		Total Days:	33		Total Usage:	14,400	Gallons

Billing Detail

Amount Owed from Last Bill	$ 360.07	
Total Payments Received	360.07	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 4,400 gallons @ $0.012315 per gallon	54.19	
Total Water Charges	358.36	
Distribution System Improvement Charge (Water)	9.14	
State Tax Adjustment Surcharge - Water	1.11	Credit
Amount Due	**$ 366.39**	

Water Usage History



Message Center (see reverse side for other information)

- Effective January 1, 2024, the allowable water DSIC is 2.55%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
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Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4849618 Seq=18145

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
02/08/2024

TOTAL AMOUNT DUE
$366.39

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
December 15, 2023	**$ 360.07**	**January 08, 2024**

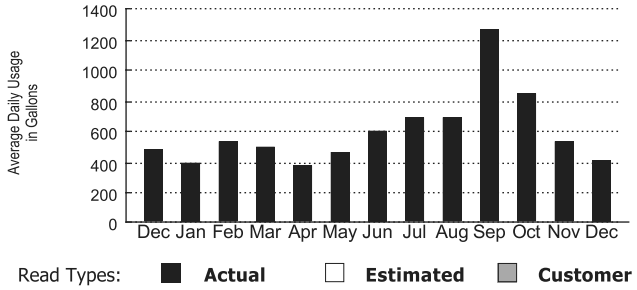
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	12/13/23	32	Actual	482900	13,300	Gallons
		11/11/23		Actual	469600		
Average Daily Usage = 415 Gallons		Total Days:	32		Total Usage:	13,300	Gallons

Billing Detail

Amount Owed from Last Bill	$ 383.28	
Total Payments Received	383.28	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 3,300 gallons @ $0.012315 per gallon	40.64	
Total Water Charges	344.81	
Distribution System Improvement Charge (Water)	5.52	
State Tax Adjustment Surcharge - Water	0.76	Credit
Backflow Administrative Fee	10.50	
Amount Due	**$ 360.07**	

Water Usage History



Message Center (see reverse side for other information)

- Effective October 1, 2023, the allowable water DSIC is 1.60%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 20, 2023, the allowable water State Tax Adjustment Surcharge (STAS) is -0.22%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4789637 Seq=19248

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
01/08/2024

TOTAL AMOUNT DUE
$360.07

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
November 15, 2023	**$ 383.28**	**December 07, 2023**

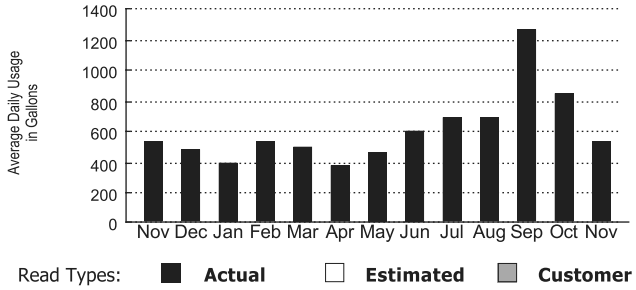
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	11/11/23	30	Actual	469600	16,000	Gallons
		10/12/23		Actual	453600		
Average Daily Usage = 533 Gallons		Total Days:	30		Total Usage:	16,000	Gallons

Billing Detail

Amount Owed from Last Bill	$ 503.13	
Total Payments Received	503.13	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 6,000 gallons @ $0.012315 per gallon	73.89	
Total Water Charges	378.06	
Distribution System Improvement Charge (Water)	6.05	
State Tax Adjustment Surcharge - Water	0.83	Credit
Amount Due	**$ 383.28**	

Water Usage History



Message Center (see reverse side for other information)

- Effective October 1, 2023, the allowable water DSIC is 1.60%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 20, 2023, the allowable water State Tax Adjustment Surcharge (STAS) is -0.22%.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4734315 Seq=5773

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
12/07/2023

TOTAL AMOUNT DUE
$383.28

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
October 16, 2023	**$ 503.13**	**November 07, 2023**

Meter Data

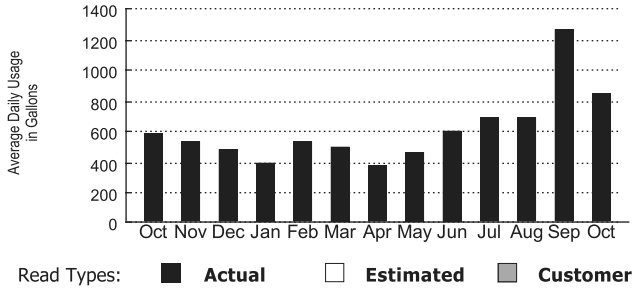
Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	10/12/23	30	Actual	453600	25,600	Gallons
		09/12/23		Actual	428000		

Average Daily Usage = 853 Gallons Total Days: 30 Total Usage: 25,600 Gallons

Billing Detail

Amount Owed from Last Bill	$ 668.22	
Total Payments Received	668.22	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 15,600 gallons @ $0.012315 per gallon	192.11	
Total Water Charges	496.28	
Distribution System Improvement Charge (Water)	7.94	
State Tax Adjustment Surcharge - Water	1.09	Credit
Amount Due	**$ 503.13**	

Water Usage History



Message Center (see reverse side for other information)

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- Effective January 20, 2023, the allowable water State Tax Adjustment Surcharge (STAS) is -0.22%.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4676450 Seq=43508

THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
11/07/2023

TOTAL AMOUNT DUE
$503.13

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
September 14, 2023	**$ 668.22**	**October 06, 2023**

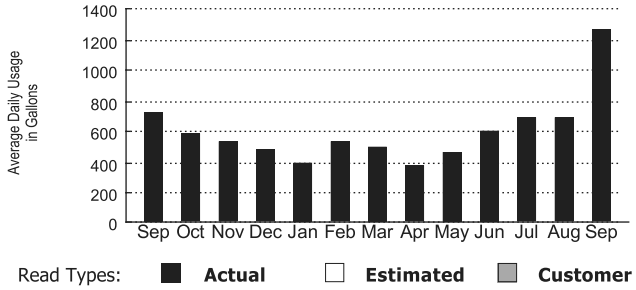
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	09/12/23	32	Actual	428000	40,600	Gallons
		08/11/23		Actual	387400		
Average Daily Usage = 1,268 Gallons		Total Days:	32		Total Usage:	40,600	Gallons

Billing Detail

Amount Owed from Last Bill	$ 430.18	
Total Payments Received	430.18	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 23,300 gallons @ $0.012315 per gallon	286.94	
Next 7,300 gallons @ $0.010217 per gallon	74.58	
Total Water Charges	665.69	
Distribution System Improvement Charge (Water)	3.99	
State Tax Adjustment Surcharge - Water	1.46	Credit
Amount Due	**$ 668.22**	

Water Usage History



Message Center (see reverse side for other information)

- Effective July 1, 2023, the allowable water DSIC is 0.60%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 20, 2023, the allowable water State Tax Adjustment Surcharge (STAS) is -0.22%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4620539 Seq=18501

THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
10/06/2023

TOTAL AMOUNT DUE
$668.22

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
August 15, 2023	**$ 430.18**	**September 06, 2023**

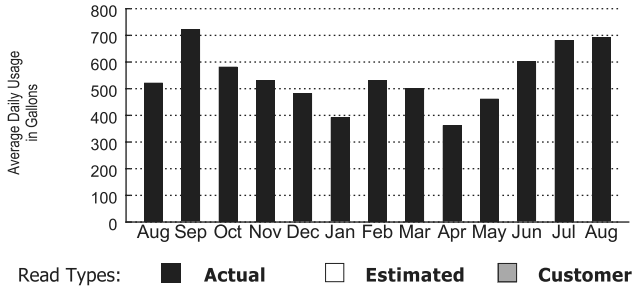
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	08/11/23	29	Actual	387400	20,100	Gallons
		07/13/23		Actual	367300		
Average Daily Usage = 693 Gallons		Total Days:	29		Total Usage:	20,100	Gallons

Billing Detail

Amount Owed from Last Bill	$ 435.13	
Total Payments Received	435.13	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 10,100 gallons @ $0.012315 per gallon	124.38	
Total Water Charges	428.55	
Distribution System Improvement Charge (Water)	2.57	
State Tax Adjustment Surcharge - Water	0.94	Credit
Amount Due	**$ 430.18**	

Water Usage History



Message Center (see reverse side for other information)

- Effective July 1, 2023, the allowable water DSIC is 0.60%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 20, 2023, the allowable water State Tax Adjustment Surcharge (STAS) is -0.22%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4565310 Seq=63333

THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
09/06/2023

TOTAL AMOUNT DUE
$430.18

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

SEWAGE FACILITIES PLANNING MODULE
APPLICATION MAILER

pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

For more information, visit DEP's website at
www.depweb.state.pa.us, keyword: Act 537.

INSTRUCTIONS FOR COMPLETING SEWAGE FACILITIES PLANNING MODULE APPLICATION MAILER

(remove before sending mailer to the approving agency (the Department of Environmental Protection (DEP) or delegated local agency))

Please read the following instructions carefully before completing the application mailer. This information will be used to determine if sewage facilities planning is necessary for your project, and, if it is, which forms are appropriate.

Act 537 Sewage Facilities' planning is the duty of local municipalities. The responsibility of meeting the sewage disposal needs of the municipality rests with the municipality. Each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address these needs. Adoption by resolution of a planning module is the vehicle for legally amending the municipality's Official Plan. It is imperative that the municipality receives all of the information required in order to make informed decisions.

Upon completion, submit this Mailer / Application form to the approving agency (DEP or delegated local agency). Additionally, provide a copy of the completed form to the County Health Department having jurisdiction over the area in which the proposed project is located.

Unless your project qualifies for one of the planning exemptions provided in Act 537, a package of sewage facilities planning forms appropriate for the project will be sent to the return address indicated on the mailer, or instructions for obtaining the appropriate forms from DEP's website (www.depweb.state.pa.us) will be issued. Each form includes detailed instructions that explain the use of the form and how to complete it. The package of completed forms and its supporting documentation is called a **sewage facilities planning module**, or "planning module." Once the planning module is complete, it must be submitted to the municipality in which the project is located for review and, if acceptable, adoption.

After adoption by the municipality, complete planning modules are submitted to either DEP or, if appropriate, to the delegated agency for review and final action. Some municipalities (or groups of municipalities working together) have requested and received DEP approval to review and take final action on planning modules. These are known as **delegated agencies**. To find out if your project is located in an area served by a delegated agency, contact the municipality or DEP's regional office serving your area.

Please note that both DEP and delegated agencies are required by law to charge fees for the review of planning modules. The fees DEP must charge are set by law in Act 537, while delegated agencies may set fees which can be the same or different from those in Act 537. For more information on review fees for your particular project, see the planning module documents or contact the approving agency (DEP or delegated agency) serving the area of your project.

NOTE: DEP will provide all planning module forms, however, if your project is a **minor subdivision** (defined as a subdivision of 10 lots or less, intended for single family residential homes served by individual onlot sewage disposal systems) you may also contact the municipality in which your project is located for a "Component 1" minor subdivision planning module form.

1. Print the name of the proposed development and name, address, telephone number and email address of the person who is proposing the project. If planning module components are to be sent to a different person or address, include this information on the front of the mailer in the return address block.

2. a. Enter the county in which the project is located.

   b. Enter the municipality in which the project is located.

   c. Enter the road or address (if available) or street coordinates (example - west side of T-235, 1 mile south of intersection of Rt 15 and T-235).

   d. Enter the appropriate tax parcel identification number (if available) of the parcel proposed for subdivision.

   e. Enter the name of the U.S. Geological Survey (USGS) 7.5-minute quadrangle map which contains the project area, and the location of the project area on that map in inches up and over from the lower right corner of the map to the approximate center of the project. (Example - Centerville West quad, 7 inches up and 2.5 inches over from lower right corner of map.) Alternatively, include an original or a copy of the USGS quad map with the project area outlined on it.

   f. If the proposed project is located within a special protection watershed, (i.e., watersheds with a stream classification of High Quality or Exceptional Value), check "yes." If not located in special protection watershed, check "no."

3. Check the box that best describes the intended use of the proposed land development project. **Residential** refers to single-family lots. **Multi-residential** includes apartments, condos, etc. **Commercial** includes retail centers, office parks, industrial development, etc. **Institutional** refers to schools, hospitals and the like. **Brownfield** Site

Redevelopment refers to projects proposing to recycle land. Some developments will involve more than one type of use, or will not fit comfortably into any of the classifications given. If this is the case, choose more than one category or explain under **Other**.

4. a. Enter the number of single family residential lots or Equivalent Dwelling Units (EDUs) proposed. An EDU is defined as that part of a multi-family dwelling or nonresidential project with flows equal to 400 gallons per day (gpd) (the assumed flow, for planning purposes, of a single family residential lot). To determine the number of EDUs, divide the proposed sewage flow of the project by 400 gpd.

   b. Enter the total number of lots created from this parcel of land since May 15, 1972, including the lots being proposed at this time. (Onlot disposal proposals only.)

   c. Enter the total project acreage and the acreage of any remaining land (land not proposed for development but under the same ownership and adjacent to the project area).

5. Enter the proposed total sewage flow from the project in gpd. See Title 25 of the Pennsylvania Code, Chapter 73, Section 73.17, (www.pacode.com), or DEP's *Domestic Wastewater Facilities Manual*, DEP ID: 362-0300-001 available on DEP's website at www.depweb.state.pa.us, keyword: wastewater.

6. Choose the category (a, b, c or d) that describes the method of sewage disposal planned to serve the project and enter the information requested. Since this information could have an effect on the planning requirements for your project, be as accurate as possible. If more than one method of sewage disposal is planned, or if an interim method is planned, indicate it here.

   a. Sewerage System

      If an existing system is being extended to serve the proposed project, or if lots are to connect directly to an existing sewage collection system, check all boxes that describe the project. Write in the names of the existing collection systems that will be used, the interceptor sewer which will be used for conveyance and the treatment facility where the sewage flows will be treated. Include the National Pollutant Elimination Discharge System (NPDES) permit number for the treatment facility, where applicable.

   b. Construction of Sewage Treatment Facility (with stream discharge or with spray irrigation as final disposal option)

      Check the box corresponding to the chosen final disposal option (stream discharge or spray irrigation field). This category does **NOT** include individual residence spray irrigation systems (IRSIS) which are considered onlot sewage disposal systems ((c), below). For stream discharges, name the receiving waterbody. If the proposed facility is intended to replace an existing, malfunctioning onlot system, check the box marked "repair."

   c. Onlot Sewage Disposal Systems (individual, community, or large-volume)

      Check the box corresponding to the type of onlot sewage disposal systems proposed to serve the project. An **individual onlot sewage disposal system** is a system of piping, tanks or other facilities used for collecting, treating and disposing of sewage into a subsurface absorption area. This category also includes IRSIS. A **community onlot system** is a facility either publicly or privately owned which will collect and dispose of sewage from two or more lots or EDUs into a subsurface absorption area. A **large-volume onlot system** is an individual or community onlot system which is designed to treat flows in excess of 10,000 gpd.

      The approving agency must be notified at least 10 days in advance of all soil testing activities (including those related to planning exemption requests - see 7(b)(5)(v)), so that its staff have the option of observing the tests.

   d. Retaining Tanks (holding tanks or privies)

      If retaining tanks are proposed as the method of sewage disposal, enter the number of holding tanks or privies which are proposed to serve the project.

7. Check this box if you desire to obtain your sewage facilities planning module forms from DEP's website. You will be provided with appropriate instructions, website addresses and DEP coding information in a letter rather than a package of paper forms.

8. Requests for Planning Exemption under the Sewage Facilities Act

You may request to be exempt from Act 537 planning requirements. Effective December 15, 1995, certain classes of subdivisions are no longer subject to the planning requirements of the Sewage Facilities Act. Completing Section 8 will help you and the approving agency determine if your project fits into one of these categories.

a. Protection of rare, endangered or threatened species.

DEP's technical guidance document "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001) requires DEP to ensure that requests for authorizations, are coordinated with the Department of Conservation and Natural Resources' (DCNR) Pennsylvania Natural Diversity Inventory (PNDI).

Conducting a search of the PNDI database and providing a copy of a "PNDI Project Environmental Review Receipt" for the proposed project and, if potential impacts are identified by the search, clearance or recommendation letters from the jurisdictional agency responsible for the particular species identified by a search, satisfies this requirement.

To avoid project delay, self-explanatory, self-conducted "PNDI Project Planning Environmental Review" searches are initiated at www.naturalheritage.state.pa.us. This interactive, online search will ask questions about the proposed project and provide the appropriate receipt, instructions or additional information regarding coordination with jurisdictional agencies.

As an alternative to the self-conducted search, project sponsors may request DEP staff to conduct the search by providing a completed "PNDI Project Planning & Environmental Review Form" (PNDI Form). The form is available at www.naturalheritage.state.pa.us. Individuals making this request should be aware that, due to the nature of the search software, DEP staff may need to contact them for additional information to successfully complete the search and that exclusive of any other items, their sewage planning exemption request is considered incomplete by DEP, until the appropriate receipt, clearance or recommendation letters are received.

For more information, see the "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001), available online in the eLibrary at DEP's website address www.depweb.state.pa.us.

b. Attach a plot plan for the proposed project. The plan must depict anticipated lots to be created, either estimated sewer line runs (public sewer proposals), or site suitability test locations and Site Investigation and Percolation Test Reports (onlot proposals).

c. Projects proposing use of onlot sewage disposal systems

(1) Information Required from the Municipality

The municipality in which the project is located (identified in Item 2.b. of the mailer) should determine if the municipality's Official Sewage Facilities Plan shows that the area planned for the project is to be served by onlot sewage disposal systems. If it is, the municipality should indicate this by having an authorized municipal official sign and date the form in the space provided. The official's name and title should be printed on the line below.

(2) Information Required from the Municipal Sewage Enforcement Officer (SEO)

The municipality's SEO must conduct personally, observe or otherwise confirm in a manner approved by DEP, site testing on each proposed lot in the subdivision (including any remaining land) to determine that separate sites are available for both a permitted primary onlot sewage disposal system and a replacement system (to be used if the original system fails in the future). If the SEO finds that each lot has been tested properly and fulfills these criteria, the SEO must indicate this by signing and dating the form in the space provided. His/her name and certification number should be printed on the line below.

(3) Information Required from the Applicant

The person proposing the subdivision, or his/her authorized agent, must determine if each lot in the subdivision (including the remaining land, if any) is at least one (1) acre in size. If they are, the applicant or his/her agent must indicate this by signing and dating the form in the space provided.

(4) Determinations Made by the Approving Agency

When the above listed information is received, the approving agency will determine the following:

(a) If the geology of the project area is conducive to nitrate-nitrogen contamination of groundwater (determined from the topographic map location information); or

(b) If elevated levels of nitrate-nitrogen are known to exist within one-quarter (1/4) mile of the proposed development (determined from agency groundwater sampling records in existence at the time of the application); or

(c) If the area proposed for development is within an identified High Quality (HQ) or Exceptional Value (EV) watershed (determined from the topographic map location).

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from the DEP website) along with the notification of the decision, including the reason(s) that the request cannot be granted.

d. Projects proposing use of public sewerage facilities (i.e., ownership by municipality or authority)

(1) Information Required from the Municipality

The municipality in which the proposed project is located (identified in Item 2.b. of the mailer) will determine the following from written documentation requested and obtained by the applicant from the facility permittee. ***This documentation MUST also be sent to the approving agency (DEP or delegated local agency) for evaluation.***

(a) Certification from the permittees of the collection, conveyance and treatment facilities proposed for use that capacity is available in these facilities to receive and treat the sewage flows from the proposed project; and

(b) That these added flows will not cause an overload or 5-year projected overload in the facilities.

If the facilities proposed for use are owned and operated by an authority, or authorities, then attach a letter from each to the mailer.

If this written certification has been submitted by the applicant, an authorized municipal official should sign and date the form and print his/her name and title and the municipality name in the spaces provided.

NOTE: Since planning is a municipal responsibility, sewer authorities involved should make required information available but should **NOT** sign the mailer as the authorized municipal official.

(2) Determinations Made by the Approving Agency

When the above listed information is received by the approving agency, the approving agency will determine the following (from DEP records):

(a) That the existing collection, conveyance and treatment facilities are in compliance;

(b) That the existing facilities have no existing or 5-year projected overload;

(c) That the municipality has a currently approved Official Sewage Facilities Plan which is being implemented; and

(d) That the project does not propose service by facilities needing a new or modified permit from DEP under the Clean Streams Law.

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and the municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from DEP's website) along with the notification of the decision, including the reason that the request cannot be granted.

If unsure of which local DEP office to contact, the following DEP regional offices will assist you in determining the appropriate local DEP office that serves your specific municipality.

If you need more information or assistance, please contact your local DEP office.

DEP REGIONAL OFFICES

Northwest Region
230 Chestnut St.
Meadville, PA 16335-3481
Main Telephone: 814-332-6945
24-Hour Emergency: 800-373-3398

Counties: *Armstrong, Butler, Clarion, Crawford, Elk, Erie, Forest, Indiana, Jefferson, Lawrence, McKean, Mercer, Venango, and Warren*

North-central Region
208 W. Third St., Suite 101
Williamsport, PA 17701-6448
Main Telephone: 570-327-3636
24-Hour Emergency: 570-327-3636

Counties: *Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga, and Union*

Northeast Region
2 Public Square
Wilkes-Barre, PA 18701-1915
Main Telephone: 570-826-2511
24-Hour Emergency:570-826-2511

Counties: *Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne, and Wyoming*

Southwest Region
400 Waterfront Drive
Pittsburgh, PA 15222-4745
Main Telephone: 412-442-4000
24-Hour Emergency: 412-442-4000

Counties: *Allegheny, Beaver, Cambria, Fayette, Greene, Somerset, Washington, and Westmoreland*

South-central Region
909 Elmerton Ave.
Harrisburg, PA 17110-8200
Main Telephone: 717-705-4700
24-Hour Emergency: 866-825-0208

Counties: *Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry, and York*

Southeast Region
2 E. Main St.
Norristown, PA 19401-4915
Main Telephone: 484-250-5900
24-Hour Emergency: 484-250-5900

Counties: *Bucks, Chester, Delaware, Montgomery, and Philadelphia*

1. **Development Information**

Name of Development Lifecycle Abington
Developer Name Birth Center DBA Lifecycle Womancare
Address 918 County Line Road
Bryn Mawr, PA 19010
Telephone # 215-796-3522
Email kmchugh@lifecyclewomancare.org

2. **Location of Development**

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 1329 Old York Road

d. Tax Parcel # 30-00-49836-00-3
e. USGS Quad Name Frankford, PA, NJ
inches up 21.75 over 16.5
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. **Type of Development Proposed** (check appropriate box)

☐ Residential ☐ Multi-Residential
Describe

☐ Commercial ☒ Institutional
Describe Birthing Center/Medical Office

☐ Brownfield Site Redevelopment
☐ Other (specify)

4. **Size**

a. # of lots 1 # of EDUs 1.77
b. # of lots since 5/15/72 1
c. Development Acreage 0.61
d. Remaining Acreage 0.00

5. **Sewage Flows** 469 gpd

6. **Proposed Sewage Disposal Method** (check applicable boxes)

a. ☐ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☐ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
Name of existing system being extended
N/A
Interceptor Name Sandy Run
Treatment Facility Name Abington Fitzwatertown Treatment Facility
NPDES Permit #

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)
N/A

c. ☐ Onlot Sewage Disposal Systems
(check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
d. ☐ Retaining tanks
Number of Holding Tanks
Number of Privies

7. ☐ **Request Sewage Facilities Planning Module forms in electronic format**

8. **Request for Planning Exemption**

a. Protection of rare, endangered or threatened species
Check one:
☒ The "PNDI Project Environmental Review Receipt" is attached.
or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) Date

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

Return Correspondence/Forms to:

_____

_____

_____

_____

DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____

_____

_____

DEP USE
Components Sent
Onlot Disposal ☐
Collection and Treatment ☐
Planning Agency Review ☐
Exempt from Planning ☐
Code _____
Date _____

"Fold Here"

1. PROJECT INFORMATION

Project Name: **2427-01 ABINGTON LIFECYCLE BIRTHING CENTER**
Date of Review: **7/16/2024 10:06:48 AM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **1.23 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON TOWNSHIP**
ZIP Code:
Quadrangle Name(s): **FRANKFORD**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Lower Pennypack Creek; Upper Pennypack Creek**
Decimal Degrees: **40.119692, -75.118134**
Degrees Minutes Seconds: **40° 7' 10.8929" N, 75° 7' 5.2828" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

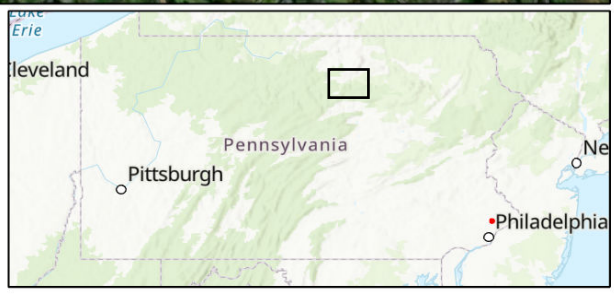
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

2427-01 ABINGTON LIFECYCLE BIRTHING CENTER



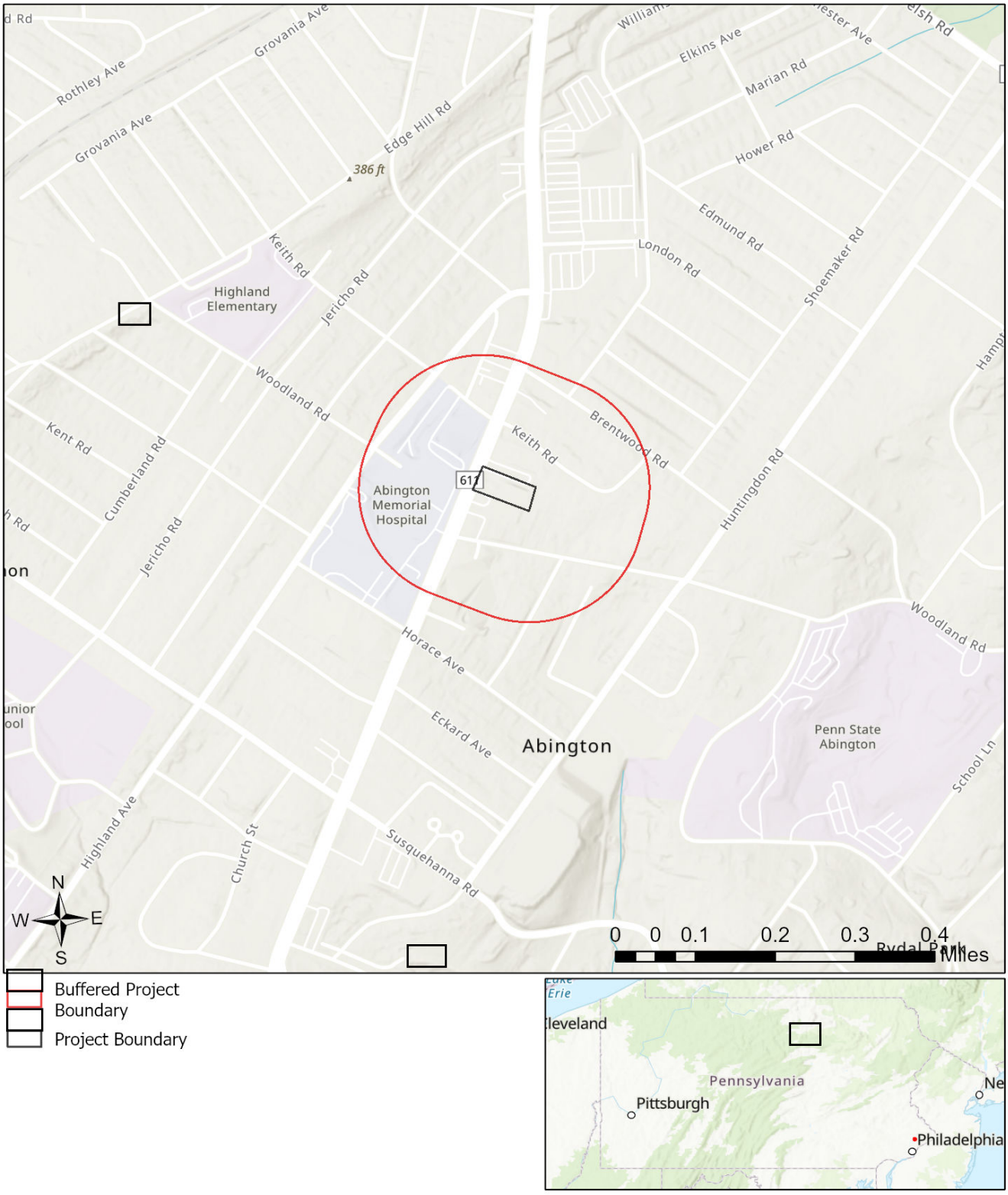
Buffered Project Boundary

Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

2427-01 ABINGTON LIFECYCLE BIRTHING CENTER



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Matt Witters
Company/Business Name: Eustace Eng
Address: 607 Easton Road Building B 2nd Floor
City, State, Zip: Willow Grove, Pa, 19090
Phone:(717) 260 - 3493 Fax:( )
Email: mww@eustaceeng.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Matt W Witt 7/16/2024

applicant/project proponent signature date

July 29, 2024

Eustace Engineers
Matt Witters
Camp Hill, PA

Re: Water Availability
1329 Old York Road
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at SEPAflowrequest@aquaamerica.com. Include the address with town or township and the nearest intersecting street.

This letter expires one year from the date of issue.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquaamerica.com.

Regards,

Deanna L. Ciotti
New Business Administrator - Services
Aqua Pennsylvania, Inc
762 W. Lancaster Ave
Bryn Mawr, PA 19010
O: 610.541.4160

WASTEWATER DEPARTMENT

George Wrigley, Director

July 22, 2024

Mr. Matt Witters
Eustace Engineers
161 South 32nd Street
Camp Hill, PA 17011

RE: Proposed Renovations to 1329 Old York Road.: Sanitary Sewer Availability

Dear Mr. Witters:

The Township of Abington Wastewater Utilities Department has reviewed your email requests and site plan documents you submitted, including the existing features and proposed alterations, dated May 15, 2024 in regards to your request for verification of sanitary sewer service availability at the development site.

The site is immediately adjacent to existing sanitary sewers along Old York Road, which are available and are required to be utilized for sanitary sewer disposal for the proposed renovated buildings. Portions of the existing medical office building will remain, which is connected to the public sanitary sewer system off of Old York Road. Any renovations or additions to the existing buildings will be required to utilize the existing sanitary sewer lateral and collection system, which have sufficient capacity. Sanitary flows from the site are conveyed by the Brentwood Pumping Station to the Sandy Run Interceptor and treated at the Fitzwatertown Treatment Facility.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code

KUHLS LAW LLC

Joseph C. Kuhls
Attorney at Law

July 17, 2024

Lifecycle Woman Care
918 County Line Road
Bryn Mawr, PA 19010

Carrie Nase-Poust, Esquire
Fox Rothschild LLP
2800 Kelly Road, Suite 200
Warrington, PA 18976

Re: Abington Township Zoning □earing Board Application 24-33

This firm serves as Solicitor to the Abington Township Zoning □earing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve the above-named Application of Lifecycle Woman Care for the following relief from and pursuant to the Abington Township Zoning Ordinance (the □Ordinance□) relative to real property identified as 1329 Old □ork Road:

1) a Special Exception pursuant to Ordinance □1906 to allow expansion of a nonconforming medical office use;
2) a □ariance from Ordinance □2103.F-2.2 to allow overnight accommodations;
3) a □ariance from Ordinance □2304.F.2 to allow fewer than the required number of parking spaces;
4) □ariances from Ordinance □2401.A.2.d.(2)(a) and (b) to allow grade changes and encroachment within the tree protection zone, and to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone;
5) a □ariance from Ordinance □2403.B.3.a to allow less than the required 15-foot buffer along the property line;
6) a □ariance from Ordinance □2403.C.6.b.(1) to allow a dumpster enclosure without a surrounding 3-foot-wide planting area; and

7) a □ariance from Ordinance □2601.N.1 to allow less than the required 15-foot setback for the dumpster enclosure.

This approval is granted subject to the condition that construction upon and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public □earing on this matter.

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

WASTEWATER DEPARTMENT

George Wrigley, Director

August 29, 2024

Mr. Matt Witters
Eustace Engineers
161 South 32nd Street
Camp Hill, PA 17011

RE: Preliminary Land Development at 1329 Old York Road.: Sanitary Sewer Review

Dear Mr. Witters:

The Township of Abington Wastewater Utilities Department has reviewed the Land Development Plans dated May 15, 2024 in regards to sanitary sewer system design and projected flow rates.

The site is immediately adjacent to existing sanitary sewer main parallel to Old York Road and the property, and which extends an existing 6" diameter sanitary lateral into the site serving the existing buildings since November 1951. The Utility Plan # D2427-01-03 appears to indicate that the proposed building will still be served by the existing sanitary sewer along the northern side of the building. The plan also indicates the second building sewer exiting the front of the existing building to be cut and capped. Due to the existing cast iron pipe's age (approximately 70+ years) the existing 4" cast iron pipes should be replaced with either SCH 26 PVC, heavy weight cast iron or ductile iron pipe out to the connection with the 6" diameter clay pipe lateral. Detail No. 2 "Trench Restoration" and Detail No 37 "4" to 6" lateral connection" should be added to the plans. At least one (1) double wye cleanout should be added to the new sanitary sewer near the property's border at Old York Road sidewalk.

In regards to the Total Projected Flow using the rate per person table and calculation sheet provided, the comparison flow data from the similar medical office in Bryn Mawr utilizes the population of the average staffing level of the office, which does not take into account the varying patient load. If the known factor of the area of the office space (9,800 square feet SF) is considered, the unit flow rate would be 0.085 gallons per square foot (gal/SF). Applying this rate to the proposed renovated office at 7,565 SF and five (5) day workweek, would result in a projected 644 gallons per day (gpd) for the renovated site versus the 469 gpd stated or 2.43 EDU. Reviewing the past four years of actual water data provided by Aqua PA, which Abington utilizes for the annual sewer billing determinations, the daily flow rate during a typical maximum month is 845 gpd (May 2023 16,900 gals). Therefore, utilizing 845 gpd as the historical peak daily flow rate, the proposed renovated office (at 644 gpd) would not be required to submit a sanitary sewer planning module.

WASTEWATER DEPARTMENT

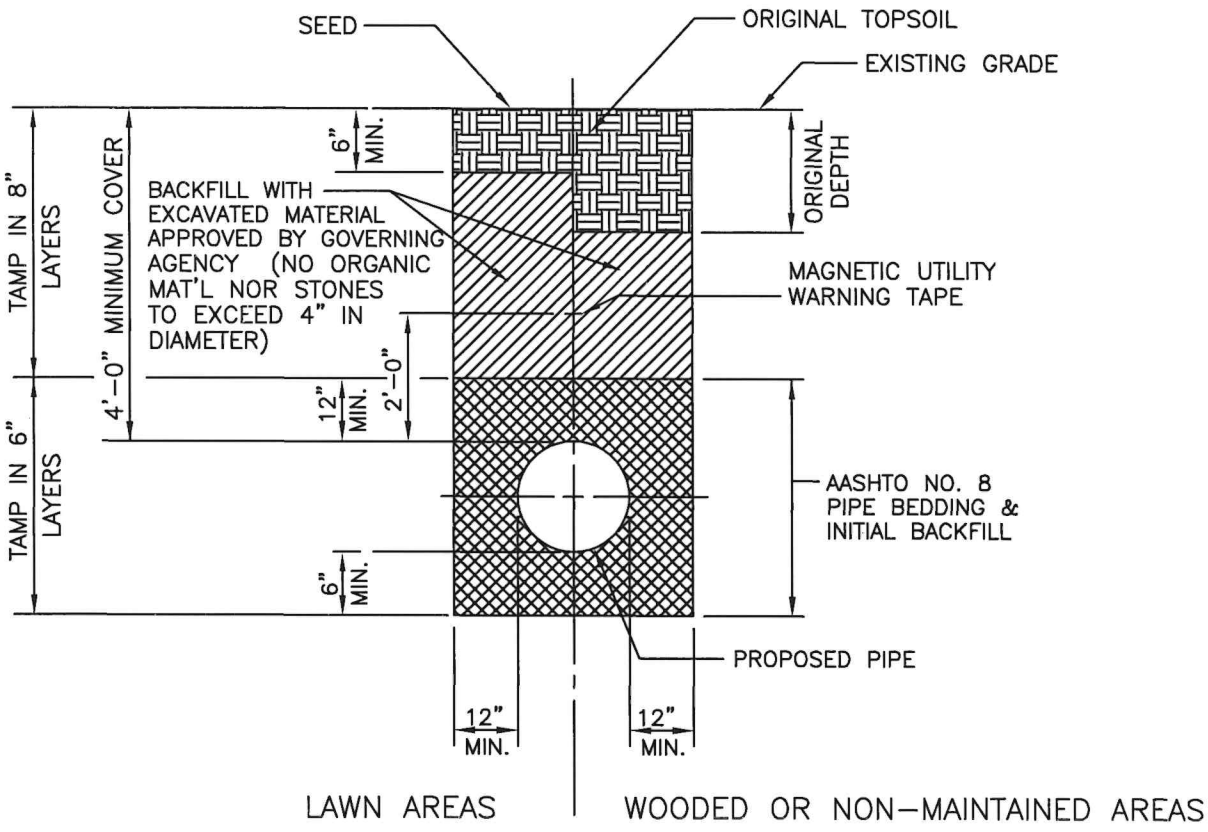
George Wrigley, Director

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

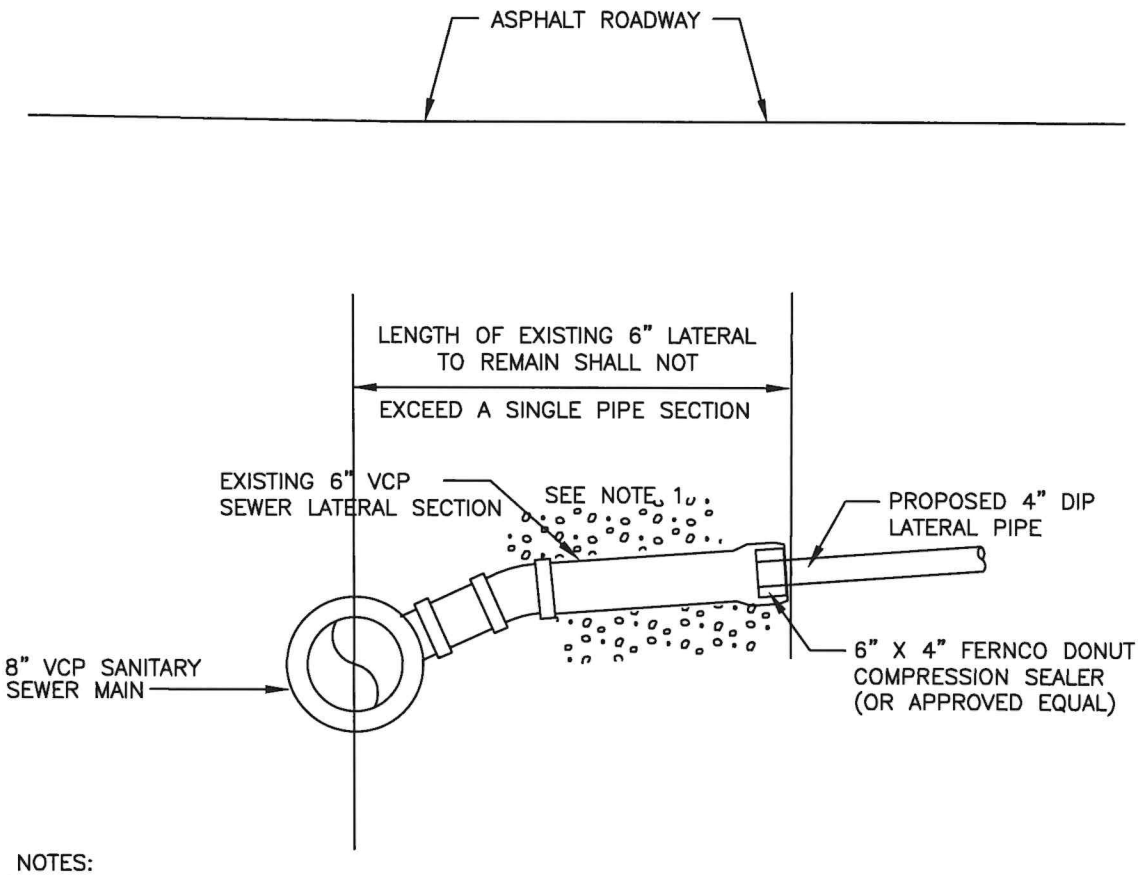
Sincerely,

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code
Birth Center DBA LifeCycle Womancare
Khaled Hassan, P.E. Pennoni
Allison Lee, P.E. Pennoni



Township of Abington STANDARD DETAIL - SEWER SYSTEM	
TRENCH RESTORATION **LAWN / WOODED AREAS**	DATE: NOVEMBER 2015
	DETAIL: 2



NOTES:

1) PROVIDE 6" OF AASHTO NO. 8 (1B) OR 2B STONE BELOW PIPE AND 12" ABOVE PIPE (FOR EXPOSED SECTION OF LATERAL).
2) INSIDE OF LATERAL SHALL BE CLEANED PRIOR TO SEALER INSTALLATION.
3) FERNCO DONUT SEALER SHALL BE COMPLETELY INSERTED INTO BELL OF VCP PIPE
4) 4" PIPE SHALL BE FLUSH WITH INSIDE OF FERNCO DONUT.

Township of Abington STANDARD DETAIL - SANITARY SEWER	
4" DIP CONNECTION TO 6" VCP LATERAL DETAIL	DATE: OCTOBER 2015 DETAIL: 37

2500 East High Street, Suite 650, Pottstown, PA 19464
610.326.3100 | INFO@TPDINC.COM
WWW.TPDINC.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: September 3, 2024

Re: **Lifecycle Womancare Abington (1329 Old York Rd)**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00045

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:

- *Lifecycle Womancare Abington (1329 Old York Rd)– Preliminary/Final Site Plans* prepared by Eustace Engineers – Dated March 7, 2024.

The following are our comments:

Plan Review

1. While we realize the constraints of the existing driveway, we have concerns with the 19-foot driveway width and two-way traffic flow. Moreover, we have concerns regarding the ability of a vehicle to complete a turning maneuver into the site when another vehicle is waiting to exit.
2. A driver's sight distance triangle must be provided. The sight triangle must be shown assuming a driver's eye setback of 10 feet from the edge of road.
3. The proposed monument sign must not be constructed within the driver's sight triangle.
4. Install a STOP sign for the site driveway. In addition, consideration should be given to supplementing this sign with a "Watch for Pedestrians" sign to warn exiting drivers that a sidewalk and pedestrians may be present.

General

1. Since Old York Road is a State-maintained roadway, a PennDOT Highway Occupancy Permit (HOP) is required for the proposed site driveway. Any correspondence to and from the Department must also be coordinated with our office and the Township, and evaluated and addressed accordingly in subsequent submissions.

2. 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.

Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Richard J. Manfredi, *Township Manager*

TOWNSHIP OF ABINGTON

August 30th, 2024

Birth Center DBA Lifecycle Womancare
918 County Line Rd
Bryn Mawr, PA 19010

Re: LD-24-03-LifeCycle Abington (1329 Old □ork Rd) LD- (Redevelopment of Commercial Site)
Parcel(s) 30-00-49836-00-3

Thank you for the opportunity to review the submitted plans for Land Development at 1329 Old □ork Road Abington, PA 19001. The project outlined is for the partial demolition of, and additions to, a commercial structure. I have reviewed the submitted Plan Set dated 08/01/2024. Currently, I have the following comment.

Fire Lanes/Access
Abington SALDO 146-41 B(1)a states "*Fire lanes shall permit access to every building by fire-fighting equipment. Fire lanes shall be of an all-weather surface not less than 20 feet of unobstructed width, able to withstand live loads (with a thirty-ton minimum) of fire-fighting apparatus and have a minimum vertical clearance of 14 feet; and they shall be located not less than five feet nor more than 30 feet from any structure. The grade of the fire lane shall be within the limits established by the Fire Marshal*."

Abington SALDO 146-41 B(1)c states "*All portions of the first three floors of a building must be within 150 feet of a street or an approved fire lane, as the hose would be laid. When buildings are protected throughout by an approved automatic sprinkler system, the provisions of this subsection may be modified*."

The current driveway into the property shows 18.98 feet width labeled at its narrowest, but upon measurement of the plans appears to be closer to 19'9". This driveway is existing currently and does not appear to be changing on the proposed plans. Additionally, all portions of the building are not within 150 feet of the street/fire access road. Normally a fire lane would be required. Since the Applicant has indicated a Fire Sprinkler system would be installed as indicated by the proposed "fire water line", in accordance with 146-41 B(1)c, the distance from fire access to the building and access road width are acceptable due to sprinkler installation.

I have no other comments/concerns at this time with regard to the Land Development at 1329 Old □ork Road Abington, PA 19001 as proposed in these plans.

Should you have any questions or concerns, please feel free to contact me at 267-536-1089 or via email at CPlatz@AbingtonPA.gov or FireMarshal@AbingtonPA.gov.

Sincerely,

Chris Platz

Chris Platz,
Fire Marshal

1176 Old York Road, Abington PA 19001 | www.abingtonpa.gov | 267-536-1000 | TTY/TTD: 9-1-1 | Fax 215-884-8271

September 12, 2024

ABINT130040

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

RE: LD-24-03 – LifeCycle Abington (1329 Old York Road)
1329 Old York Road - PARID: 30-00-49836-00-3/ TMID: 30274 019
Preliminary/Final Minor Subdivision & Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Site Plans" consisting of eleven (11) sheets dated August 1, 2024; as prepared by Eustace Engineers., located at 607 Easton Road, Building B – 2nd Floor, Willow Grove, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on August 12, 2024.

Under this plans submission, the Applicant is proposing to continue the existing medical clinic/office use, as well as, the following site improvements:

- Demolish both eastern and western ends of the existing two (2)-story commercial building on the site and maintain the existing 812 SF center portion of the existing building;
- Construct a 979 SF two (2)-story building addition and 80 SF canopy and concrete pad on the west side of the existing center portion of the building to remain;
- Construct a new 2,159 SF two (2)-story building addition on the east side of the existing center portion of the building to remain;
- Partial removal of the parking lot to make room for the change in the building footprint;
- Provide new asphalt areas and mill and overlay portions of the parking lot to accommodate an expansion for accessible parking spaces, and restripe the remainder of the parking lot;
- Provide a new dumpster enclosure along the middle of the side property line;
- Proposed new monument sign, and new fire, water, and sewer connections to the utility mains beneath Old York Road (State Route 0611)

The proposed renovations and building additions will result in a 1.74% increase in the total building footprint to the site. There will be an overall 0.23% decrease in impervious coverage for the site. The Applicant is not proposing to use the basement and attic spaces for the medical office use.

The site is located within the R-4 – Medium-High Density Residential Zoning District. The site is fronted by Old York Road (S.R 611) to the west, commercial properties zoned within the R-4 – Medium-High Density Residential Zoning District to the north and south; and residential properties zoned within the R-4 – Medium-High Density Residential Zoning District to the east.

In accordance with the FEMA Floodplain Maps FIRM panel No. 42091C0401G, effective 3/2/2016, the site is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located

within the Floodplain Conservation District, and is 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 the Riparian Corridor; and is therefore, not subject to the regulations of the Riparian Corridor Conservation District.

ZONING RELIEFS GRANTED

The Applicant was granted the following special exception and variances from the Abington Township Zoning Ordinance under Zoning Hearing Board Application no. 24-33 in a Decision dated July 17, 2024:

- A Special Exception pursuant to Ordinance §1906 to allow the expansion of a nonconforming medical office use.

- A variance from Ordinance §2103.F-2.2 to allow overnight accommodations;

3. A variance from Ordinance §2304.F.2 to allow fewer than the required number of parking spaces;

4. A variance from Ordinance §2401.A.2.d.(2).(a) and (b) to allow grade changes and encroachment within the tree protection zone, and to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone;

5. A variance from Ordinance §2403.B.3.a to allow less than the required 15-foot buffer along the property line;

6. A variance from Ordinance §2403.C.6.b.(1) to allow a dumpster enclosure without a surrounding 3-foot-wide planting area;

7. A variance from Ordinance §2601.N.1 to allow less than the required 15-foot setback for the dumpster enclosure.

The above Special Exception and Variances were granted subject to the condition that construction upon and use of the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter.

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the waivers request letter dated August 1, 2024:

1. **§146-9.C.(2).(a).[1].[a] – Land Development Plan –** A land development plans is a plat required by the Township for any of the following activities which define land development: The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose of involving: A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure

   Per §146-51.J.(1), the Applicant is requesting a waiver from the land development plan approval process since this application is for the construction of a primary building less than 10,000 SF and the minor building addition is not more than 20% of the existing principal building.

2. **§146-28.A – Dimensions of Parking Spaces –** All parking spaces for vehicles shall be 10 feet wide by 20 feet long.

   The Applicant is requesting a waiver for the restriping of the existing non-conforming parking stalls which measure 9 feet by 18 feet. The Applicant will be milling and overlaying a portion of the parking lot and restriping the parking spaces with dimensions 9'x18' which is less than the required 10'x20'; and therefore, a waiver from this Code Section is required to permit the reduced parking space size.

3. **§146-28.B – Access and egress –** Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.

   The Applicant is requesting a waiver for the continued use of the existing nonconforming 18.98 feet wide asphalt driveway. Since the Applicant is not proposing any changes to the existing non-conforming driveway entrance, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

4. **§146-31(2) – Rights-of-way and/or easements –** Rights-of-way and/or easements for sanitary utilities, road construction or maintenance, or for drainage purposes, public utilities, or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the Township. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set, or put within the area of an easement. The area shall be kept as lawn.

   The Applicant is requesting a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line. On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

5. **§146-39.B.(3).(a).[1] – Off-Street Parking Areas –** All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: 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.

   The Applicant is requesting a waiver to maintain the existing parking lot in its current condition without providing a minimum of 5% of interior landscaping areas in order to maximize the number of available parking spaces and area available for vehicular movement. The Applicant is not proposing any internal parking lot islands or buffer landscaping as part of this project. Since the existing buffer condition is considered existing nonconforming and no changes are being proposed, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

6. **§146-39.B.(3).(a).[2] – Off-Street Parking Areas –** All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper 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.

   The Applicant is requesting a waiver to maintain the existing parking lot in its current condition without providing the planting of additional deciduous trees and is proposing to utilize the existing vegetation

located along the south and east sides of the parking area to comply with this screening requirement. We recommend that the Applicant provide documentation that the existing vegetation on the site currently meets or exceeds the required screening under this Code Section.

7. **§146-41.B.(5).(a) – Trash Containers and Enclosures –** No trash container or enclosure may be located within 15 feet of any property line or building.

   The Applicant is requesting a waiver to construct the proposed trash enclosure five (5) feet from the northern property line. A variance from §2601.N.1 was granted allowing the trash enclosure to be constructed less than the minimum required 15-foot setback. Since this variance was granted, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

8. **§146-41.B.(5).(b) – Trash Containers and Enclosures –** No trash containers or enclosures may be located within any fire lane, right-of-way, easement, or parking space.

   The Applicant is requesting a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line. On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

The required waivers request as noted above shall be added to the Land Development Plan (Sheet 3).

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	0 of 10	08/01/24	-----
Existing Conditions/Demolition Plan	1 of 10	08/01/24	-----
Aerial Plan	2 of 10	08/01/24	-----
Land Development Plan	3 of 10	08/01/24	-----
Grading & Utility Plan	4 of 10	08/01/24	-----
Construction Details A	5 of 10	08/01/24	-----
Landscape & Lighting Plan	6 of 10	08/01/24	-----
Landscape & Lighting Notes & Details	7 of 10	08/01/24	-----
Erosion & Sediment Control Plan	8 of 10	08/01/24	-----
Erosion & Sediment Notes & Details	9 of 10	08/01/24	-----
Erosion & Sediment Noted and Details B	10 of 10	08/01/24	-----

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 §601 – Permitted Uses –** In accordance with the Abington Township Comprehensive Use Matrix, the Existing and proposed uses are as follows:

   - **Existing and Proposed Use F-2 – Medical Clinic or Office** – Based on the Comprehensive Use Matrix, a Use F-2 – Medical Clinic or Office is not a permitted use within the R-4 – Medium-High Density Residential Zoning District. The Applicant is intending to continue the existing F-2 – Medical Clinic or Office Use; therefore, the F-2 – Medical Clinic or Office Use is considered an existing nonconforming use. However,

the Applicant is proposing to demolish and construct building additions on both ends of the existing building for the continuation and expansion of the existing nonconforming use, which will be subject to the code provisions of Section 1906 – Expansions of a Nonconforming Use. **The Applicant has obtained a Special Exception pursuant to Ordinance §1906 to allow the expansion of a nonconforming medical office use at the subject site.**

2. **Per §602 Figure 6.1 – Dimensional Regulations –** The minimum front yard setback shall be 20 feet.

   The setback lines have been provided on the plans; however, the front yard setback line has not been dimensioned. The front yard setback lines shall be dimensioned on the plans.

3. **Per §602 Figure 6.1 – Dimensional Regulations –** The maximum impervious coverage shall be 55%.

   Based on the Zoning Data Table provided on the Land Development Plan (Sheet 4), the existing impervious coverage for the site is 66.66%, which is greater than the 55% maximum requirement, and is considered an existing non-conforming condition. With the proposed site improvements, the resulting impervious coverage for the site will be reduced to 66.43% which is still greater than the maximum impervious coverage requirement; however, the existing non-conforming impervious area is not increasing and would therefore be permitted to continue.

4. **Per §602 Figure 6.1 – Dimensional Regulations –** The minimum green area shall be 45%.

   Based on the Zoning Data Table provided on the Land Development Plan (Sheet 4), the existing green area for the site is 33.34%, which is less than the 45% minimum requirement, and is considered an existing non-conforming condition. With the proposed site improvements, the resulting impervious coverage for the site will be increased to 33.57%, which his still less than the minimum green area requirement; however, the existing non-conforming green area is not decreasing and would therefore be permitted to continue.

5. **Per §2309.A.2 – Parking Space Reduction Factors –** Uses within 200 feet of a bus shelter station are permitted a 2% reduction in the required number of automobile parking spaces.

   As indicated in the Parking Reduction Summary Table provided on the Land Development Plan (Sheet 4), a parking reduction for the 200 feet proximity to a bus shelter was utilized in the parking space calculation. Based on our measurements, the nearest bus station is located at the corner of Old York Road and Keith Road, which is approximately 278 feet from the northern property line of the site, and is greater than the 200 feet maximum distance indicated in this Code Section. The Applicant shall clarify and confirm the distance from the nearest bus station. If the distance is greater than 200 feet, the 2% reduction pursuant to the above Code Section may not be utilized. Although the Applicant had obtained a variance from Section §2304.F.2 to allow fewer than the required number of parking spaces on the site, the Applicant will still be required to update the Parking Reduction Summary table accordingly to reflect the correct parking calculation and remove the reference to this section, as necessary.

6. **Per §2309.A.3 – Parking Space Reduction Factors –** Uses within defined pedestrian walkway and bicycle trail systems leading to surrounding residential neighborhoods are permitted a 3% reduction in the required number of automobile parking spaces.

   As indicated in the Parking Reduction Summary Table provided on the Land Development Plan (Sheet 4), a reduction for the defined pedestrian walkway and bicycle trail systems was utilized in the parking space calculation. The site frontage along Old York Road has sidewalk that connects to the adjacent neighborhood residential developments and bicycle trail systems under the Township's Master Bike Plan; therefore, the Applicant may be permitted to claim the 3% reduction for this requirement.

7. **Per §2310.A – Parking Lot and Frontage Development Standards –** The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.

   Based on our measurements of the plans provided, the existing access driveway leading to the parking area located to the rear of the site ranges from approximately 19 feet to 24 feet, and no change to the proposed access driveway is proposed; therefore, the existing access driveway is considered an existing nonconforming condition. Based on the plan, it appears that a small strip of asphalt driveway along the northern property line is located outside the property and encroaching onto the adjacent Abington Memorial Hospital property; however, the Applicant shall clarify and confirm. Encroachments outside the property should be avoided. Since this is an existing nonconforming condition and no changes are proposed, the Applicant shall provide a written agreement from the adjacent property owner, Abington Memorial Hospital, to permit the encroachment. If no written encroachment is provided, then the portion of blacktop outside the property line shall be removed unless the adjacent property owner permits the blacktop to remain.

8. **Per §2601.H.2 – Lighting Standards –** All on-lot public parking areas, aisles, and access ways for any nonresidential use shall be provided with a minimum of one half (0.5) foot candles of light at any point on the ground.

   Point by point intensities have been provided which indicate the lighting intensities throughout the site; however, no point-by-point intensities have been provided for the pedestrian walkway from the parking area to the building. Per the above Code Section, a minimum of 0.5-foot candles of intensity shall be provided at all access ways for a nonresidential building. The plans shall be revised to provide the required intensities.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

9. **Per §146-9.A.(1) and (2) – Preliminary and Final Plan Stages –** LD plan submissions are required to submit plans for Preliminary approval then plans for Final approval.

   As part of this application, the Applicant is proposing a concurrent Preliminary/Final approval. A waiver from this Code Section will be required to permit a concurrent Preliminary/Final approval.

10. **Per §146-10.B.(5) – General Requirements –** The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "Preliminary/Final Minor Subdivision and Land Development" and noted as land development application number "LD-24-03".

    The submission type, "Preliminary/Final Minor Subdivision and Land Development" and land development application number, "LD-24-03" shall be shown on all plan sheets.

11. **Per §146-11.A.(7) – Property Identification Plans –** The property identification plans shall provide an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.

    A note shall be provided on the Site and Subdivision Plan which indicates the vertical elevation based on the sanitary sewer datum of the Township of Abington. A conversion factor from the PA State Plane Coordinate System datum to the sanitary sewer datum may be used and a note for the conversion factor shall be provided on the plans.

12. **Per §146-11.B.(4) – Existing Features Plan –** The existing features plan shall contain the location and type of all existing survey monuments.

The Existing Conditions & Demolition Plan (Sheet 2) does not show any survey monuments and/or iron pins for the site. The plan shall be revised to show the existing survey monuments and/or iron pins. If no survey monuments or iron pins are found, new survey monuments and/or iron pins shall be provided under the proposed site conditions.

13. **Per §146-11.B.(7) – Existing Features Plan –** The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site ad 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.

    The utility information has been provided for only the properties immediately surrounding the parcel, and not the entire 400 feet distance per this Code Section. An Aerial Plan (Sheet 3) showing the existing property lines of the adjoining and nearby properties and property owners has been provided; however, the utility information was also not provided on the Aerial Plan (Sheet 3). The plans shall be revised to show all utilities within 400 feet of all parts of the site; or the Applicant shall be required to obtain a waiver from this Code Section.

14. **Per §146-11.B.(9).(a) – Existing Features Plan –** The existing features plan shall contain the 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 soils development information, i.e., bearing value, depth to bedrock, seasonal water table, etc.

    The soil types and associated soil information table have not been delineated on the Existing Conditions & Demolition Plan (Sheet 2). This information shall be provided on the plan; or the Applicant shall be required to obtain a waiver from this Code Section.

15. **Per §146-11.D.(4) – Grading Plans –** The grading plans shall show the datum to which the contour lines refer shall be based on the Abington Township sanitary sewer datum.

    Note #2 under the grading notes section on the Grading and Utility Plans (Sheet 4) indicates the horizontal datum is based on PA State Plane Coordinate System. This note shall be revised to reflect the Abington Township Sanitary Sewer Datum. A conversion factor from the PA State Plane Coordinate System datum to the sanitary sewer datum may be used and a note for the conversion factor shall be provided on the plans.

16. **Per §146-11.D.(7) – Grading Plans –** The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.

    The total limit of disturbance area shall be delineated and called out on the Grading & Utility Plan (Sheet 4).

17. **Per §146-11.G.(1).(c),(e), and (g) – Utility Plan –** The utility plan shall show all waterlines, electrical lines, and gas lines.

    The Grading & Utility Plan (Sheet 4) is showing new underground electric, water, and gas lines to the building, but the proposed lines are terminating at the right-of-way line. The existing mains and the connections to the existing mains from the building shall be provided on the plans. In addition, electrical lines to the new light poles shall be provided on the plans.

18. **Per §146-11.G.(3) – Utility Plan –** The grading plans shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities.

19. **Per §146-11.H.(1) – Landscape Plan –** The landscape plan shall be prepared by a registered landscape architect.

    The Landscape Plan (Sheet 6) shall be prepared by a registered landscape architect. The signature and seal of the registered landscape architect shall be provided on the plans.

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

    Sufficient room for the signature and seal of the Township Engineer shall be provided on the Land Development Plan (Sheet 3) to ensure no text overwrites with the adjacent MCPC signature block.

21. **Per §146-27.D – Sidewalks and Curbs –** The paving of the sidewalk shall be continuous across driveways; the grades shall not be depressed, but they may be sloped. Special entrances may be permitted where, in the opinion of the Board of Commissioners, they are necessary for public safety and convenience.

    On the plans, the sidewalk along the Old York Road frontage is shown to be replaced which includes the existing concrete driveway apron. The Applicant shall provide a detail for the driveway apron replacement on the plans.

22. **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.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

23. **Per §142-106.A.(1) – Exemptions –** As part of this project, the impervious area will decrease from 66.66% to 66.23% for the entire site, which would not require stormwater management. The Township Stormwater Management Ordinance, Table 106.1P, is applicable to projects where proposed new impervious coverage is added onto the site. Since there will be a proposed net reduction in the total impervious coverage on the site, Table 106.1P would not apply and no stormwater BMP is required. However, please keep in mind that any existing stormwater issues on or from this site, will have to be addressed as part of this application.

GENERAL COMMENTS

24. The Applicant shall clarify and define a pedestrian route for connectivity between the building and the sidewalk since the existing asphalt walkway along the southern property line will be removed and turned into lawn area.

25. The “Asphalt/Concrete Curb Interface” detail is showing HMA wearing and binder courses for the pavement restoration adjacent the new curb. The pavement courses shall be updated to current PennDOT approved WMA mixes.

26. It is recommended that a DWS be installed at the ramp to the rear of the building that accesses the parking lot area.

27. The utility pole owner and numbers shall be provided on the plans.

We have received the following documents/permits/reviews:

- Abington Wastewater Sanitary Sewer Availability Letter (July 22, 2024)
- Zoning Decision 24-33 (July 17, 2024)
- Application for SALDO Review (July 29, 2024)
- MCPC Request for Review (July 29, 2024)
- Aqua Will Serve Letter (July 29, 2024)
- Sewer Planning Application Package (July 31, 2024)
- Sanitary Sewer Review (August 30, 2024)
- Waiver Request Letter (August 1, 2024)
- Fire Marshal Review (August 30, 2024)
- MCPC Review (September 10, 2024)
- Traffic Review (September 3, 2014)

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

- EAC Review
- STC Review
- Financial Escrow
- LD Agreements
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

Since the above referenced comments can be addressed with changes to the plans without going before the Zoning Hearing Board, we recommend Preliminary/Final Major Land Development Plans approval contingent the Applicant adequately addresses all outstanding review comments.

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

Sincerely,

PENNONI ASSOCIATES INC.

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration & Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

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MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 10, 2024

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

Re: MCPC #24-0179-001
Plan Name: LifeCycle Abington
(7,565 square feet of office development on 1 lot comprising 0.61 acres)
Situate: 1329 Old York Road
Cross Street: Keith Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 12, 2024. We forward this letter as a report of our review.

BACKGROUND

Birth Center dba Lifecycle Womancare, the applicant, has submitted a land development plan for an expansion of an existing medical office building (currently 6,655 square feet). The applicant would demolish a portion of the building and add 6,513 square feet of new building area. The new building would comprise 7,565 square feet of gross floor area.

The site is the location of an existing, three-story masonry/frame building. There is also a stone wall and 4 foot wooden fence that would be removed. This would include a two-story building addition on the front with a footprint of 979 square feet and a two-story addition to the rear of the existing building with a footprint of 2,141 square feet.

The applicant received a special exception and variances from the zoning ordinance's requirements for the following:

1. Special Exception for an expansion of a nonconforming medical office use [§1906].
2. Variance to allow overnight accommodations [§2103.F-2.2].
3. Variance to allow fewer than the required number of parking spaces [§2304.F.2].

4. Variance to allow grade changes and encroachment within the tree protection zone [§2401.A.2.d(2)(a)].
5. Variance to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone [§2401.A.2.d(2)(b)].
6. Variance to allow less than the required 15-foot buffer along the property line [§2403.B.3.a].
7. Variance to allow a dumpster enclosure without a surrounding 3-foot wide planting area [§2403.C.6.b(1)].

The proposed development would bring the building into conformance with the front yard setback requirement and the required parking setback from the building. The tract is located in the R-4 High Density Residential zoning district. The site is served by public water and sewer. The plans are dated August 1, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed improvements are somewhat consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*, although it would be more consistent if it (1) had a sidewalk connecting the building to the sidewalk along Old York Road, and (2) had more buffering, and (3) had shared parking and vehicular access with adjacent land uses. The comprehensive plan shows the project is located in the "Community Mixed Use" future land use area. Offices are one of the primary land uses in this category.

The proposed improvements are also generally consistent with the Abington Comprehensive Plan of 2007, which places the location in the "Institutional—School, Churches" future land use category. However, it should be noted that the plan notes the importance of pedestrian walkways in commercial corridors.

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

TRANSPORTATION

A. Sidewalk – We recommend that a sidewalk be constructed that connects the building entrance to the sidewalk along Old York Road. Currently there is an asphalt walk connecting the building to the street, but the applicant proposes to remove it. We note that zoning requirements for districts allowing commercial development require that buildings be connected to the street with a pedestrian link [Article XXV]. Technically, this does not apply to the applicant's site because it is located in the R-4 Residential District; however, In the interest of improving pedestrian safety and access, we recommend that the building be connected to the Old York Road sidewalk with an on-lot sidewalk. The adopted Old York Road Corridor Improvement Study states that "sidewalks should

provide direct access into buildings fronting the corridor…[1] (p.118).“ Montgomery County’s Walk Montco (2015) plan notes that, to be more walkable, office buildings should be “visually appealing to walkers and directly accessible from the street[2] (p.18).”



Existing walk connecting building to sidewalk on Old York Road

B. Loading – If a loading area is to be provided, it shall be designed consistent with §146-28.D.

C. Right-of-Way - The plan states that the legal right-of-way for Old York Road is 64 feet and the right-of-way, “per Ref. Map #3” is 80 feet. What is the map that is being referred to? The ultimate right-of-way shall be shown [§146-11.A].

LANDSCAPING

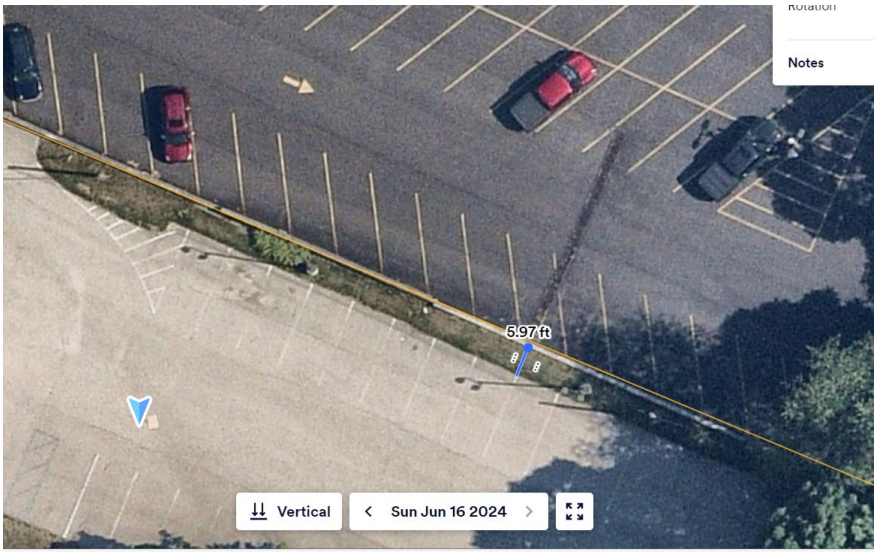
[1] Old York Road Corridor Improvement Study (2010): https://www.abingtonpa.gov/home/showpublisheddocument/3130/635991672709600000

[2] Walk Montco (2015): https://www.montgomerycountypa.gov/DocumentCenter/View/9839/Walkability-Plan_Final_web-version?bidId=

A. Street Tree – We recommend that a canopy tree providing a reasonable amount of shade be used for a street tree, rather than the proposed Eastern Redbud.

B. Tree Preservation – The plan shall identify stand-alone trees with calipers of 10 inches or greater, measured at a point four feet above grade, with indication of which trees are to be removed and which are to remain. Are any trees of 10 inch caliper or greater proposed for preservation? [§146-11.B] The applicant is using existing trees toward some of the planting requirements.

C. Parking Lot – There is approximately six feet of grass area between the applicant's parking lot and the northern property line. The applicant is not required to plant anything additional there due to existing nonconforming conditions and zoning relief obtained. However, we suggest planting small shrubs or ornamental grasses in defined areas along this grass strip; this would help provide a modest buffer, provide plantings with ecological value, improve the appearance of the site, and increase green stormwater infrastructure.



Area where additional (small) plantings could be added.

BUILDING DESIGN

A. Architectural Plans -- Tentative front, side, and rear architectural plans are required [§146-11]. It would also be helpful for the dumpster enclosure to be illustrated.

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 medical office development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal

seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#24-0179-001*) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Birth Center dba Lifecycle Womancare, Applicant
Kate McHugh, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

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

ATTACHMENT A



LifeCycle Abington
MCPC#240179001

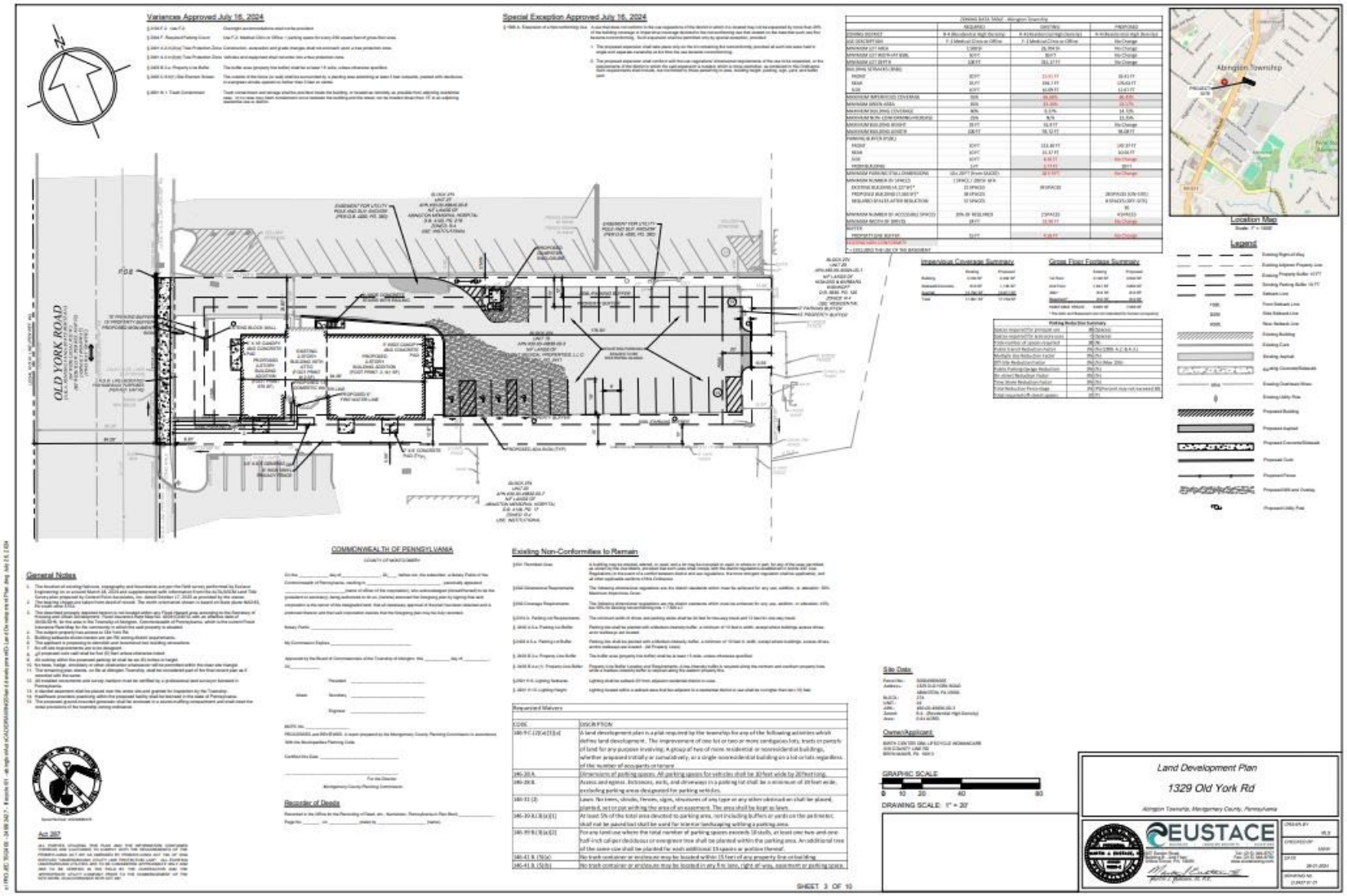
Montgomery County Planning Commission

0 50 100 200 Feet

N

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

ATTACHMENT B



BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024	BOC-09-111424	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Inclusive Park Change Order

EXECUTIVE SUMMARY:

The Inclusive Park and Playground project was awarded on February 8, 2024, to MECO Constructors. At the time of award, the Township had an outstanding RACP grant application. On November 1, 2024, the Township received notice that it was awarded $350,000 of the $550,000 request. As such, an allocation of an additional $200,000 of American Rescue Plan Act (ARPA) funding to the project to cover existing contract costs is being recommended.

Additionally, the Township has received a change order request in the amount of $9,791 from MECO Constructors for the “treehouse” component of the playground. This change order is related to height changes and increased size of materials for 25 psf snow load. As this change order directly impacts the intended users of the playground, an additional $9,791 of ARPA funding is being recommended.

PREVIOUS BOARD ACTIONS:

February 8, 2024: Board of Commissioner Meeting

RECOMMENDED BOARD ACTIONS:

Motion to approve change order request #1 for MECO Constructors, Inc. for the Inclusive Park and Playground and to supplementally appropriate $9,791 for the change order and to also supplementally appropriate $200,000 from available American Rescue Plan Act funds for the Inclusive Park and Playground project.

COST ESTIMATE

Meco Constructors Inc.

Contractor/Subcontractor Name	Total (from cost breakdown)	Markup on sub (if applicable)**	Total
1. Whole Trees Design Changes	$9,791.00		$9,791.00

Total (L/M/E/S) $9,791.00

TOTAL THIS CHANGE **$9,791.00**

Exclusions and Clarifications

COST BREAKDOWN

Abington Inclusive Park
Meco Constructors Inc.
Whole Trees Design Changes

SUCONTRACTOR COST

Classification	Rate	UOM	Total Cost
Whole Trees Material	$4,523.00	1	$4,523.00
Material Tax	$4,523.00	6%	$271.00
Whole trees Labor	$4,531.00	1	$4,531.00
			$0.00
			$0.00
			$0.00
		Sub-Total	**$9,325.00**
		** Subcontractor Markup (5.00%)	$466.00
		SUBCONTRACTOR TOTAL	**$9,791.00**
		LMES TOTAL	**$9,791.00**

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To: **MECO Constructors**
Project: **Abington Inclusive Park Playground Treehouse**
Date: **10/3/2024**

Details of Scope Change:
Deck and roof shape changed to pentagon to align structural members
Deck and roof member sizes increased to accommodate load requirements
Raised roof height to bring back column branching while accommodating required 6'-8" headroom

Change in Contract Price: $ 9,054

Treehouse Columns and Deck Framing	**Original Price**	**New Price**	**Change**	**Notes:**
Increased length of exterior timber columns	$ 41,587	$ 44,914	3,327	Raised headroom to acommodate branching
Increased length of central column	$ 9,030	$ 9,747	717	Raised headroom to acommodate branching
Removed 4x6x8' WRC Support Beams	$ 14,407	$ -	(14,407)	Material was undersized for load requirements
Removed 2x6 WRC Framing and Blocking	$ 10,407	$ -	(10,407)	Material was undersized for load requirements
Reduced qty WRC decking	$ 7,273	$ 6,415	(858)	New design has smaller footprint
Removed 4x6x12' WRC Support Beams	$ 2,029	$ -	(2,029)	Material was undersized for load requirements
Add 6x12 Beams	$ -	$ 9,758	9,758	New material to support 100 psf live load
Add 2x12 Joists & Blocking	$ -	$ 21,315	21,315	New material to support 100 psf live load

Treehouse Roof Framing	**Original Price**	**New Price**	**Change**	**Notes:**
Removed 4" Dia. Black Locust Fascia	$ 8,680	$ -	(8,680)	Replaced with structural fascia
Removed 2x6 WRC Framing and Blocking	$ 8,561	$ -	(8,561)	Material was undersized for load requirements
Add 4x8 Rafters and Beams	$ -	$ 8,667	8,667	New material to support 25 psf snow load
Add 2x8 Purlins/Blocking	$ -	$ 8,512	8,512	New material to support 25 psf snow load

Treehouse Railing and Benches	**Original Price**	**New Price**	**Change**	**Notes:**
Reduced qty Black Locust Railing Posts	$ 5,302	$ 5,037	(265)	New design has smaller deck circumfrence
Reduced qty Black Locust Top Rail	$ 9,532	$ 9,055	(477)	New design has smaller deck circumfrence
Deduct 4x6 WRC Bench supports	$ 2,402	$ -	(2,402)	Removed due to reduced headroom beneath deck
Deduct 5/4 x6 WRC Bench Decking	$ 1,067	$ -	(1,067)	Removed due to reduced headroom beneath deck
Add 4x6 Slide Support Columns	$ -	$ 1,381	1,381	Aids in supporting longer span where slide attaches
Building Product Subtotal	**$ 120,278**	**$ 124,801**	**4,523**	

Design & Management Services	**Original Price**	**New Price**	**Change**	**Notes:**
Project Management	$ 12,028	$ 13,309	1,281	Add for additional drafting/design time
Design, Drafting & Shop Drawings	$ 13,000	$ 16,250	3,250	Add for additional drafting/design time
Engineering Estimate	$ 23,077	$ 23,077	0	No change
D&M Subtotal	**$ 48,105**	**$ 52,636**	**4,531**	

Shipping & Handling	**Original Price**	**New Price**	**Change**	**Notes:**
Shipping & Handling	**$ 12,460**	**$ 12,460**	**0**	No change

	Original Price	**New Price**	**Change**
GRAND TOTAL	**$ 180,843**	**$ 189,897**	**9,054**

Abington Park Timeline as of 10/3/2024 assuming all milestones and payment requirements are met

Time Est.	Activity	Associated Payment Requirements	Week of: 10/7	10/14	10/21	10/28	11/4	11/11	11/18	11/25	12/2	12/9	12/16	12/23	12/30	1/6	1/13	1/20	1/27	2/3	2/10	2/17	2/24
varies	Align design intent & solution	A rendering has been provided to-date, and the Design/Engineering Phase will work to align the design with the product's budget.																					
NA	Sign quote & Release Down Payment (Project enters production queue & delivery date is established)	100% - Design & Management Services Total, 50% of Building Product Total Due at signature to initiate fabrication schedule.	CO Accepted																				
4-6 weeks	Finalize design & engineering					Design complete assuming prompt responses from client																	
4-6 weeks	Finalize shop drawings (Shop drawings & revised quote (if necessary) signed)								PE Stamped Shop Drawings														
6-8 weeks	Select & process inventory (Inventory harvested, peeled, dried, flat-topped, & shipped to factory)	35% - Building Products Total (proof provided by photos or customer visit) 50% - Freight & Material Handling Estimate																					
8-12 weeks	Fabricate & finish (Product pre-fabricated, finished, & loaded for shipping)																						
1-4 days	Ship	15% - Building Products Total (10 d post delivery) Remainder - Freight & Materials Handling Actual																	Product Delivered				

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-10-111424 — *AGENDA ITEM NUMBER*

Administration — *DEPARTMENT*

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

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

AGENDA ITEM:

It Consulting services

EXECUTIVE SUMMARY:

The Township has been working with Melillo Consulting for several years on various Township infrastructure projects and general and emergency consulting. They have performed are last three server upgrades and recently completed a Township network assessment. Their expertise has been and will be critical to addressing and updating our IT network, services and related infrastructure, and ensuring that the Township is as resilient as possible to cyberattacks and bad actors.

The three-year contract for Sophos MDR Complete (Managed Detection and Response) along with the Sophos XGS 3100 Firewall, is a recommendation of the Township's recent network assessment. Abington and surrounding municipalities have experienced an increase in the number of cyber-attacks especially to email, and the MDR Complete service, which provides 24/7 cyber security monitoring, will help further protect our systems and mitigate the impact of a potential breach.

The XGS 3100 Firewall, is a next-generation firewall that sits between our computer and the internet. It will provide additional protection to our computer network from malicious outside sources, as well as additional features to improve the security and availability of our network. The Township has been using Sophos products since 2010, and these additional products will integrate seamlessly into our existing infrastructure.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve and appoint Melillo Consulting as the Township's Information Technology (IT) management services provider and to approve IT managed services for 24/7 monitoring and firewall upgrades for three years in the amount of $83,048.29.

November 7, 2024

Dear Ashley,

Melillo Consulting, Inc. is pleased to make the following offer to Abington Township in response to being the Township's appointed IT Consultant.

- Consulting rates guaranteed though 12/31/2025
  Sr. IT Consultant $260 / hour
  IT Project Manager $250 / hour
- Purchase Order(s) are required for billing to occur on T&M efforts
- T&M billed monthly as service is delivered
- Travel and related expenses billed at cost
- Payment Terms are Net 30

Our services cover a wide range of IT needs from transforming your IT infrastructure, accelerating application delivery, building a more robust security posture, managing data, or creating a new cloud experience that supports the workloads developed.

A full list of our IT offerings and consulting services are available at:
https://www.melillo.com/

David Smull
Sr. Director Professional Services
Melillo Consulting

610-390-4020
dsmull@mjm.com
melillo.com

Lou Spadafora
Dir. of Bus. Dev.
Melillo Consulting

610-585-5143
lou@mjm.com
melillo.com

Customer: **Township of Abington**
Contact: **Ashley Mcilvaine**
Phone/Email: amcilvaine@AbingtonPA.gov
Date: 11/7/2024
Quote Exp: **12/7/2024**
ST Reference: 36 months

Account Mgr: Lou Spadafora
Phone/Email: 610-585-5143 / spadafora@mjm.com



QUOTATION

Please email purchase orders to: Orders@mjm.com

Quote # 221652-3MSC

Item	Qty	Part Number	Description	Unit Price	Extended Price
Upgrade Current Sophos End-point Subscription to Sophos MDR Complete, Full IR, HA Pair Sophos 3100 Firewalls					
MDR Complete 36-month Term					
1	200	MDRCEU36AFRGAA	Central Managed Detection and Response Complete -	$ 209.73	$ 41,946.96
2	20	MDRCSS36BBRGAA	Central Managed Detection and Response Complete	$ 326.00	$ 6,520.00
3	220	MDRBRU36AFRCAA	CENTRAL BACK-UP AND RECOVERY INTEGRATION PK - 200-499 U AND SVR - 36 MOS - RNWL	$ 10.88	$ 2,394.48
4	220	MDRDSU36AFRGAA	CENTRAL DATA STORAGE - 1 YR PACK - 200-499 USERS - 36 MOS - RENEWAL - GOV	$ 10.88	$ 2,394.48
5	220	MDRNDU36AFRGAA	CENTRAL NETWORK DETECTION AND RESPONSE - 200-499 USERS - 36 MOS - RENEWAL - GOV	$ 45.83	$ 10,083.54
6	1	PRPE0A00ZZPCAA	PROFESSIONAL SERVICES (CENTRAL) - MDR GUIDED ONBOARDING	$ 6,958.76	$ 6,958.76
Sophos HA-Pair Firewalls (buy 1, 2nd included at no cost). 36-Month Support					
7	2	XG3ATCHUS	XGS 3100 Security Appliance - US power cord	$ 1,016.45	$ 2,032.91
8	1	XS310036ZZNGAA	XSTREAM PROTECTION FOR XGS 3100 - 36 MOS - GOV	$ 9,603.77	$ 9,603.77
9	1	UP310036ZZNGAA	XGS 3100 ENHANCED TO ENHANCED PLUS SUPPORT UPGRADE - 36 MOS - GOV	$ -	$ -
10	1	PRPNHA00ZZPCAA	PROFESSIONAL SERVICES (NSG) FIREWALL - CONSULTING	$ 1,113.40	$ 1,113.40

Sub-Total:	$	83,048.29
Estimated Freight Charges:	$	-
Quote Total:	**$**	**83,048.29**

Prices valid for thirty (30) days.
Shipping charges are estimated.
Applicable taxes added to final invoice.

Payment Terms: Net 30 Days
Overdue invoices subject to 1.5% month finance charge or max rate allowed by law.
All returns must be requested within 30 days of ship date.

ALL WARRANTIES HEREUNDER SHALL BE PROVIDED DIRECTLY FROM THE MANUFACTURER.

Purchase Order Exemption Form Available Upon Request

285 Davidson Avenue | Suite 202 | Somerset, NJ 08873 | T: 732.563.8400 | F: 732.563.1950

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-11-111424 — *AGENDA ITEM NUMBER*

Finance — *DEPARTMENT*

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

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

AGENDA ITEM:

SARS obligation

EXECUTIVE SUMMARY:

This agreement will satisfy obligation requirements set by the U.S. Treasury for American Rescue Plan Act (ARPA) funding. Funds will be disbursed annually in the amount of $227,291. The distribution of funding will be based on proof of costs incurred during the following time periods and will be as follows: January 1 – December 31, 2024, $227,291; January 1 – December 31, 2025, $227,291; and January 1 – December 31, 2026, $227, 291.

PREVIOUS BOARD ACTIONS:

The Board of Commissioners have approved funding for SARS in the FY 2022, FY 2023 and FY 2024 budgets in the amount of $227,291.

RECOMMENDED BOARD ACTIONS:

Motion to enter into a three-year beneficiary agreement with Second Alarmer's Association and Rescue Squad for the distribution of American Rescue Plan Act (ARPA) funds in the amount of $681,873 over FY 2024, FY 2025 and FY 2026.

Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Richard J. Manfredi, *Township Manager*

TOWNSHIP OF ABINGTON

Agreement Number

XXARPA

Township of Abington Coronavirus Local Fiscal Recovery Fund Grant Beneficiary Agreement

Beneficiary Name: Second Alarmer's Association and Rescue Squad
Mailing Address for Payment: 307 Davisville Road, PO Box 90, Willow Grove, PA 19090
UEI: EM5UKRT89WJ9
Total Award Amount: $681,873 to be distributed in $227,291 increments over a three year period
Agreement Period: Start Date: 01/01/2024 End Date: 12/31/2026

This agreement is made by and between the Client, the Township of Abington (the "Township, etc") and the Beneficiary to set forth the terms and conditions under which the Township will provide assistance to the Beneficiary under the Township of Abington's Coronavirus State and Local Fiscal Recovery Fund program (Assistance Listing # 21.027).

1. **Purpose of Agreement.** Nonprofits have faced significant challenges due to the pandemic's increased demand for services, changing operational needs, as well as declines in revenue sources and increases in expenses. As a result, the Client is electing to provide nonprofits, who have experienced negative economic impacts due to the COVID-19 pandemic, a beneficiary payment to assist with the financial hardship.

2. **Use of Funds.** The Beneficiary agrees the funding will support payroll of staff. The Beneficiary is considered the "end-user" and funding can be expensed towards the Beneficiary's direct and indirect operational costs incurred from January 1, 2024 until December 31, 2026. Cost sharing or matching funds are not required. The Beneficiary must assure that any expenses claimed and payments made under this Agreement have not been or will not be reimbursed under any other federal program. At the termination date, the Beneficiary will transfer any unused funding, pursuant to this Agreement, back to the Township and de-obligate the remaining award balance.

The Beneficiary understands and agrees that the funds disbursed under this award may only be used in compliance with section 603(c) of the Social Security Act (the Act), Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing. The Beneficiary will determine prior to engaging in this Agreement using this assistance payment that it has the institutional, managerial, and financial capability to ensure proper planning, management, and completion of this Agreement.

Funds will be disbursed annualy in the amount of $227,291. The distribution of funding will be based on costs inclurred during the following time periods and will be as follows: January 1 – December 31, 2024, $227,291; January 1 – December 31, 2025, $227,291; and January 1 – December 31, 2026, $227, 291.

3. **Period of Performance.** The term of this agreement shall commence January 1, 2024, and shall terminate on December 31, 2026, contingent upon funding. Any Amendment or modification of this Agreement shall be precoordinated and made in writing, signed by both Parties, and shall specify the changes and justification.

4. **Reporting.** As stated in the ARPA Final rule, beneficiary entities are not subject to subrecipient monitoring and reporting requirements. However, the Beneficiary is required to submit a close-out survey affirming the funding was expended on allowable costs and validate usage of the entire award for the associated time period. The Close out survey is due no later than 30 days after December 31st of each funding year per the term of the Agreement. Reporting periods shall include January 1, 2024 – December 31, 2024, January 1, 2025- December 31, 2025, and January 1, 2026 – December 31, 2026.

5. **Compliance.** Each successful Beneficiary must provide, prior to an Agreement being executed, a Unique Entity Identifier (UEI) assigned as proof of current registration in the System for Award Management (SAM/SAM.gov). Additionally, SAM registration must be in good standing and maintained for the term of the Agreement. The SAM registration information may be found at https://sam.gov.

As the Beneficiary is receiving the funds as the end user, the Beneficiary is not subject to audit pursuant to the Single Audit Act and 2 C.F.R. Part 200, Subpart F.

The Beneficiary must maintain funds received under this Agreement in separate ledger accounts and cannot mix these funds with other sources. The Beneficiary must manage funds according to applicable federal regulations for administrative requirements and cost principles.

The Beneficiary must maintain adequate business systems to comply with Federal requirements. The business systems that must be maintained are:

- Financial Management
- Procurement
- Personnel
- Property
- Travel

A system is adequate if it is: 1) written; 2) consistently followed - it applies in all similar circumstances; and 3) consistently applied – it applies to all sources of funds. The Township reserves the right to review all business systems policies.

6. **Record Retention.** The Beneficiary agrees to maintain and preserve sufficient records to evidence compliance with this Agreement. Such records shall be maintained not less than five (5) years after funds have been expended or returned to the Township, whichever is later. The Beneficiary acknowledges that records may be subject to disclosure under the Pennsylvania Right to Know Law and/or the Pennsylvania Municipal Records Act.

7. **Conflicts of Interest.** The Beneficiary must maintain a written conflict of interest policy consistent with 2 C.F.R. § 200.318(c). The Beneficiary shall ensure they avoid conflicts of interest or any dealings that could be perceived by the public as unfair or unethical. The Beneficiary must disclose in writing to the Township, as appropriate, any potential conflict of interest affecting the awarded funds.

8. **Termination.** Upon seven (7) days' notice, the Township may terminate this agreement for convenience. Any unspent funds shall be immediately returned to the Township.

9. **Disclaimer.** The Township and the United States expressly disclaims any and all responsibility or liability to the Beneficiary or third persons for the actions of the Beneficiary or third persons resulting in death,

bodily injury, property damages, or any other losses resulting in any way from the performance of this award or any other losses resulting in any way from the performance of this award or any contract, or subcontract under this award. This Agreement does not in any way establish an agency relationship between or among the United States, the Township, and the Beneficiary.

10. **Remedial Actions.** In the event of Beneficiary's noncompliance with section 603 of the Act, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, The Township or Treasury may impose additional conditions on the receipt of future award funds, if any, or take other available remedies as set forth in 2 C.F.R. § 200.339. In the case of a violation of section 603(c) of the Act regarding the use of funds, previous payments shall be subject to recoupment as provided in section 603(e) of the Act.

Any funds paid to the Beneficiary (1) in excess of the amount to which the Beneficiary is finally determined to be authorized to retain under the terms of this award; (2) that are determined by the Township or Treasury Office of Inspector General to have been misused; or (3) that are determined by the Township or Treasury to be subject to a repayment obligation pursuant to section 603(e) of the Act and have not been repaid by the Beneficiary shall constitute a debt to the federal government. Any debts determined to be owed the federal government must be paid promptly by the Beneficiary. A debt is delinquent if it has not been paid by the date specified in Treasury's initial written demand for payment, unless other satisfactory arrangements have been made or if the Beneficiary knowingly or improperly retains funds that are a debt as defined. Treasury will take any actions available to it to collect such a debt.

11. **False Statements.** The Beneficiary understands that making false statements or claims in connection with this Agreement may be a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal or county awards or contracts, and/or any other remedy available by law.

12. **Assurances.** The Beneficiary certifies that the Beneficiary is an organization in good standing under the laws of the State of Pennsylvania, is not the subject of any ongoing or pending bankruptcy proceedings and does not intend to file for protection under the bankruptcy laws of the United States, has the legal authority to apply for federal funding under the ARPA and is in compliance and will remain in compliance with all eligibility requirements and state and federal laws applicable to this Agreement.

13. **Debarment and Suspension Certification.** Entities that are debarred, suspended, or proposed for debarment, by the U.S. Government are excluded from receiving federal funds and contracting with the Township. The Beneficiary, by signature to this Agreement, certifies that Beneficiary is not currently debarred, suspended, or proposed for debarment, by any Federal department or agency. The Beneficiary also agrees that it will not enter a subcontract with a person or entity that is debarred, suspended, or proposed for debarment. The Beneficiary will notify the Township if it or a subcontractor, is debarred, suspended, or proposed for debarment, by any Federal department or agency. Debarment status may be verified at https://www.sam.gov/.

14. **Modifications.** Any amendment to this Agreement will not be effective without the express written agreement of all parties, except that in the event of changes in any applicable federal and state statutes, regulations, or guidance regarding the use of grant funds, this Agreement shall be deemed to be amended when the statutory requirements for use of grant funds are changed or when required to comply with any

law or guidance so amended. Such deemed amendments shall be effective as of the effective date of the statutory or regulatory change or the date the guidance is issued.

15. **Governing Laws.** This Agreement shall be construed by and controlled under the laws of the State of Pennsylvania. The Parties consent to jurisdiction over them in the State of Pennsylvania, and agree that venue for any state action arising under this agreement shall lie solely in the courts located in the Township of Abington, and for any federal action shall lie solely in the United States District Court for the Eastern District of Pennsylvania.

The Beneficiary agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The Beneficiary also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Beneficiary shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

The following federal regulations are applicable to this award include, without limitation:

- Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
- New Restrictions on Lobbying, 31 C.F.R. Part 21.
- Generally applicable federal environmental laws and regulations.

The following statutes and regulations prohibiting discrimination applicable to this award include, without limitation:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

The Beneficiary agrees to comply with protections for whistleblowers. In accordance with 41 U.S.C. § 4712, the Beneficiary may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The list of persons and entities referenced in the paragraph above includes

the following:

- A member of Congress or a representative of a committee of Congress;
- An Inspector General;
- The Government Accountability Office;
- A Treasury employee responsible for contract or grant oversight or management;
- An authorized official of the Department of Justice or other law enforcement agency;
- A court or grand jury; or
- A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

Recipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), the Beneficiary should adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), the Beneficiary should adopt and enforce policies that ban text messaging while driving, and the Beneficiary should establish workplace safety policies to decrease accidents caused by distracted drivers.

16. **Indemnification.** The Beneficiary agrees to assume liability for and indemnify, hold harmless, and defend the Township, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including loss of funding, claims for personal injury, property damage, relief, or loss of use, arising out of this Agreement, the enforcement of this Agreement, or resulting from the activities of the Beneficiaries in any way connected to this Agreement, excluding only matters caused solely by the direct negligence of the Township. The Beneficiary's liability hereunder shall include all attorneys' fees and costs incurred by the Township, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Beneficiary against the Township, and Beneficiary hereby waives its entitlement, if any, to immunity under the Pennslvania Tort Claims Act. The obligations contained in this provision shall survive the termination of this Agreement, however terminated, and shall not be limited by any amount of insurance required to be obtained or maintained under this Agreement. Nothing contained in this contract and specifically this indemnification provision is intended to, nor shall it be construed as a waiver of any immunity or defenses of the Township, including those based on sovereign immunity.

The parties indicate their acceptance of the terms of this Agreement by their signatures below on the dates indicated. The individual signing this Agreement is authorized to make these representations on behalf of the Beneficiary.

CLIENT **BENEFICIARY**

Name: _____ Name: Kenneth Davidson

{01543072;v2}

Signature: _____ Signature: _____

Title: _____ Title: Assistant Chief

Date: _____ Date: 10/15/24

Attest:

_____

Township Clerk

Approved as to form:

_____

Township Solicitor

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024	BOC-12-111424	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Finance		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Standard Allowance- Revenue Replacement ARPA

EXECUTIVE SUMMARY:

The Township is electing to utilize standard allowance in the amount of $10,000,000 under the Revenue Replacement Category for appropriate salary and benefit expenditures from January 1, 2025 through December 31, 2026 for allocation of majority of its available American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF).

The Board of Commissioners appropriated these funds with the adoption of the FY 2025 budget on November 7, 2024 at a special meeting of the Board of Commissioners.

PREVIOUS BOARD ACTIONS:

November 7, 2024: Special Meeting of the Board of Commissioners

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution 24 - 038 for the American Rescue Plan Act (ARPA) Coronavirus State and

Local Fiscal Recovery Funds (CSLFRF) allocation of majority of available funds to salary expenditures for January 1, 2025 - December 31, 2026, utilizing standard allowance in the Revenue Replacement Category.

RESOLUTION NO. 24 -038

A RESOLUTION ALLOCATING AND APPROVING THE USE OF ARPA CSLFRF FUNDS

WHEREAS, on March 11, 2021, the Federal Government enacted the American Rescue Plan Act of 2021 ("ARPA"); and

WHEREAS, pursuant to provisions of the ARPA, the Department of Treasury has issued rules regarding the implementation of the Coronavirus State and Local Fiscal Recovery Fund; and

WHEREAS, in January 2022, the United States Department of the Treasury issued its Final Rule concerning the uses of ARPA *Coronavirus State and Local Fiscal Recovery Funds* ("CSLFRF funds"), to be found at 31 CFR Part 35 (the "Final Rule"); and

WHEREAS, the Township of Abington (the "Township") has received a total allocation of CSLFRF funds of $ 19,107,973.00 delivered in two tranches over two years; and

WHEREAS, the Township elected to utilize the standard allowance of up to Ten Million Dollars ($10,000,000) or it's entire allotment of CSLFRF funds, whichever is lower, for the purpose of calculating revenue loss for the purposes of 42 U.S.C. §803(c)(1)(C); and

WHEREAS, the Standard Allowance allows the Township to expend up to $10,000,000 or its entire allotment of its CSLFRF funds, whichever is lower, in the Revenue Replacement Category and use that funding to provide general government services in lieu of calculating revenue loss; and

WHEREAS, spending funds in the Revenue Replacement Category allows a local government to undertake a wide array of potential expenditures, including covering reasonable salaries and fringe benefits of local government employees; and

WHEREAS, the Township has determined that revenue replacement is needed for recurring expenses for payroll payments (salaries and allowable benefits); and

WHEREAS, the Township has determined that payroll costs are reasonable according to the market area, and the approved budget,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA, as follows:

1. That the Township, utilizing the standard allowance, with Revenue Replacement, hereby allocates ARPA/CSLFRF monies in the amount of $10,000,000 to cover select employee salary and benefit expenditures from January 1, 2025 through December 31, 2026.

2. The Board of Commissioners based on the previously adopted FY 2025 budget reflects and authorizes appropriations for the transfer of the $10,000,000 standard allowance CSLFRF funds to the appropriate employee salary and benefit accounts.

3. That the Finance Director is hereby authorized and directed to make all necessary and appropriate budget adjustments and account entries as necessary to implement this Resolution.

4. That the Finance Director is hereby authorized to submit final reports and close out activities to Treasury as required by the terms of the award.

5. The Finance Director is hereby authorized and directed to submit appropriate project and expenditure reports for the Township's CSLFRF program and to comply with all compliance and reporting responsibilities.

6. That this Resolution shall take effect upon its passage and adoption by the Board of Commissioners.

ADOPTED AND APPROVED this the _____ day of _____, 2024.

_____
THOMAS HECKER, PRESIDENT, ABINGTON
TOWNSHIP BOARD OF COMMISSIONERS

ATTEST:

The
TOWNSHIP SECRETARY

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

BOC-13-111424 — *AGENDA ITEM NUMBER*

Finance — *DEPARTMENT*

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

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

AGENDA ITEM:

ARPA MOAs ALL

EXECUTIVE SUMMARY:

This motion is to approve the memorandums of agreement (MOA) for the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) by and between the Township Board of Commissioners and the Parks and Recreation Department, and the Township Board of Commissioners and the Finance Department and give the Township Manager the authority to execute all agreements and documentation for the following:

- the Township Board of Commissioners and the Parks and Recreation Department for the Manor Woods Project in the amount of $130,000.00
- the Township Board of Commissioners and the Parks and Recreation Department for field renovations in the amount of $1,363,500.00
- the Township Board of Commissioners and the Parks and Recreation Department for trail improvements in the amount of $253,396.73
- the Township Board of Commissioners and the Parks and Recreation Department for pavilions and seating areas in the amount of $440,000.00
- the Township Board of Commissioners and the Finance Department for utilization of Standard Allowance through the Revenue Replacement Category in the amount of $10,000,000.00

The Board of Commissioners appropriated these funds with the adoption of the FY 2025 budget on November 7, 2024 at a special meeting of the Board of Commissioners.

PREVIOUS BOARD ACTIONS:

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution 24 - 039 for the approval of memorandums of agreements (MOA) for the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF)

ABINGTON TOWNSHIP
RESOLUTION NO. 24-039

A RESOLUTION OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE EXECUTION OF CERTAIN MEMORANDA OF UNDERSTANDING RELATED TO USE OF FUNDS ALLOCATED TO ABINGTON TOWNSHIP THROUGH THE CORONAVIRUS STATE FISCAL RECOVERY FUNDS, AS ADDED BY THE FEDERAL AMERICAN RESCUE PLAN ACTAND DESIGNATING AN OFFICIAL TO EXECUTE ALL DOCUMENTS

WHEREAS, the Township is facing both a public health and economic crisis - the pandemic and public health emergency of COVID-19, which has resulted in illness, quarantines, school closures, and temporary and permanent closures of businesses resulting in lost wages and financial hardship to citizens; and

WHEREAS, the Federal government, pursuant to section 602 of Title VI of the Social Security Act established the Coronavirus State and Local Fiscal Recovery Funds ("State Fiscal Recovery Funds"), as added by section 990I of the Federal American Rescue Plan Act of 2021 ("ARPA")

provided moneys to the Township to use for expenditures to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers, for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the public health emergency, and to make necessary investments in water, sewer, or broadband

infrastructure; and

WHEREAS, the Township desires to utilize the ARPA funds for revenue replacement, field improvements, recreation entertainment structures and seating, and trail improvements; and

WHEREAS, the Township desires to enter into a Memorandum of Agreement between the Board of Commissioners and the Abington Township Finance Department to utilize $10,000,000 of ARPA funds to fund select employee salary and benefit expenditures for fiscal year 2025 as set forth in Exhibit "A" hereto; and

WHEREAS, the Township desires to enter into a Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department to provide for playing fields improvements in the amount of $1,363,500 to be funded with ARPA funds, as set forth in Exhibit "B" hereto; and

WHEREAS, the Township desires to enter into a Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department to provide for recreation entertainment structures and seating in the amount of $440,000 to be funded with ARPA funds, as set forth in Exhibit "C" hereto; and

WHEREAS, the Township desires to enter into a Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department to carry out the Manor Woods Park Alternative Trail B Project, with an approximate cost of $130,000 to be funded with ARPA funds, as set forth in Exhibit "D" hereto; and

WHEREAS, the Township desires to enter into a Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department to provide for walking trails in the amount of $253,396.73 to be funded with ARPA funds, as set forth in Exhibit "E" hereto; and

WHEREAS, the Board of Commissioners of the Township of Abington desires to designate an official to execute all necessary agreements and documentation related to the use of the ARPA funds, including but not limited to Exhibits A through E hereto.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Abington, Montgomery County does hereby authorize the execution of Memoranda of Agreement as follows:

1. Memorandum of Agreement between Abington Township Board of Commissioners and Abington Township Department of Finance for Revenue Replacement in the amount of $10,000,000 in the form set forth at Exhibit "A" hereto.
2. Memorandum of Agreement between the Abington Township Board of Commissioners and Abington Township Parks and Recreation Department for playing fields improvements in the amount of $1,363,500 in the form set forth in Exhibit "B" hereto.
3. Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department for recreation entertainment structures and seating in the amount of $440,000 in the form set forth in Exhibit "C" hereto.
4. Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department for Manor Woods Park Alternative Trail B Project in the amount of $130,000 in the form set forth in Exhibit "D" hereto.
5. Memorandum of Agreement between the Board of Commissioners and Abington Township Parks and Recreation Department for walking trails in the amount of $253,396.73 in the form set forth in Exhibit "E" hereto.

BE IT FURTHER RESOLVED, that the Board of Commissioners of Abington township does hereby designate the President of the Board of Commissioners and the Township Manager, as the official(s) authorized to execute all documents and agreements by and between the Township

of Abington, any applicable Township Department as well as any third party agency to facilitate and assist in obtaining and utilizing the ARPA funds.

RESOLVED and **ADOPTED** this _____ day of _____, 2024.

ABINGTON TOWNSHIP

_____
Thomas Hecker, President
Board of Commissioners

I, Richard J. Manfredi, duly qualified Secretary of the Township of Abington, Montgomery County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held on November 14, 2024, and said Resolution has been recorded in the minutes of the Township of Abington and remains in effect as of this date.

IN WITNESS WHEREOF, I affix my hand and attach the seal of the Township of Abington this 14th day of November, 2024.

_____
Richard J. Manfredi, Secretary

Exhibit

“A”

AMERICAN RESCUE PLAN ACT OF 2021

MEMORADUM OF AGREEMENT BETWEEN THE TOWNSHIP OF ABINGTON AND THE TOWNSHIP OF ABINGTON FINANCE DEPARTMENT

This Memorandum of Agreement ("Agreement" or "MOA"), effective as of November 14, 2024 is made by and between the Board of Commissioners of Abington Township ("the Township") and the Township of Abington Finance Department ("Finance") to set out the parties' mutual understanding as to the use of funds provided under the federal American Rescue Plan Act of 2021, as authorized by the Abington Township Board of Commissioners.

WHEREAS, Abington Township is facing both a public health and economic crisis - the pandemic and public health emergency of COVID-19, which has resulted in illness, quarantines, school closures, and temporary and permanent closures of businesses resulting in lost wages and financial hardship to citizens; and

WHEREAS, the federal government, pursuant to section 602 of Title VI of the Social Security Act established the Coronavirus State Fiscal Recovery Funds ("State Fiscal Recovery Funds"), as added by section 990I of the federal American Rescue Plan Act of 2021 ("ARPA") provided moneys to the Township to use for expenditures to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers, for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the public health emergency, and to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, on November 14, 2024, the Township recommended election of the standard allowance, with Revenue Replacement, of ten million dollars ($10,000,000.00); and

WHEREAS, on November 14, 2024, the Abington Township Board of Commissioners approved utilizing the standard allowance with Revenue Replacement, of ten million dollars ($10,000,000.00) to cover select employee salary and benefit expenditures for FY 2025 from January 1, 2025 through June 1, 2025 and

WHEREAS the Abington Township Board of Commissioners, has designated the Finance Department to carry out the revenue replacement for select employee salary and benefit expenditure in accordance with all applicable law, rules, regulation, and United States Department of the Treasury ("Treasury") interpretive guidance.

NOW, THEREFORE the parties understand and agree as follows:

1. **ARPA.** Finance understands and agrees that pursuant to the ARPA, as codified in 42 U.S.C. 802(f);43 U.S.C. 803 (f), ARPA funds may only be used for the following:
    a. To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
    b. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
    c. For provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full

fiscal year prior to the emergency; andTo make necessary investments in water, sewer, or broadband infrastructure.

2. **Transfer of Funds.** The Township hereby authorizes the Finance Department to transfer ten million dollars ($10,000,000.00) promptly after receipt of the Agreement executed by the Parties and demonstrated labor cost expenditures.

3. **Project Eligibility.**
   a. Finance agrees that it will use the ARPA funds provided under this agreement in a manner that is consistent with the purposes outlined in this Agreement and in the Board of Commissioners approved eligibility review memo incorporated as Attachment A.
   b. Finance further agrees that all such expenditures will comply with all applicable provisions of the ARPA and any and all reasonable and lawful guidance issued by Treasury as it relates to the use of the ARPA funds.

4. **Expenditures.** Finance shall comply with the terms of this Agreement, all applicable provisions of the ARPA and all reasonable and lawful guidance issued by Treasury as it relates to use of the ARPA Funds. Finance shall exercise all due care in administering ARPA Funds, keeping in mind federal restrictions on the use of ARPA funds and the limitations imposed by the Township, Finance will only expend funds following the execution of the amendment described under the Program Eligibility section of this agreement.

5. **Administrative Costs.** Finance shall use ARPA Funds for direct costs related to the implementation of the activity ARPA Funds shall not be used for any administrative or overhead costs, except as (1) costs specifically identified as administrative costs in the program and (2) costs for additional personnel or outside contractors hired or contracted for the specific purposes of administering the activity. Finance may allocate up to 5 percent of the program amount to cover program administration as approved by the Township.

6. **Availability.** Funds provided under this program shall be obligated by December 31, 2024, and disbursed by December 31, 2026. Under current federal law, ARPA funds for which no expenditure is incurred by December 31, 2026, shall be returned to Treasury. Finance shall not incur any obligations to be paid with the funding after such period of performance ends.

7. **Accounting System Requirements. .** All financial transactions for this program must use accounting standards as set forth by the Governmental Accounting Standards Board (GASB) and shall follow Generally Accepted Accounting Principals (GAAP).

8. **Reporting Requirements.** Finance shall administer the program consistent with all ARPA requirements including definitions provided by law, regulation, Treasury guidance or the like and in accordance with any additional reporting guidance provided by the Township and all applicable state rules, regulations, and statutes. Finance shall meet all reporting requirements as provided by the United States Treasury, including 2 C.F.R. Part 200, provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance). Finance shall comply with the terms and conditions of ARPA. Finance shall provide timely and complete responses to requests from auditors and the Township. Finance shall provide the Township access to requested records and financial statements and provide any additional information as reasonably requested by the Township.

9. **Fraud, Waste, and Abuse.** Finance shall report any real or apparent fraud, waste or abuse or otherwise improper use of funds received under the terms of this Agreement to the Township. The Township shall not be responsible for any item or expenditure by Agency or Subrecipient under the terms of this Agreement or any agreement between Agency and Subrecipient which is found by auditors, investigators, and other authorized representatives of the Township, the United States Department of Treasury, or other federal or state instrumentality to be improper, unallowable, in violation of federal or state law or the terms of this Agreement, or involving any fraudulent, deceptive, or misleading representations or activities of Subrecipient. Finance shall be responsible for returning any funds used for unauthorized purposes to the Township prior to final closeout of the award, from funds other than those provided by under this agreement or any other agreement between Finance and the Township.

10. **Record Retention.** Finance shall maintain and preserve sufficient records to demonstrate compliance with the grant and shall provide such records to the Township promptly upon written request. Such records shall be maintained not less than five (5) years after the termination of this agreement.

11. **Term.** This MOA shall be in effect through December 31, 2026 but Finance's obligations for reporting, record retention and audit shall continue beyond the termination or expiration of this Agreement.

12. **Modification.** This MOA may be modified by the written agreement of all parties, except that in the event of changes in any applicable Federal statutes, regulations, or guidance regarding the use of funds, this Agreement shall be deemed to be amended when the statutory requirements for use of such funds are changed or when required to comply with any law or guidance so amended. Such deemed amendments shall be effective as of the effective date of the statute or regulatory change or the date the guidance is issued.

13. **Termination of Agreement.** The Township may terminate this Agreement, in whole or in part, if Finance fails to comply with the conditions of the Agreement or subsequent amendments. In the event of termination by the Township, any portion of the funds not expended or encumbered at the time of termination shall be returned to the Township within seven (7) days.

14. **Representative's Authority to Contract.** By signing this Agreement, the representative of Finance represents that such person is duly authorized by Finance to execute this agreement on behalf of Finance and that Finance agrees to be bound by the provisions thereof.

15. **Authority of the Board of Commissioners.** No provisions in this agreement shall be construed to limit the authority of the Board of Commissioners to take any action authorized by law.

16. **Governing Law.** This Agreement shall be construed by and controlled under the laws of the Commonwealth of Pennsylvania. The Parties consent to jurisdiction over them in the Commonwealth of Pennsylvania, and agree that venue for any state action arising under this agreement shall lie solely in the courts located in the Township of Abington, and for any federal action shall lie solely in the United States District Court for the Eastern District of Pennsylvania.

Finance agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The Finance also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Finance shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

The following federal regulations are applicable to this award include, without limitation:

- Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
- New Restrictions on Lobbying, 31 C.F.R. Part 21.
- Generally applicable federal environmental laws and regulations.

The following statutes and regulations prohibiting discrimination applicable to this award include, without limitation:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

Finance agrees to comply with protections for whistleblowers. In accordance with 41 U.S.C. § 4712, Finance may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The list of persons and entities referenced in the paragraph above includes the following:

- A member of Congress or a representative of a committee of Congress;
- An Inspector General;
- The Government Accountability Office;
- A Treasury employee responsible for contract or grant oversight or management;
- An authorized official of the Department of Justice or other law enforcement agency;
- A court or grand jury; or
- A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

Finance shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce. Pursuant to Executive Order 13043, 62 FR 19217

(Apr. 18, 1997), the Beneficiary should adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Finance should adopt and enforce policies that ban text messaging while driving, and Finance should establish workplace safety policies to decrease accidents caused by distracted drivers.

17. **Counterparts.** This MOA may be executed in one or more counterparts, each of which shall constitute an original of the MOA, and that facsimile and/or pdf scanned copies of signatures shall be as effective and binding as original signatures.

Township of Abington

By:_____

Thomas Hecker

President, Board of Commissioners

Date:

Township of Abington Finance Department

By: _____

Jeannette Hermann

Director, Finance Department

Date:

Appendix A

WITT O'BRIEN'S
ambipar response

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Abington Township Coronavirus Local Fiscal Recovery Fund
American Rescue Plan
Eligibility Review Memo

Memo ID or Program Name: Abington Payroll Expenses Program

Date: 11/1/2024

Compliance and Reporting
Expenditure Category: 6: Revenue Replacement
Expenditure Sub-Category: 6.1 Provision of Government Services
Capital Expenditure: No
Primarily Disadvantaged or QCT: No

Prepared for:
Ashley McIlvaine, Assistant Township Manager
Abington Township

RE: American Rescue Plan Act funding totaling $10,000,000 for Abington Payroll Expenses Program

Purpose

This memorandum provides a summary of facts supporting the use of the American Rescue Plan Act (ARPA) of 2021 funds of the Additional Costs for Provision of Government Services, being expended by the Abington Township in response to COVID-19. It also outlines eligibility considerations regarding ARPA proceeds for the activities and purposes listed herein.

Any and all material changes to the programmatic design and budget, including, but not limited to: length of the program, amount of internal administrative costs allocated, expenditure categories and subcategories named in the program memos, activities and allowable expenses, criteria and selection process for awards, subrecipient management plans, and any additional revenue or program income initiate the submission of an amendment to this Expense Eligibility Memo. An Amendment must follow the same approvals process and be reviewed by the Abington Township, Witt O'Brien's, and any other party essential to the decision prior to implementation.

On March 11, 2021, ARPA was signed into law by the President. Section 9901 of ARPA amended Title VI of the Social Security Act (the Act) to add section 603, which establishes the Coronavirus Local Fiscal Recovery Fund (CLFR). Abington Township Government was

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provided a CLFR distribution directly by the U.S. Treasury and is empowered to utilize this funding for costs associated with responding to the COVID-19 public health emergency and its negative economic impacts.

Abington Township has received $ 19,107,973.00 in Coronavirus Local Fiscal Recovery Funds from the U.S. Treasury. Additional funds may be available to Abington Township residents and businesses via the State and federal governments.

Introduction, Eligibility and Expenditure Considerations

The Township of Abington has opted to allocate the Stand Allowance for Revenue Replacement, Provision of Government Services of $10,000,000. The Abington Township Board of Commissioners intends to adopt its FY 2025 budget reflecting the Revenue Replace, Prevision of Government Services to be applied to eligible payroll expenses for various positions in the Township of Abington. Additionally, the Township of Abington Board of Commissioners intends to also adopt a resolution reflecting the transfer of $10,000,000 standard allowance CSLFRF funds to appropriate employee salary and benefit accounts.

To note, recipients may only use funds for costs incurred during the period beginning March 3, 2021, and ending December 31,2026. A cost is considered "incurred" for these purposes if the recipient has incurred an obligation with respect to such costs, such as a purchase order or contract, by 12/31/2024. In line with Treasury's FAQ 17.6 published on March 29, 2024, The Township of Abington Township incurred an obligation with the Abington Township Department of Finance through a Memorandum of Agreement for the Payroll Expenses Program on November 14, 2024, and will expend the funds by 12/31/2026.

Treasury's Final Rule suggests recipients consult the Reporting and Compliance Guidance for the applicability of Uniform Guidance. Additionally, Treasury defines an obligation as "an order placed for property and services and entering into contracts, subawards, and similar transactions that require payment."[1]

Expenditures must be recorded and documented using the cash or accrual basis of accounting using generally accepted accounting principles (GAAP), the provisions of 31 CFR Part 35, the provisions as outlined in the Federal Assistance Listing, including but not limited to the provisions of Title 2 CFR Part 200 and all Appendices.

The Township of Abington's Provision of Government Services

The Township of Abington has opted to allocate the Stand Allowance for Revenue Replacement, Provision of Government Services for $10,000,000. In order to minimize

[1] https://home.treasury.gov/system/files/136/2023-Interim-Final-Rule.pdf

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the administrative burden in calculating revenue loss while taking into consideration the devastating effects of the COVID–19 public health emergency Abington Township opts to allocate a portion of their funding in this category.

The Township decided to utilize a majority of the provision of government services dollars for Township employee payroll expenses. It was determined that certain departments should be eliminated from consideration based on the potential for duplication of benefits from other federal funding sources.

The payroll categories to be used are listed below in the Expense Types. The four categories shown will be drawn down as payments are made under ARPA-Payroll in the General Ledger. The new category will be monitored closely to ensure the payroll payments will not exceed $10,000,000.

Expense Types and Descriptions

Costs for Provision of Government Services Budget	
Expense	**Amounts**
Payroll category TBD	TBD
Payroll category TBD	TBD
Payroll category TBD	TBD
Payroll category TBD	TBD
Total Expenses not to exceed	**$ 10,000,000**

Allowable Use of CLRF Funds

The use of this funding will allow the Township to provide necessary assistance to ensure they are able to maximize the use of each ARPA dollar to respond to the COVID-19 public health emergency and its negative economic impacts.

The U.S. Treasury issued an update to the Final Rule[2] on September 20, 2023 and provided guidance regarding the agency's interpretation of 603 of the Social Security Act, and has concluded that the following activities are allowable utilizing CLFR funds:

Upon enactment, the ARPA provided that SLFRF funds may be used as described below:

The DEPARTMENT OF THE TREASURY Final Rule dated April 1, 2022, state,

"*Presumption that Revenue Loss is Due to the Pandemic*

[2] https://home.treasury.gov/system/files/136/2023-Interim-Final-Rule.pdf

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As stated above, sections 602(c)(1)(C) and 603(c)(1)(C) of the Social Security Act provide that SLFRF funds may be used "for the provision of government services to the extent of the reduction in revenue of such . . . government due to the COVID–19 public health emergency relative to revenues collected in the most recent full fiscal year of the . . . government prior to the emergency." As discussed in the interim final rule, although revenue may decline for reasons unrelated to COVID–19, in order to minimize the administrative burden on recipients in calculating revenue loss and take into consideration the devastating effects of the COVID–19 public health emergency, any reduction in revenue relative to the counterfactual estimate was presumed in the interim final rule to be considered revenue lost due to the pandemic."[3]

"**G. USE OF FUNDS FOR MATCH OR COST-SHARE REQUIREMENTS**

As a general matter and as referenced in the Supplementary Information to the interim final rule, funds provided under one federal program may not be used by a recipient to meet the non-federal match or cost-share requirements of another federal program."[4]

"… However, Treasury has since determined that, consistent with this general principle and the requirements of the Uniform Guidance at 2 CFR 200.306(b)(5), the funds available under sections 602(c)(1)(C) and 603(c)(1)(C) of the Social Security Act for the provision of government services, up to the amount of the recipient's reduction in revenue due to the public health emergency, **generally may be used to meet the non-federal cost-share or matching requirements of other federal programs**. Federal funds that constitute revenue sharing to state and local governments may generally be used to meet non-federal match requirements." [5]

"**If a recipient seeks** to use SLFRF funds to satisfy match or cost-share requirements for a federal grant program, **it should first confirm with the relevant awarding agency that no waiver has been granted for that program**, that no other circumstances enumerated under 2 CFR 200.306(b) would limit the use of SLFRF funds to meet the match or cost-share requirement, and that there is no other statutory or regulatory impediment to using the SLFRF funds for the match or cost-share requirement."[6]

AS OF MARCH 29, 2024, Coronavirus State and Local Fiscal Recovery Funds Frequently Asked Questions state,

"**3. Eligible Uses – Revenue Loss 3.1.**

[3] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule.pdf Pgs. 249-250
[4] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule.pdf Pg. 263
[5] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule.pdf Pg. 368
[6] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule.pdf Pg. 369

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Does a recipient need to calculate or provide proof of its revenue loss to use SLFRF funds for government services?

The 2022 final rule allowed recipients the option to claim up to $10 million of their SLFRF allocation, which Treasury termed the "standard allowance," to replace lost revenue and use that funding to provide government services in lieu of calculating revenue loss. The formula for calculating revenue loss is set out in the 2022 final rule. **Recipients may elect a "standard allowance" of up to $10 million to spend on government services through the period of performance.** The standard allowance is available to all recipients and offers a simple, convenient way to determine revenue loss, instead of using the full formula specified in the 2022 final rule. The 2023 CAA codified the option for recipients to claim up to $10 million in revenue loss funds.

…

Electing the standard allowance does not increase or decrease a recipient's total allocation. For example, a recipient with a SLFRF allocation of $6 million would be allowed to claim no more than $6 million as revenue loss to use for government services, and a recipient with an allocation of $12 million would be allowed to claim up to $10 million as the standard allowance and use the remaining $2 million toward other eligible use categories in the SLFRF program. Recipients that elect to calculate revenue loss by formula must do so as articulated in the 2022 final rule and described in the Overview of the 2022 Final Rule and FAQ #3.6."[7]

"*Revenue loss eligible use category*

If a use does not appear to be eligible under the water, sewer, and broadband infrastructure, premium pay, public health emergency or its, negative economic impacts, emergency relief from natural disasters, Surface Transportation projects, and Title I projects eligible use categories, recipients should consider using funds under the revenue loss eligible use category. This category provides recipients broad latitude to use funds for the provision of government services to the extent of a reduction in revenue due to the pandemic. All recipients may (1) elect a "standard allowance" of up to $10 million to spend on government services through the period of performance (see FAQ #3.1), or (2) elect to calculate their revenue loss using the formula provided in the 2022 final rule.

Under the **revenue loss eligible use category, government services generally include any service traditionally provided by a government, unless Treasury has stated otherwise (see FAQ #3.2).** For additional information and a list of examples of common government services, recipients can refer to page 11 of the Overview of the 2022 Final Rule and page 4408 of the 2022 final rule. The lists in these

[7] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf, Pgs. 23-24

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materials are not exhaustive and every use that is eligible under other eligible use categories is also eligible under the revenue loss category."[8]

FAQ " 3.2. Can revenue loss funds be used for a purpose that is not explicitly listed as an example of a government service in the Overview of the 2022 Final Rule or 2022 Final Rule?

Yes. **Government services generally include any service traditionally provided by a government, unless Treasury has stated otherwise.** Common examples are listed on page 11 of the Overview of the 2022 Final Rule and page 4408 of the 2022 final rule, but these lists are not exhaustive. In addition to the common examples described in the 2022 final rule, many recipients and stakeholders have asked if using funds for activities like payroll for specific public sector staff, **renovations to particular government facilities,** and equipment to facilitate and improve government services such as health services, waste disposal, road building and maintenance, and water and sewer services **would be eligible as government services.** Treasury is clarifying here that under the 2022 final rule, payroll for government employees, contracts, grants, supplies and equipment, rent, and the many other costs that governments typically bear to provide services are costs that could comprise the costs of government services, and are eligible uses of funds.

Revenue loss is the most flexible eligible use category under the SLFRF program, and funds are subject to streamlined reporting and compliance requirements. Recipients should be mindful that certain restrictions, which are detailed in the Restrictions on Use section in the Overview of the 2022 Final Rule and 2022 final rule and apply to all eligible use categories, apply to government services as well. Note also that every use that is eligible under other eligible use categories is also eligible under revenue loss, because those eligible uses are also services provided by recipient governments, and **Treasury encourages recipients to use their funds for investments that serve the needs of their communities and build a stronger and more equitable recovery."**[9]

FAQ "13.10. What other background laws must recipients comply with?

SLFRF recipients must comply with all laws outlined in the SLFRF Award Terms and Conditions that the recipients accepted in connection with their SLFRF award and all other applicable executive orders, federal statutes, and regulations in carrying out their SLFRF award. Recipients must also provide for such compliance by other parties in any agreements it enters into with other parties relating to the award. The award terms listed specific statutes and regulations that apply to the award, but the award terms made clear

[8] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf, Pg. 31
[9] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf Pg. 32

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that these lists were not exclusive. Particularly in the case of the SLFRF, **it's not possible to enumerate the full list of federal statutes, regulations and executive orders that may be applicable to the award given that the range of eligible uses of funds is so broad, including the provision of government services."**[10]

"Eligible uses **to respond to the negative economic impacts of the pandemic include assistance** to households and **communities**; assistance to small businesses and nonprofits; aid to impacted industries; and uses to support public sector capacity and workforce….

They also include uses to bolster public sector capacity and workforce, such as:

- Payroll and covered benefits for public safety, public health, health care, human services and similar employees of a recipient government, for the portion of the employee's time spent responding to COVID-19.
- **Payroll and covered benefits for** additional public sector workers up to a pre-pandemic baseline that is adjusted for historic underinvestment in the public sector, providing additional funds for employees who experienced pay cuts or were furloughed, avoiding layoffs, **providing worker retention incentives,** and paying for ancillary administrative costs related to hiring, support, and retention.

These tools can allow recipients not only to bring back laid-off workers, but to address critical shortages of teachers, instructional aides, transportation workers, behavioral health workers, and other key government personnel, **by funding positions at competitive wages and improving job quality** in these sectors (see FAQs #2.15, #2.16, #2.17)."

The March 28, 2024 Coronavirus State and Local Fiscal Recovery Funds Compliance and Reporting Guidance states,

"**B. Statutory Eligible Uses** As a recipient of an SLFRF award, your organization has substantial discretion to use the award funds in the ways that best suit the needs of your constituents – as long as such use fits into one of the following seven statutory categories:
…
3. For the provision of government services, to the extent of the reduction in revenue of such recipient due to the COVID–19 public health emergency, relative to revenues collected in the most recent full fiscal year of the recipient prior to the emergency;[11]

"**2. Eligible Costs Timeframe.** For eligible use categories described in the 2022 final rule, your organization, as a recipient of an SLFRF award, may use SLFRF funds to cover

[10] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf Pg. 61
[11] https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf, Pgs. 4-5

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eligible costs that your organization incurred during the period that begins on March 3, 2021 and ends on December 31, 2024, as long as the award funds for the obligations incurred by December 31, 2024 are expended by December 31, 2026. Costs incurred for projects by the recipient State, territorial, local, or Tribal government prior to March 3, 2021 are not eligible, as provided for in Treasury's 2022 final rule.

For eligible use categories described in the 2023 IFR, recipients may use SLFRF funds for the three new eligible uses for costs incurred beginning December 29, 2022. Consistent with the existing eligible uses, recipients must obligate SLFRF funds for the new eligible uses by December 31, 2024. Recipients must expend SLFRF funds obligated to provide emergency relief from natural disasters by December 31, 2026. Recipients must expend SLFRF funds obligated for Surface Transportation projects and Title I projects by September 30, 2026. Costs for projects described in the 2023 IFR that are incurred by the recipient State, territorial, local, or Tribal government prior to December 29, 2022 are not eligible under these three eligible use categories.

Recipients may, in certain circumstances, use SLFRF award funds for the eligible use categories described in Treasury's 2022 final rule for costs incurred prior to March 3, 2021. Specifically,

….

c. Revenue Loss: Recipients have broad discretion to use funds for the provision of government services to the extent of reduction in revenue. While calculation of lost revenue is based on the recipient's revenue in the last full fiscal year prior to the COVID-19 public health emergency, use of funds for government services must be forward looking for costs incurred by the recipient after March 3, 2021."[12]

Cost Reasonableness Analysis

Treasury explicitly states that "costs must be reasonable and allocable as outlined in 2 CFR 200.404[9] and 2 CFR 200.405." This eligibility memorandum demonstrates that costs associated with this particular Federal award for this program's uses are "…related, and reasonably proportional to the extent and type of harm experienced..." while also ensuring adherence to 2 CFR § 200.404 and 2 CFR § 200.405. Refer to further supporting evidence provided below.

Regarding using ARPA funds, the Township of Abington should complete a cost reasonableness analysis or price analysis and add this to the program files to additionally bolster the reasonability and allocability of costs associated with this federal award. Final cost reasonableness for program or project costs will be determined by the Township.

[12] https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf, Pg. 7

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To avoid duplication of benefits, the Township is only allocating these Revenue Replacement funds towards agencies that will not be paying payroll expenses with other federal monies. Agencies receiving other federal dollars towards payroll expenses are not covered by this resolution. This ensures that the Township of Abington will not be duplicating benefits.

Potential Considerations

- Ensure the COVID nexus is properly noted and documented in the files.
- Conduct a Duplication of Benefits Check.
- Ensure proper accounting principles, segregation of funds, and tracking.
- Ensure procurement is followed in accordance with local policy and 2 CFR 200.
- Ensure proper documentation relative to the ARPA funding stream being transferred from revenue replacement to negative economic impact.
- Insert or append this memo to include the budget for just the personnel being funded with ARPA dollars including a breakdown of fringe, benefits etc.

Conclusion

The nature of the expenditures, namely the Township of Abington's Revenue Replacement, Abington Payroll Expenses Program to optimize the ability to provide effective services to its citizens, is likely an eligible expense that respond to the COVID-19 public health emergency as an enumerated eligible use.

Supporting Documentation

Given the purpose and very broad scope of eligible uses of the revenue replacement funds, only a subset of the requirements in Subparts D and E of the Uniform Guidance apply to recipients' use of such funds. In general, these requirements provide that recipients should not deviate from their established practices and policies regarding the incurrence of costs, and that they should expend and account for the funds in accordance with laws and procedures for expending and accounting for the recipient's own funds. Recipients' use of revenue replacement funds remains subject to the other applicable requirements of the SLFRF program, including among other things the deadlines for obligations and expenditures and the application of federal antidiscrimination requirements.

Uniform Guidance Subpart D and E Requirements Applicable to Revenue Loss Funds Used for the Provision of Government Services

Subpart D Post Federal Award Requirements

- 200.300 Statutory and national policy requirements.
- 200.302 Financial management.
- 200.303 Internal controls.
- 200.328 Financial reporting.
- 200.329 Monitoring and reporting program performance.

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- Record Retention and Access (2 C.F.R. 200.334 – 200.338)
  - 200.334 Retention requirements for records.
  - 200.335 Requests for transfer of records.
  - 200.336 Methods for collection, transmission, and storage of information.
  - 200.337 Access to records.
  - 200.338 Restrictions on public access to records.
- Remedies for Noncompliance (2 C.F.R. 200.339 – 200.343)

  Note: These sections will apply to Treasury's administration of the funds. Because the revenue loss eligible use category does not give rise to subawards, as discussed in FAQ 13.14, recipients will not be in a position to apply these provisions with respect to subrecipient relationships.
  - 200.339 Remedies for noncompliance.
  - 200.340 Termination.
  - 200.341 Notification of termination requirement.
  - 200.342 Opportunities to object, hearings, and appeals.
  - 200.343 Effects of suspension and termination.
- 200.344 Closeout.

  Note: This section will apply to Treasury's administration of the funds. Because the revenue loss eligible use category does not give rise to subawards, as discussed in FAQ 13.14, recipients will not be in a position to apply this provision with respect to subrecipient relationships.
- 200.345 Post-closeout adjustments and continuing responsibilities.

  Note: This section will apply to Treasury's administration of the funds. Because the revenue loss eligible use category does not give rise to subawards, as discussed in FAQ 13.14, recipients will not be in a position to apply this provision with respect to subrecipient relationships.
- 200.346 Collection of amounts due.

The program income requirements of 2 CFR 200.307 do not apply under revenue loss eligible use category. As such, recipients may maintain program income, which will not be considered an addition to the federal award.

Consistent with the Uniform Guidance, if SLFRF is to be used to cover a cost incurred by a recipient, the cost must be one that is allowable. In determining whether a cost is allowable for purposes of funds used under the revenue loss eligible use category, only the following factors and requirements apply:

Subpart E – Cost Principles
- 200.400(a) - (c), and (e) Policy guide.
- 200.403(a), (c), (d), (g), and (h) Factors affecting allowability of costs.
- 200.404(e) Reasonable costs.[13]

[13] https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf Pgs. 64-65

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Treasury has determined that there are no subawards under this eligible use category. The definition of subrecipient in the Uniform Guidance provides that a subaward is provided for the purpose of "carrying out" a portion of a federal award. Recipients' use of revenue loss funds does not give rise to subrecipient relationships given that there is no federal program or purpose to carry out in the case of the revenue loss portion of the award. While there is no federal program or purpose to carry out in the same way that there is for the other SLFRF expenditure categories, these funds retain their federal character and recipients remain subject to laws and regulations applicable to Federal financial assistance programs.[12]

Financial records and supporting documents related to the award must be retained for a period of five years after all funds have been expended or returned to the Treasury, whichever is later.

Valuable materials for the Township of Abington to have on file for a potential future Audit may include but are not limited to (***as applicable***):

- Grant Agreement (Comprised of Agreement, Federal Terms and Conditions, Certification, and Scope of Work.)
- Procurement documentation, including type selected and all applicable documentation.
- Contractor v. Subrecipient Determination v. Beneficiary determination.
- Debarment check confirmation (Sam.gov) – subrecipient, contractor, business name, and business owner.
- Duplication of Benefits Check.
- FAIN Table – Contract Cover Sheet.
- W-9.
- FFATA/Treasury Data Collection.
- Selection Method for Beneficiaries.
- A complete listing of all Beneficiaries served.
- Organizational Charts/Staff Lists (showing decision making and separation of duties.)
- Budget/Financial - General Ledger used to account for ARP Payments and disbursement from such payments to meet eligible expenses and Budget Records.
- Invoices/Receipts (including: Payroll, Timekeeping Records, Human Resources Records to support costs incurred for payroll expenses if paid.)
- Program Data or Milestones Completed (matching SOW to be performed) and Beneficiary data.
- Financial Performance Reporting.
- Policies and Procedures or SOP.
- Beneficiary (pass-through) data (Documentation to support performance outcomes of contracts, subcontracts, grant awards, and subrecipients or other subawards.)

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- Risk Assessment (Performed internally and in the Departments.)
- Documented Monitoring Review (Performance Calls (Bi-monthly, Monthly), Desk or Site Reviews.)
- Quality Improvement Plans (Corrective Actions Implemented.)
- Technical Assistance Logged.
- Documented Performance Calls.
- Post-Monitoring Risk Evaluation.
- Prior Single Audits on File.

Reviewed, with opportunity for contribution by:

EEM Reviewer Role	Name	Date	Second Re
Abington ARPA Fiscal/Compliance	**[name, function]**	**[date]**	
Abington ARPA Coordinator	**[name, function]**	**[date]**	
WOB Reviewer	**Tyler Aliff, Manager**	**6-28-2024**	**11-1-2024**
WOB Preparer	**Ingrid Ault, GPM**	**6-28-2024**	11-1-2024

DRAFT

Exhibit

“B”

AMERICAN RESCUE PLAN ACT OF 2021

MEMORADUM OF AGREEMENT BETWEEN THE TOWNSHIP OF ABINGTON AND THE TOWNSHIP OF ABINGTON PARKS AND RECREATION DEPARTMENT

This Memorandum of Agreement ("Agreement" or "MOA"), effective as of November 14, 2024 is made by and between the Board of Commissioners of Abington Township ("the Township") and the Township of Abington Parks and Recreation Department ("P&R") to set out the parties' mutual understanding as to the use of funds provided under the federal American Rescue Plan Act of 2021, as authorized by the Abington Township Board of Commissioners.

WHEREAS, Abington Township is facing both a public health and economic crisis - the pandemic and public health emergency of COVID-19, which has resulted in illness, quarantines, school closures, and temporary and permanent closures of businesses resulting in lost wages and financial hardship to citizens; and

WHEREAS, the federal government, pursuant to section 602 of Title VI of the Social Security Act established the Coronavirus State Fiscal Recovery Funds ("State Fiscal Recovery Funds"), as added by section 990I of the federal American Rescue Plan Act of 2021 ("ARPA") provided moneys to the Township to use for expenditures to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers, for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the public health emergency, and to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, on November 14, 2024, the Township recommended distributing $1,363,500.00 in ARPA State Fiscal Recovery Funds to playing fields installation and renovations described in Appendix A, including but not limited to the required planning, design, engineering, bidding, permitting, environmental clearances, stormwater management, electrical, plumbing, grading, construction and equipment costs, including dug outs, benches, fencing, pitching and batting cages, lighting, walking paths to and from the fields, and other needed services for the installation of and renovations to field facilities at various Township owned parks; and

WHEREAS, on November 14, 2024, the Abington Township Board of Commissioners approved the expenditure of $1,363,500.00 for playing fields installation and renovations and related equipment; and

WHEREAS the Abington Township Board of Commissioners, has designated the Department of Parks and Recreation (P&R) to carry out the installation of such facilities in accordance with all applicable law, rules, regulations, and United States Department of the Treasury ("Treasury") interpretive guidance.

NOW, THEREFORE the parties understand and agree as follows:

1. **ARPA.** P&R understands and agrees that pursuant to the ARPA, as codified in 42 U.S.C. 802(f);43 U.S.C. 803 (f), ARPA funds may only be used for the following:
    a. To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
    b. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
    c. For provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most

recent full fiscal year prior to the emergency; and

d. To make necessary investments in water, sewer, or broadband infrastructure.

2. **Transfer of Funds.** The Township hereby authorizes the Finance Department to transfer to P&R $1,363,500.00 promptly after receipt of the Agreement executed by the Parties.

3. **Project Eligibility.**
   a. P&R agrees that it will use the ARPA funds provided under this agreement in a manner that is consistent with the purposes outlined in this Agreement and in the Board of Commissioners approved eligibility review memo incorporated as Attachment A. P&R further agrees that all such expenditures will comply with all applicable provisions of the ARPA and any and all reasonable and lawful guidance issued by Treasury as it relates to the use of the ARPA funds.
   b. P&R will submit a detailed project scope to the Township for review. Once approved, the program scope will be incorporated into this agreement as an Attachment through an agreement amendment.

4. **Expenditures.** P&R shall comply with the terms of this Agreement, all applicable provisions of the ARPA and all reasonable and lawful guidance issued by Treasury as it relates to use of the ARPA Funds. P&R shall exercise all due care in administering ARPA Funds, keeping in mind federal restrictions on the use of ARPA funds and the limitations imposed by the Township , P&R will only expend funds following the execution of the amendment described under the Program Eligibility section of this agreement.

5. **Administrative Costs.** P&R shall only use ARPA Funds for direct costs related to the implementation of the activity ARPA Funds shall not be used for any administrative or overhead costs, except as (1) costs specifically identified as administrative costs in the program and (2) costs for additional personnel or outside contractors hired or contracted for the specific purposes of administering the activity. P&R may allocate up to 5 percent of the program amount to cover program administration as approved by the Township.

6. **Availability.** Funds provided under this program shall be obligated by December 31, 2024, and disbursed by September 30, 2026. Under current federal law, ARPA funds for which no expenditure is incurred by December 31, 2026, shall be returned to Treasury. P&R shall not incur any obligations to be paid with the funding after such period of performance ends.

7. **Accounting System Requirements.** All financial transactions for this program must use accounting standards as set forth by the Governmental Accounting Standards Board (GASB) and shall follow Generally Accepted Accounting Principals (GAAP).

8. **Reporting Requirements.** P&R shall administer the program consistent with all ARPA requirements including definitions provided by law, regulation, Treasury guidance or the like and in accordance with any additional reporting guidance provided by the Township and all applicable state rules, regulations, and statutes. P&R shall meet all reporting requirements as provided by the United States Treasury, including 2 C.F.R. Part 200, provisions of the Uniform

Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance). P&R shall comply with the terms and conditions of ARPA. P&R shall provide timely and complete responses to requests from auditors and the Township. P&R shall provide the Township access to requested records and financial statements and provide any additional information as reasonably requested by the Township.

Monthly reporting and compliance requirements shall include, but not be limited to:

a. Project information, to include project expenditure category as determined by the Township;
b. Project expenditures and obligations, both current and cumulative.
c. Project status;
d. Project demographic distribution, as defined by the U.S. Treasury Compliance and Reporting Guidance when released;
e. Detailed obligation and expenditure information for subawards greater than $50,000;
f. Any additional reporting requirements as required by the United States Treasury, the Board of Commissioners, or the Township.

9. **Subrecipient Management and Monitoring.** P&R shall comply with regulations outlined in 2 CFR 200.331 and 2 CRF 200.332. P&R responsibilities include, but are not limited to:
    a. Confirming the subrecipient classification of the entity receiving funds;
    b. Performing risk assessments to evaluate and document the subrecipients risk of non-compliance;
    c. Determining the types and frequency of monitoring required based upon the outcome of the risk assessment and the requirements outlined in the grant;
    d. Ensuring that the subaward is clearly identified and provides the required Federal award identification, terms and conditions, in addition to the requirements outlined by the P&R and the Township to meet Federal reporting requirements;
    e. Reviewing program and financial reports submitted by the grantee;
    f. Performing onsite or other review as indicated to ensure subrecipient's compliance authorized uses of funds and grant te1ms documenting all reviews and approvals;
    g. Verifying that the subrecipient is audited as required by 2 CFR 200 Subpart F when it is expected that the subrecipient's total Federal awards expended equal or exceed $750,000 per fiscal year.

10. **Fraud, Waste, and Abuse.** All subaward requirements, including definitions provided by law, regulation, Treasury guidance or the like and any additional guidance provided by the P&R shall apply to Subrecipient, defined herein as any non-state entity including any vendors, subrecipients, or beneficiaries. P&R shall monitor subrecipients to ensure that subawards are used for authorized purposes, in compliance with federal statutes, regulations, and the terms and conditions of the subaward to mitigate risk of fraud, waste, or abuse. P&R shall report any real or apparent fraud, waste or abuse or otherwise improper use of funds received under the terms of this Agreement to the Township. The Township shall not be responsible for any item or expenditure by Agency or Subrecipient under the terms of this Agreement or any agreement between Agency and Subrecipient which is found by auditors, investigators, and other authorized representatives of the Township, the United States Department of Treasury, or other federal or state instrumentality to be improper,

unallowable, in violation of federal or state law or the terms of this Agreement, or involving any fraudulent, deceptive, or misleading representations or activities of Subrecipient. P&R shall be responsible for returning any funds used for unauthorized purposes to the Township prior to final closeout of the award, from funds other than those provided by under this agreement or any other agreement between P&R and the Township.

11. **Record Retention.** P&R shall maintain and preserve sufficient records to demonstrate compliance with the grant and shall provide such records to the Township promptly upon written request. Such records shall be maintained not less than five (5) years after the termination of this agreement.

12. **Term.** This MOA shall be in effect through December 31, 2026 but P&R obligations for reporting, record retention and audit shall continue beyond the termination or expiration of this Agreement.

13. **Modification.** This MOA may be modified by the written agreement of all parties, except that in the event of changes in any applicable Federal statutes, regulations, or guidance regarding the use of funds, this Agreement shall be deemed to be amended when the statutory requirements for use of such funds are changed or when required to comply with any law or guidance so amended. Such deemed amendments shall be effective as of the effective date of the statute or regulatory change or the date the guidance is issued.

14. **Termination of Agreement.** The Township may terminate this Agreement, in whole or in part, if P&R fails to comply with the conditions of the Agreement or subsequent amendments. In the event of termination by the Township, any portion of the funds not expended or encumbered at the time of termination shall be returned to the Township within seven (7) days.

15. **Representative's Authority to Contract.** By signing this Agreement, the representative of P&R represents that such person is duly authorized by P&R to execute this agreement on behalf of P&R and that P&R agrees to be bound by the provisions thereof.

16. **Authority of the Board of Commissioners.** No provisions in this agreement shall be construed to limit the authority of the Board of Commissioners to take any action authorized by law.

17. **Governing Law.** This Agreement shall be construed by and controlled under the laws of the Commonwealth of Pennsylvania. The Parties consent to jurisdiction over them in the Commonwealth of Pennsylvania, and agree that venue for any state action arising under this agreement shall lie solely in the courts located in the Township of Abington, and for any federal action shall lie solely in the United States District Court for the Eastern District of Pennsylvania.

P&R agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The P&R also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and P&R shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

The following federal regulations are applicable to this award include, without limitation:

- Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
- New Restrictions on Lobbying, 31 C.F.R. Part 21.
- Generally applicable federal environmental laws and regulations.

The following statutes and regulations prohibiting discrimination applicable to this award include, without limitation:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

P&R agrees to comply with protections for whistleblowers. In accordance with 41 U.S.C. § 4712, P&R may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The list of persons and entities referenced in the paragraph above includes the following:

- A member of Congress or a representative of a committee of Congress;
- An Inspector General;
- The Government Accountability Office;
- A Treasury employee responsible for contract or grant oversight or management;
- An authorized official of the Department of Justice or other law enforcement agency;
- A court or grand jury; or
- A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

P&R shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), the Beneficiary should adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), P&R should adopt and enforce policies that ban text messaging while driving, and P&R should establish workplace safety policies to decrease accidents caused by distracted drivers.

18. **Counterparts.** This MOA may be executed in one or more counterparts, each of which shall constitute an original of the MOA, and that facsimile and/or pdf scanned copies of signatures shall be as effective and binding as original signatures.

Township of Abington

By:_____

Thomas Hecker

President, Board of Commissioners

Date:

Township of Abington Parks and Recreation Department

By: _____

Jessica Tholey

Director, Parks and Recreation

Date:

Appendix A

WITT O'BRIEN'S
ambipar response

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Abington Township Coronavirus Local Fiscal Recovery Fund
American Rescue Plan
Eligibility Review Memo

Memo ID or Program Name: Playing Fields Installation and Renovation
Date: November 7, 2024

Compliance and Reporting:
Expenditure Category: 2.0 Negative Economic Impacts
Expenditure Sub-Category: 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety
Primarily Disadvantaged or QCT): No

Prepared for:
Ashley McIlvaine
Assistant Township Manager
Abington Township, PA

Prepared by:
Michael Hansen
Associate Consultant 2
WOB ARPA/SLFRF Analysis Team

RE: American Rescue Plan Act funding totaling $1,363,500.00 for the Township of Abington Parks and Recreation Department for the installation and renovation of community playing fields at various Township owned parks.

Purpose

This memorandum provides a summary of facts supporting the use of the American Rescue Plan Act/State and Local Fiscal Recovery Funds (ARPA/SLFRF) of 2021 for the installation and renovation of community playing fields at various Township owned parks in response to the continuing negative economic impacts of the COVID-19 public health emergency. It also outlines eligibility considerations regarding ARPA proceeds for the activities and purposes listed herein.

Any and all material changes to the programmatic or project design and budget, including, but not limited to: length of the program, amount of internal administrative costs allocated, expenditure categories and subcategories named in the program memos, activities and allowable expenses, criteria, and selection process for awards, subrecipient management plans, and any additional revenue or program income will necessitate the submission of an amendment to this Expense Eligibility Memo. This Amendment must follow the same approval process and be reviewed by Abington Township, Witt O'Brien's, and any other party essential to the decision prior to implementation.

On March 11, 2021, ARPA was signed into law by the President. Section 9901 of ARPA amended Title VI of the Social Security Act (the Act) to add section 603, which establishes the Coronavirus Local Fiscal Recovery Fund (CLFR). Abington Township, Pennsylvania, was provided a CLFR distribution

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directly by the U.S. Treasury and is empowered to utilize this funding for costs associated with responding to the COVID-19 public health emergency and its negative economic impacts.

Abington Township has received a total of $19,107,973 in Coronavirus Local Fiscal Recovery Funds from the US Treasury. Additional funds may be available to Abington Township residents and businesses via the County and Commonwealth.

Project Description

The overall purpose of the project is to install new playing fields and renovate existing playing fields as deemed necessary in various parks owned by the Abington Township. The scope of the project will include, but is not limited to, required planning, design, engineering, bidding, permitting, environmental clearances, stormwater management, electrical, plumbing, grading, construction and equipment costs, including dug outs, benches, fencing, pitching and batting cages, lighting, walking paths to and from the fields, and other needed services for the installation of and renovations to field facilities at various Township owned parks.

Project Necessity

Although there are varying statistics on the increase in people utilizing outdoor recreation areas, there is a suggested average increase of approximately 30% in the usage of outdoor recreation areas during and following the pandemic. While increased use of outdoor recreation areas indicates a very healthy trend for populations in general, that increase has created numerous challenges for the administration and maintenance of these areas.

1. Decreasing revenue resources – The past few decades have seen increased budget pressures in municipalities that have caused funding for outdoor recreation areas to markedly decrease. Adding to the already increased budget constraints, the pandemic, in many cases, caused a shifting of funding resources toward other priorities such as COVID testing and treatment, PPE, social distancing accommodations, rental/mortgage assistance, food insecurity programs and many more.

2. The increase in usage and general demand further stretched already shrinking revenue resources causing many outdoor recreation areas to decrease costs by employing minimal staff, operating within much shortened hours, deferring or eliminating necessary maintenance and upkeep, or closing their operations entirely.

3. Although, for the most part, the worst effects of the pandemic are in the past, its lingering negative economic impact still ripples through local municipalities. ARPA/SLFRF grant funding of community projects remains an excellent way forward for projects that benefit the general health and well-being of the people they serve that would not otherwise find a place In general fund budgets.

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Project Budget

While the requested grant amount for the project is $1,363,500.00, a detailed and itemized budget must be provided to determine the final eligibility of the project within ARPA/SLFRF guidance. It is acknowledged that a detailed budget may not be available or provided until final contractor and material agreements are in place. It is recommended that this analysis be updated when detailed budget information becomes available in order to assess any additional points of diligence in determining final eligibility. Additionally, as construction and material costs have proven to be extremely volatile in recent times, consideration should be given to cost overruns, and financial contingencies should be in place to assure the project's completion.

Eligibility Considerations

This memo provides an overview of the potential eligibility and applicability of the proposed project for funding under the ARPA/SLFRF grant program and does not imply funding approval or funding availability for the project.

Treasury's Final Rule suggests recipients consult the Reporting and Compliance Guidance for the applicability of Uniform Guidance State and Local Fiscal Recovery Funds, (latest version 8.0 dated October 15, 2024). Additionally, Treasury defines an obligation as "an order placed for property and services and entering into contracts, subawards, and similar transactions that require payment."[1]

Expenditures must be recorded and documented using the cash or accrual basis of accounting using generally accepted accounting principles (GAAP), the provisions of 31 CFR Part 35, the provisions as outlined in the Federal Assistance Listing, including but not limited to the provisions of Title 2 CFR Part 200 and all Appendices dated prior to October 2, 2024.

Allowable Use of CLRF Funds

The use of this funding will allow Abington Township to provide necessary assistance to ensure Abington Township is able to maximize the use of each ARPA dollar to respond to the COVID- 19 public health emergency and its negative economic impacts.

The U.S. Treasury has provided guidance regarding the agency's interpretation of 603 of the Social Security Act, and has concluded that the following activities are allowable utilizing CLFR funds:

In the section "Enumerated Eligible Uses for Disproportionately Impacted Households" beginning on Page 125 of the Final Rule and more specifically described in item #3 of this section as follows:

3. Building strong, healthy communities through investments in neighborhoods. While the interim final rule included a category of enumerated eligible uses for "building stronger communities through

[1] https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf

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investments in housing and neighborhoods," the examples of services provided generally focused on housing uses. In response to questions following release of the interim final rule, Treasury issued further guidance clarifying that "investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments."

The US Treasury received feedback from the public which led to further clarification:

"Many commenters highlighted the connection between neighborhoods and health outcomes, including citing public health research linking neighborhood traits to health outcomes. For example, the CDC states that "neighborhoods people live in have a major impact on their health and well-being." As such, CDC identifies "neighborhoods and built environment" as one of five key social determinants of health and includes "creat[ing] neighborhoods and environments that promote health and safety" as one of the agency's goals for social determinants of health outcomes."

Excerpted from the US Treasury's FAQ's for ARPA/SLFRF dated 3-29-2024:

2.22. Would investments in improving outdoor spaces (e.g. parks) be an eligible use of funds as a response to the public health emergency and/or its negative economic impacts?

There are multiple ways that investments in improving outdoor spaces could qualify as eligible uses; several are highlighted below, though there may be other ways that a specific investment in outdoor spaces would meet eligible use criteria.

First, in recognition of the disproportionate negative economic impacts on certain communities and populations, the 2022 final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

These programs and services include services designed to build stronger neighborhoods and communities and to address health disparities and the social determinants of health. The Interim Final Rule provides a non-exhaustive list of eligible services to respond to the needs of communities disproportionately impacted by the pandemic, and recipients may identify other uses of funds that do so, consistent with the Rule's framework. For example, investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments and outdoor recreation and socialization to mitigate the spread of COVID-19.

Second, many governments saw significantly increased use of parks during the pandemic that resulted in damage or increased maintenance needs. The Interim Final Rule recognizes that "decrease[s to] a state or local government's ability to effectively administer services" can constitute a negative

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economic impact of the pandemic.

The Treasury has indicated: "Under this program, recipients are responsible for ensuring funds are used for eligible purposes."[2] Additionally:

> "Each recipient should review program requirements, including Treasury's final rule and the recipient's Award Terms and Conditions, to determine and record eligible uses of SLFRF funds. Per 2 CFR Part 200.303, your organization must develop and implement effective internal controls to ensure that funding decisions under the SLFRF award constitute eligible uses of funds, and document determinations."[3]

Cost Reasonableness Analysis

Treasury explicitly states that "costs must be reasonable and allocable as outlined in 2 CFR 200.404[2] and 2 CFR 200.405[3]." This eligibility memorandum demonstrates that costs associated with this particular Federal award for this program's uses are "…related, and reasonably proportional to the extent and type of harm experienced..."[4] while also ensuring adherence to 2 CFR § 200.404 and 2 CFR § 200.405. Refer to further supporting evidence provided below.

Regarding using ARPA funds, Abington Township should complete a cost reasonableness analysis or price analysis and add this to the program files to additionally bolster the reasonability and allocability of costs associated with this federal award. Final cost reasonableness for program or project costs will be determined by Abington Township.

Considerations

Although the project is likely eligible for funding under the ARPA/SLFRF guidance, the following documentation and compliance requirements should be provided and discussed prior to any disbursement of ARPA/SLFRF grant funds by Abington Township:

- Sub-recipient to provide itemized budget breakdown for the project described in this request.
- Provide evidence that all procurement processes will adhere to the requirements of US Treasury 2 CFR 200
- Abington Township Parks and Recreation must meet all requirements as a sub-recipient of ARPA funds via Abington Township.
- Proper SAM.gov registration must be verified and maintained by the sub-recipient throughout the duration of the project.
- Certification and validation that ARPA funds will not create a duplication of funds as pertain to this project.

[2] 2 CFR § 200.404, available at: 2 CFR § 200.404 - Reasonable costs.
[3] 2 CFR § 200.405, available at: 2 CFR § 200.405 - Allocable costs.
[4] Treas. Reg. 31 CFR Part 35 at [15-16], available at: SLFRF-Final-Rule.pdf (treasury.gov)

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Conclusion

The proposed project is likely eligible for ARPA/SLFRF grant funding based on the analysis provided above. The project appears to fall within the descriptions provided with Treasury guidance for Expense Category 2.0 Negative Economic Impacts and Sub-category 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety.

Supporting Documentation

Financial records and supporting documents related to the award must be retained for a period of five years after all funds have been expended or returned to the Treasury, whichever is later.

Recommended materials for Abington Township to have on file for a potential future Audit may include but are not limited to:

Required Documents from Subrecipients/Contractors/Allied Government Departments:
Grant Agreement (Comprised of Agreement, Federal Terms and Conditions, Certification, and Scope of Work) and Grant Application
FAIN Table
W-9
Organizational Charts/Staff Lists (showing decision-making and separation of duties)
Budget/Financials - General Ledger used to account for ARPA/SLFRF Payments and disbursement from such payments to meet eligible completed expenses and Budget Records
Invoices/Receipts (including Payroll, Timekeeping Records, and Human Resources Records to support costs incurred for payroll completed expenses if paid)
Program Data or Milestones Completed (matching SOW to be performed) and Beneficiary data
Financial Performance Reporting (Grant Solutions Reports Completed)
SAM.gov Registration in Good Standing
Check for Federal Exclusion or Debarment
Policies and Procedures or SOP
Risk Assessment (Performed on the Subrecipients, Contractors)
Documented Monitoring Review (Desk or Site Reviews)
Quality Improvement Plans (Corrective Actions Implemented)
Technical Assistance Logged
Documented Performance Calls
Post-Monitoring Risk Evaluation
Prior Single Audits on File: Confirmation that Abington Township and Subrecipients are aware that if they received more than $750K in FY (2CFR 200.330 Subpart F)
Closeout Letter

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Reviewed, with opportunity for contribution by:

Agency	Name	Date	Notes/Misc.
Abington Township			
Abington Township			
WOB	Michael Hansen	11/7/2024	

Exhibit

“C”

AMERICAN RESCUE PLAN ACT OF 2021

MEMORADUM OF AGREEMENT BETWEEN THE TOWNSHIP OF ABINGTON AND THE TOWNSHIP OF ABINGTON PARKS AND RECREATION DEPARTMENT

This Memorandum of Agreement ("Agreement" or "MOA"), effective as of November 14, 2024 is made by and between the Board of Commissioners of Abington Township ("the Township") and the Township of Abington Parks and Recreation Department ("P&R") to set out the parties' mutual understanding as to the use of funds provided under the federal American Rescue Plan Act of 2021, as authorized by the Abington Township Board of Commissioners.

WHEREAS, Abington Township is facing both a public health and economic crisis - the pandemic and public health emergency of COVID-19, which has resulted in illness, quarantines, school closures, and temporary and permanent closures of businesses resulting in lost wages and financial hardship to citizens; and

WHEREAS, the federal government, pursuant to section 602 of Title VI of the Social Security Act established the Coronavirus State Fiscal Recovery Funds ("State Fiscal Recovery Funds"), as added by section 990I of the federal American Rescue Plan Act of 2021 ("ARPA") provided moneys to the Township to use for expenditures to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers, for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the public health emergency, and to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, on November 14, 2024, the Township recommended distributing $440,000 in ARPA State Fiscal Recovery Funds to recreational entertainment facilities and seating areas such as pavilions, picnic tables, benches, and structured canopies for shade and rest as described in Appendix A including but not limited to the required planning, design, engineering, bidding, permitting, environmental clearances, stormwater management, electrical, plumbing, grading, construction and equipment costs, including cooking, visual and sound equipment, and other needed services for the installation of and renovations to existing various Township owned field facilities; and

WHEREAS, on November 14, 2024, the Abington Township Board of Commissioners approved the expenditure of $440,000 for recreational entertainment facilities and seating areas and related equipment; and

WHEREAS the Abington Township Board of Commissioners, has designated the Department of Parks and Recreation (P&R) to carry out the installation of such facilities in accordance with all applicable law, rules, regulations, and United States Department of the Treasury ("Treasury") interpretive guidance.

NOW, THEREFORE the parties understand and agree as follows:

1. **ARPA.** P&R understands and agrees that pursuant to the ARPA, as codified in 42 U.S.C. 802(f);43 U.S.C. 803 (f), ARPA funds may only be used for the following:
    a. To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
    b. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
    c. For provision of government services to the extent of the reduction in revenue due to

the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and

d. To make necessary investments in water, sewer, or broadband infrastructure.

2. **Transfer of Funds.** The Township hereby authorizes the Finance Department to transfer to P&R $440,000 promptly after receipt of the Agreement executed by the Parties.

3. **Project Eligibility.**
   a. P&R agrees that it will use the ARPA funds provided under this agreement in a manner that is consistent with the purposes outlined in this Agreement and in the Board of Commissioners approved eligibility review memo incorporated as Attachment A. P&R further agrees that all such expenditures will comply with all applicable provisions of the ARPA and any and all reasonable and lawful guidance issued by Treasury as it relates to the use of the ARPA funds.
   b. P&R will submit a detailed project scope to the Township for review. Once approved, the program scope will be incorporated into this agreement as an Attachment through an agreement amendment.

4. **Expenditures.** P&R shall comply with the terms of this Agreement, all applicable provisions of the ARPA and all reasonable and lawful guidance issued by Treasury as it relates to use of the ARPA Funds. P&R shall exercise all due care in administering ARPA Funds, keeping in mind federal restrictions on the use of ARPA funds and the limitations imposed by the Township , P&R will only expend funds following the execution of the amendment described under the Program Eligibility section of this agreement.

5. **Administrative Costs.** P&R shall only use ARPA Funds for direct costs related to the implementation of the activity ARPA Funds shall not be used for any administrative or overhead costs, except as (1) costs specifically identified as administrative costs in the program and (2) costs for additional personnel or outside contractors hired or contracted for the specific purposes of administering the activity. P&R may allocate up to 5 percent of the program amount to cover program administration as approved by the Township.

6. **Availability.** Funds provided under this program shall be obligated by December 31, 2024, and disbursed by December 31, 2026. Under current federal law, ARPA funds for which no expenditure is incurred by December 31, 2026, shall be returned to Treasury. P&R shall not incur any obligations to be paid with the funding after such period of performance ends.

7. **Accounting System Requirements.** All financial transactions for this program must use accounting standards as set forth by the Governmental Accounting Standards Board (GASB) and shall follow Generally Accepted Accounting Principals (GAAP).

8. **Reporting Requirements.** P&R shall administer the program consistent with all ARPA requirements including definitions provided by law, regulation, Treasury guidance or the like and in accordance with any additional reporting guidance provided by the Township and all applicable state rules, regulations, and statutes. P&R shall meet all reporting requirements as provided by the United States Treasury, including 2 C.F.R. Part 200, provisions of the Uniform

Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance). P&R shall comply with the terms and conditions of ARPA. P&R shall provide timely and complete responses to requests from auditors and the Township. P&R shall provide the Township access to requested records and financial statements and provide any additional information as reasonably requested by the Township.

Monthly reporting and compliance requirements shall include, but not be limited to:

a. Project information, to include project expenditure category as determined by the Township;
b. Project expenditures and obligations, both current and cumulative.
c. Project status;
d. Project demographic distribution, as defined by the U.S. Treasury Compliance and Reporting Guidance when released;
e. Detailed obligation and expenditure information for subawards greater than $50,000;
f. Any additional reporting requirements as required by the United States Treasury, the Board of Commissioners, or the Township.

9. **Subrecipient Management and Monitoring.** P&R shall comply with regulations outlined in 2 CFR 200.331 and 2 CRF 200.332. P&R responsibilities include, but are not limited to:
    a. Confirming the subrecipient classification of the entity receiving funds;
    b. Performing risk assessments to evaluate and document the subrecipients risk of non-compliance;
    c. Determining the types and frequency of monitoring required based upon the outcome of the risk assessment and the requirements outlined in the grant;
    d. Ensuring that the subaward is clearly identified and provides the required Federal award identification, terms and conditions, in addition to the requirements outlined by the P&R and the Township to meet Federal reporting requirements;
    e. Reviewing program and financial reports submitted by the grantee;
    f. Performing onsite or other review as indicated to ensure subrecipient's compliance authorized uses of funds and grant te1ms documenting all reviews and approvals;
    g. Verifying that the subrecipient is audited as required by 2 CFR 200 Subpart F when it is expected that the subrecipient's total Federal awards expended equal or exceed $750,000 per fiscal year.

10. **Fraud, Waste, and Abuse.** All subaward requirements, including definitions provided by law, regulation, Treasury guidance or the like and any additional guidance provided by the P&R shall apply to Subrecipient, defined herein as any non-state entity including any vendors, subrecipients, or beneficiaries. P&R shall monitor subrecipients to ensure that subawards are used for authorized purposes, in compliance with federal statutes, regulations, and the terms and conditions of the subaward to mitigate risk of fraud, waste, or abuse. P&R shall report any real or apparent fraud, waste or abuse or otherwise improper use of funds received under the terms of this Agreement to the Township. The Township shall not be responsible for any item or expenditure by Agency or Subrecipient under the terms of this Agreement or any agreement between Agency and Subrecipient which is found by auditors, investigators, and other authorized representatives of the Township, the United States Department of Treasury, or other federal or state instrumentality to be improper,

unallowable, in violation of federal or state law or the terms of this Agreement, or involving any fraudulent, deceptive, or misleading representations or activities of Subrecipient. P&R shall be responsible for returning any funds used for unauthorized purposes to the Township prior to final closeout of the award, from funds other than those provided by under this agreement or any other agreement between P&R and the Township.

11. **Record Retention.** P&R shall maintain and preserve sufficient records to demonstrate compliance with the grant and shall provide such records to the Township promptly upon written request. Such records shall be maintained not less than five (5) years after the termination of this agreement.

12. **Term.** This MOA shall be in effect through December 31, 2026 but P&R obligations for reporting, record retention and audit shall continue beyond the termination or expiration of this Agreement.

13. **Modification.** This MOA may be modified by the written agreement of all parties, except that in the event of changes in any applicable Federal statutes, regulations, or guidance regarding the use of funds, this Agreement shall be deemed to be amended when the statutory requirements for use of such funds are changed or when required to comply with any law or guidance so amended. Such deemed amendments shall be effective as of the effective date of the statute or regulatory change or the date the guidance is issued.

14. **Termination of Agreement.** The Township may terminate this Agreement, in whole or in part, if P&R fails to comply with the conditions of the Agreement or subsequent amendments. In the event of termination by the Township, any portion of the funds not expended or encumbered at the time of termination shall be returned to the Township within seven (7) days.

15. **Representative's Authority to Contract.** By signing this Agreement, the representative of P&R represents that such person is duly authorized by P&R to execute this agreement on behalf of P&R and that P&R agrees to be bound by the provisions thereof.

16. **Authority of the Board of Commissioners.** No provisions in this agreement shall be construed to limit the authority of the Board of Commissioners to take any action authorized by law.

17. **Governing Law.** This Agreement shall be construed by and controlled under the laws of the Commonwealth of Pennsylvania. The Parties consent to jurisdiction over them in the Commonwealth of Pennsylvania, and agree that venue for any state action arising under this agreement shall lie solely in the courts located in the Township of Abington, and for any federal action shall lie solely in the United States District Court for the Eastern District of Pennsylvania.

P&R agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The P&R also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and P&R shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

The following federal regulations are applicable to this award include, without limitation:

- Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
- New Restrictions on Lobbying, 31 C.F.R. Part 21.
- Generally applicable federal environmental laws and regulations.

The following statutes and regulations prohibiting discrimination applicable to this award include, without limitation:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

P&R agrees to comply with protections for whistleblowers. In accordance with 41 U.S.C. § 4712, P&R may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The list of persons and entities referenced in the paragraph above includes the following:

- A member of Congress or a representative of a committee of Congress;
- An Inspector General;
- The Government Accountability Office;
- A Treasury employee responsible for contract or grant oversight or management;
- An authorized official of the Department of Justice or other law enforcement agency;
- A court or grand jury; or
- A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

P&R shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), the Beneficiary should adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), P&R should adopt and enforce policies that ban text messaging while driving, and P&R should establish workplace safety policies to decrease accidents caused by distracted drivers.

18. **Counterparts.** This MOA may be executed in one or more counterparts, each of which shall constitute an original of the MOA, and that facsimile and/or pdf scanned copies of signatures shall be as effective and binding as original signatures.

Township of Abington

By:_____

Thomas Hecker

President, Board of Commissioners

Date:

Township of Abington Parks and Recreation Department

By: _____

Jessica Tholey

Director, Parks and Recreation

Date:

Appendix A

WITT O'BRIEN'S
ambipar response

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Abington Township Coronavirus Local Fiscal Recovery Fund
American Rescue Plan
Eligibility Review Memo

Memo ID or Program Name: Pavilions Installation and Renovation
Date: November 7, 2024

Compliance and Reporting:
Expenditure Category: 2.0 Negative Economic Impacts
Expenditure Sub-Category: 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety
Primarily Disadvantaged or QCT): No

Prepared for:
Ashley McIlvaine
Assistant Township Manager
Abington Township, PA

Prepared by:
Michael Hansen
Associate Consultant 2
WOB ARPA/SLFRF Analysis Team

RE: American Rescue Plan Act funding totaling $440,000.00 for the Township of Abington Parks and Recreation Department for recreational entertainment and seating facilities such as pavilions, picnic tables, benches, and structured canopies for shade and rest at various Township owned parks.

Purpose

This memorandum provides a summary of facts supporting the use of the American Rescue Plan Act/State and Local Fiscal Recovery Funds (ARPA/SLFRF) of 2021 for recreational entertainment and seating facilities such as pavilions, picnic tables, benches, and structured canopies for shade and rest at various Township owned parks in response to the continuing negative economic impacts of the COVID-19 public health emergency. It also outlines eligibility considerations regarding ARPA proceeds for the activities and purposes listed herein.

Any and all material changes to the programmatic or project design and budget, including, but not limited to: length of the program, amount of internal administrative costs allocated, expenditure categories and subcategories named in the program memos, activities and allowable expenses, criteria, and selection process for awards, subrecipient management plans, and any additional revenue or program income will necessitate the submission of an amendment to this Expense Eligibility Memo. This Amendment must follow the same approval process and be reviewed by Abington Township, Witt O'Brien's, and any other party essential to the decision prior to implementation.

On March 11, 2021, ARPA was signed into law by the President. Section 9901 of ARPA amended Title VI of the Social Security Act (the Act) to add section 603, which establishes the Coronavirus Local

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Fiscal Recovery Fund (CLFR). Abington Township, Pennsylvania, was provided a CLFR distribution directly by the U.S. Treasury and is empowered to utilize this funding for costs associated with responding to the COVID-19 public health emergency and its negative economic impacts.

Abington Township has received a total of $19,107,973 in Coronavirus Local Fiscal Recovery Funds from the US Treasury. Additional funds may be available to Abington Township residents and businesses via the County and Commonwealth.

Project Description

The overall purpose of the project is to install new pavilions, shade structures, and seating areas and renovate existing pavilions and shade structures as deemed necessary in various parks owned by the Abington Township. The scope of the project will include, but is not limited to, to the required planning, design, engineering, bidding, permitting, environmental clearances, stormwater management, electrical, plumbing, grading, construction and equipment costs, including cooking, visual and sound equipment, tables, benches, and other needed services for the installation of and renovations to existing various Township owned facilities.

Project Necessity

Although there are varying statistics on the increase in people utilizing outdoor recreation areas, there is a suggested average increase of approximately 30% in the usage of outdoor recreation areas during and following the pandemic. While increased use of outdoor recreation areas indicates a very healthy trend for populations in general, that increase has created numerous challenges for the administration and maintenance of these areas.

1. Decreasing revenue resources – The past few decades have seen increased budget pressures in municipalities that have caused funding for outdoor recreation areas to markedly decrease. Adding to the already increased budget constraints, the pandemic, in many cases, caused a shifting of funding resources toward other priorities such as COVID testing and treatment, PPE, social distancing accommodations, rental/mortgage assistance, food insecurity programs and many more.

2. The increase in usage and general demand further stretched already shrinking revenue resources causing many outdoor recreation areas to decrease costs by employing minimal staff, operating within much shortened hours, deferring or eliminating necessary maintenance and upkeep, or closing their operations entirely.

3. Although, for the most part, the worst effects of the pandemic are in the past, its lingering negative economic impact still ripples through local municipalities. ARPA/SLFRF grant funding of community projects remains an excellent way forward for projects that benefit the general health and well-being of the people they serve that would not otherwise find a place In general fund budgets.

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Project Budget

While the requested grant amount for the project is $440,000.00, a detailed and itemized budget must be provided to determine the final eligibility of the project within ARPA/SLFRF guidance. It is acknowledged that a detailed budget may not be available or provided until final contractor and material agreements are in place. It is recommended that this analysis be updated when detailed budget information becomes available in order to assess any additional points of diligence in determining final eligibility. Additionally, as construction and material costs have proven to be extremely volatile in recent times, consideration should be given to cost overruns, and financial contingencies should be in place to assure the project's completion.

Eligibility Considerations

This memo provides an overview of the potential eligibility and applicability of the proposed project for funding under the ARPA/SLFRF grant program and does not imply funding approval or funding availability for the project.

Treasury's Final Rule suggests recipients consult the Reporting and Compliance Guidance for the applicability of Uniform Guidance State and Local Fiscal Recovery Funds, (latest version 8.0 dated October 15, 2024). Additionally, Treasury defines an obligation as "an order placed for property and services and entering into contracts, subawards, and similar transactions that require payment."[1]

Expenditures must be recorded and documented using the cash or accrual basis of accounting using generally accepted accounting principles (GAAP), the provisions of 31 CFR Part 35, the provisions as outlined in the Federal Assistance Listing, including but not limited to the provisions of Title 2 CFR Part 200 and all Appendices dated prior to October 2, 2024.

Allowable Use of CLRF Funds

The use of this funding will allow Abington Township to provide necessary assistance to ensure Abington Township is able to maximize the use of each ARPA dollar to respond to the COVID- 19 public health emergency and its negative economic impacts.

The U.S. Treasury has provided guidance regarding the agency's interpretation of 603 of the Social Security Act, and has concluded that the following activities are allowable utilizing CLFR funds:

In the section "Enumerated Eligible Uses for Disproportionately Impacted Households" beginning on Page 125 of the Final Rule and more specifically described in item #3 of this section as follows:

3. Building strong, healthy communities through investments in neighborhoods. While the interim final

[1] https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf

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rule included a category of enumerated eligible uses for "building stronger communities through investments in housing and neighborhoods," the examples of services provided generally focused on housing uses. In response to questions following release of the interim final rule, Treasury issued further guidance clarifying that "investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments."

The US Treasury received feedback from the public which led to further clarification:

"Many commenters highlighted the connection between neighborhoods and health outcomes, including citing public health research linking neighborhood traits to health outcomes. For example, the CDC states that "neighborhoods people live in have a major impact on their health and well-being." As such, CDC identifies "neighborhoods and built environment" as one of five key social determinants of health and includes "creat[ing] neighborhoods and environments that promote health and safety" as one of the agency's goals for social determinants of health outcomes."

Excerpted from the US Treasury's FAQ's for ARPA/SLFRF dated 6-23-2022:

2.22. Would investments in improving outdoor spaces (e.g. parks) be an eligible use of funds as a response to the public health emergency and/or its negative economic impacts?

There are multiple ways that investments in improving outdoor spaces could qualify as eligible uses; several are highlighted below, though there may be other ways that a specific investment in outdoor spaces would meet eligible use criteria.

First, in recognition of the disproportionate negative economic impacts on certain communities and populations, the 2022 final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

These programs and services include services designed to build stronger neighborhoods and communities and to address health disparities and the social determinants of health. The Interim Final Rule provides a non-exhaustive list of eligible services to respond to the needs of communities disproportionately impacted by the pandemic, and recipients may identify other uses of funds that do so, consistent with the Rule's framework. For example, investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments and outdoor recreation and socialization to mitigate the spread of COVID-19.

Second, many governments saw significantly increased use of parks during the pandemic that resulted in damage or increased maintenance needs. The Interim Final Rule recognizes that "decrease[s to] a

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state or local government's ability to effectively administer services" can constitute a negative economic impact of the pandemic.

The Treasury has indicated: "Under this program, recipients are responsible for ensuring funds are used for eligible purposes."[2] Additionally:

> "Each recipient should review program requirements, including Treasury's final rule and the recipient's Award Terms and Conditions, to determine and record eligible uses of SLFRF funds. Per 2 CFR Part 200.303, your organization must develop and implement effective internal controls to ensure that funding decisions under the SLFRF award constitute eligible uses of funds, and document determinations."[3]

Cost Reasonableness Analysis

Treasury explicitly states that "costs must be reasonable and allocable as outlined in 2 CFR 200.404[2] and 2 CFR 200.405[3]." This eligibility memorandum demonstrates that costs associated with this particular Federal award for this program's uses are "…related, and reasonably proportional to the extent and type of harm experienced..."[4] while also ensuring adherence to 2 CFR § 200.404 and 2 CFR § 200.405. Refer to further supporting evidence provided below.

Regarding using ARPA funds, Abington Township should complete a cost reasonableness analysis or price analysis and add this to the program files to additionally bolster the reasonability and allocability of costs associated with this federal award. Final cost reasonableness for program or project costs will be determined by Abington Township.

Considerations

Although the project is likely eligible for funding under the ARPA/SLFRF guidance, the following documentation and compliance requirements must be provided and discussed prior to any disbursement of ARPA/SLFRF grant funds by Abington Township:

- Sub-recipient to provide itemized budget breakdown for the project described in this request.
- Provide evidence that all procurement processes will adhere to the requirements of US Treasury 2 CFR 200
- Abington Township Parks and Recreation must meet all requirements as a sub-recipient of ARPA funds via Abington Township.
- Proper SAM.gov registration must be verified and maintained by the sub-recipient throughout the duration of the project.

[2] 2 CFR § 200.404, available at: 2 CFR § 200.404 - Reasonable costs.
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[4] Treas. Reg. 31 CFR Part 35 at [15-16], available at: SLFRF-Final-Rule.pdf (treasury.gov)

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- Certification and validation that ARPA funds will not create a duplication of funds as pertain to this project.

Conclusion

The proposed project is likely eligible for ARPA/SLFRF grant funding based on the analysis provided above. The project appears to fall within the descriptions provided with Treasury guidance for Expense Category 2.0 Negative Economic Impacts and Sub-category 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety.

Supporting Documentation

Financial records and supporting documents related to the award must be retained for a period of five years after all funds have been expended or returned to the Treasury, whichever is later.

Recommended materials for Abington Township to have on file for a potential future Audit may include but are not limited to:

Required Documents from Subrecipients/Contractors/Allied Government Departments:
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Documented Monitoring Review (Desk or Site Reviews)
Quality Improvement Plans (Corrective Actions Implemented)
Technical Assistance Logged
Documented Performance Calls
Post-Monitoring Risk Evaluation
Prior Single Audits on File: Confirmation that Abington Township and Subrecipients are aware that if they received more than $750K in FY (2CFR 200.330 Subpart F)
Closeout Letter

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contact@wittobriens.com

Reviewed, with opportunity for contribution by:

Agency	Name	Date	Notes/Misc.
Abington Township			
Abington Township			
WOB	Michael Hansen	11/7/2024	

Exhibit

“D”

AMERICAN RESCUE PLAN ACT OF 2021

MEMORADUM OF AGREEMENT BETWEEN THE TOWNSHIP OF ABINGTON AND THE TOWNSHIP OF ABINGTON PARKS AND RECREATION DEPARTMENT

This Memorandum of Agreement ("Agreement" or "MOA"), effective as of November 14, 2024 is made by and between the Board of Commissioners of Abington Township ("the Township") and the Township of Abington Parks and Recreation Department ("P&R") to set out the parties' mutual understanding as to the use of funds provided under the federal American Rescue Plan Act of 2021, as authorized by the Abington Township Board of Commissioners.

WHEREAS, Abington Township is facing both a public health and economic crisis - the pandemic and public health emergency of COVID-19, which has resulted in illness, quarantines, school closures, and temporary and permanent closures of businesses resulting in lost wages and financial hardship to citizens; and

WHEREAS, the federal government, pursuant to section 602 of Title VI of the Social Security Act established the Coronavirus State Fiscal Recovery Funds ("State Fiscal Recovery Funds"), as added by section 990I of the federal American Rescue Plan Act of 2021 ("ARPA") provided moneys to the Township to use for expenditures to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers, for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the public health emergency, and to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, on November 14, 2024, the Township recommended distributing $130,000 in ARPA State Fiscal Recovery Funds to the Manor Woods Park Alternative Trail B Project as described in Appendix A, including but not limited to the required planning, design, engineering, bidding, permitting, environmental clearances, construction costs and other needed services for the installation of the project at the Township facility of Manor Woods located on Forrest Avenue in Jenkintown PA 19046; and

WHEREAS, on November 14, 2024, the Abington Township Board of Commissioners approved the expenditure of $130,000 for the Manor Woods Park Alternative Trail B Project; and

WHEREAS the Abington Township Board of Commissioners, has designated the Department of Parks and Recreation to carry out the Manor Woods Park Alternative Trail B Project in accordance with all applicable law, rules, regulations, and United States Department of the Treasury ("Treasury") interpretive guidance.

NOW, THEREFORE the parties understand and agree as follows:

1. **ARPA.** P&R understands and agrees that pursuant to the ARPA, as codified in 42 U.S.C. 802(f);43 U.S.C. 803 (f), ARPA funds may only be used for the following:
    a. To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
    b. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;

c. For provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and

d. To make necessary investments in water, sewer, or broadband infrastructure.

2. **Transfer of Funds.** The Township hereby authorizes the Finance Department to transfer to P&R $130,000 promptly after receipt of the Agreement executed by the Parties.

3. **Project Eligibility.**
   a. P&R agrees that it will use the ARPA funds provided under this agreement in a manner that is consistent with the purposes outlined in this Agreement and in the Board of Commissioners approved eligibility review memo incorporated as Attachment A and Manor Woods Park Master Plan incorporated as Attachment B. P&R further agrees that all such expenditures will comply with all applicable provisions of the ARPA and any and all reasonable and lawful guidance issued by Treasury as it relates to the use of the ARPA funds.
   b. P&R will submit a detailed project scope to the Township for review. Once approved, the program scope will be incorporated into this agreement as an Attachment through an agreement amendment.

4. **Expenditures.** P&R shall comply with the terms of this Agreement, all applicable provisions of the ARPA and all reasonable and lawful guidance issued by Treasury as it relates to use of the ARPA Funds. P&R shall exercise all due care in administering ARPA Funds, keeping in mind federal restrictions on the use of ARPA funds and the limitations imposed by the Township , P&R will only expend funds following the execution of the amendment described under the Program Eligibility section of this agreement.

5. **Administrative Costs.** P&R shall only use ARPA Funds for direct costs related to the implementation of the activity ARPA Funds shall not be used for any administrative or overhead costs, except as (1) costs specifically identified as administrative costs in the program and (2) costs for additional personnel or outside contractors hired or contracted for the specific purposes of administering the activity. P&R may allocate up to 5 percent of the program amount to cover program administration as approved by the Township.

6. **Availability.** Funds provided under this program shall be obligated by December 31, 2024, and disbursed by December31, 2026. Under current federal law, ARPA funds for which no expenditure is incurred by December 31, 2026, shall be returned to Treasury. P&R shall not incur any obligations to be paid with the funding after such period of performance ends.

7. **Accounting System Requirements.** All financial transactions for this program must use accounting standards as set forth by the Governmental Accounting Standards Board (GASB) and shall follow Generally Accepted Accounting Principals (GAAP).

8. **Reporting Requirements.** P&R shall administer the program consistent with all ARPA requirements including definitions provided by law, regulation, Treasury guidance or the like and in accordance with any additional reporting guidance provided by the Township and all applicable state rules, regulations, and statutes. P&R shall meet all reporting requirements as provided by the

United States Treasury, including 2 C.F.R. Part 200, provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance). P&R shall comply with the terms and conditions of ARPA. P&R shall provide timely and complete responses to requests from auditors and the Township. P&R shall provide the Township access to requested records and financial statements and provide any additional information as reasonably requested by the Township.

Monthly reporting and compliance requirements shall include, but not be limited to:

a. Project information, to include project expenditure category as determined by the Township;
b. Project expenditures and obligations, both current and cumulative.
c. Project status;
d. Project demographic distribution, as defined by the U.S. Treasury Compliance and Reporting Guidance when released;
e. Detailed obligation and expenditure information for subawards greater than $50,000;
f. Any additional reporting requirements as required by the United States Treasury, the Board of Commissioners, or the Township.

9. **Subrecipient Management and Monitoring.** P&R shall comply with regulations outlined in 2 CFR 200.331 and 2 CRF 200.332. P&R responsibilities include, but are not limited to:

a. Confirming the subrecipient classification of the entity receiving funds;
b. Performing risk assessments to evaluate and document the subrecipients risk of non-compliance;
c. Determining the types and frequency of monitoring required based upon the outcome of the risk assessment and the requirements outlined in the grant;
d. Ensuring that the subaward is clearly identified and provides the required Federal award identification, terms and conditions, in addition to the requirements outlined by the P&R and the Township to meet Federal reporting requirements;
e. Reviewing program and financial reports submitted by the grantee;
f. Performing onsite or other review as indicated to ensure subrecipient's compliance authorized uses of funds and grant te1ms documenting all reviews and approvals;
g. Verifying that the subrecipient is audited as required by 2 CFR 200 Subpart F when it is expected that the subrecipient's total Federal awards expended equal or exceed $750,000 per fiscal year.

10. **Fraud, Waste, and Abuse.** All subaward requirements, including definitions provided by law, regulation, Treasury guidance or the like and any additional guidance provided by the P&R shall apply to Subrecipient, defined herein as any non-state entity including any vendors, subrecipients, or beneficiaries. P&R shall monitor subrecipients to ensure that subawards are used for authorized purposes, in compliance with federal statutes, regulations, and the terms and conditions of the subaward to mitigate risk of fraud, waste, or abuse. P&R shall report any real or apparent fraud, waste or abuse or otherwise improper use of funds received under the terms of this Agreement to the Township. The Township shall not be responsible for any item or expenditure by Agency or Subrecipient under the terms of this Agreement or any agreement between Agency and Subrecipient which is found by auditors, investigators, and other authorized representatives of the Township, the United States Department of Treasury, or other federal or state instrumentality to be improper,unallowable, in violation of federal or state law or the terms of this Agreement, or involving any fraudulent, deceptive, or misleading representations or activities of Subrecipient. P&R shall be responsible for returning any funds used for unauthorized purposes to the

Township prior to final closeout of the award, from funds other than those provided by under this agreement or any other agreement between P&R and the Township.

11. Record Retention. P&R shall maintain and preserve sufficient records to demonstrate compliance with the grant and shall provide such records to the Township promptly upon written request. Such records shall be maintained not less than five (5) years after the termination of this agreement.

12. Term. This MOA shall be in effect through December 31, 2026 but P&R obligations for reporting, record retention and audit shall continue beyond the termination or expiration of this Agreement.

13. Modification. This MOA may be modified by the written agreement of all parties, except that in the event of changes in any applicable Federal statutes, regulations, or guidance regarding the use of funds, this Agreement shall be deemed to be amended when the statutory requirements for use of such funds are changed or when required to comply with any law or guidance so amended. Such deemed amendments shall be effective as of the effective date of the statute or regulatory change or the date the guidance is issued.

14. **Termination of Agreement.** The Township may terminate this Agreement, in whole or in part, if P&R fails to comply with the conditions of the Agreement or subsequent amendments. In the event of termination by the Township, any portion of the funds not expended or encumbered at the time of termination shall be returned to the Township within seven (7) days.

15. **Representative's Authority to Contract.** By signing this Agreement, the representative of P&R represents that such person is duly authorized by P&R to execute this agreement on behalf of P&R and that P&R agrees to be bound by the provisions thereof.

16. Authority of the Board of Commissioners. No provisions in this agreement shall be construed to limit the authority of the Board of Commissioners to take any action authorized by law.

17. Governing Law. This Agreement shall be construed by and controlled under the laws of the State of Pennsylvania. The Parties consent to jurisdiction over them in the State of Pennsylvania, and agree that venue for any state action arising under this agreement shall lie solely in the courts located in the Township of Abington, and for any federal action shall lie solely in the United States District Court for the Eastern District of Pennsylvania.

P&R agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The P&R also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and P&R shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

The following federal regulations are applicable to this award include, without limitation:

- Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
- New Restrictions on Lobbying, 31 C.F.R. Part 21.
- Generally applicable federal environmental laws and regulations.

The following statutes and regulations prohibiting discrimination applicable to this award include, without limitation:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

P&R agrees to comply with protections for whistleblowers. In accordance with 41 U.S.C. § 4712, P&R may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The list of persons and entities referenced in the paragraph above includes the following:

- A member of Congress or a representative of a committee of Congress;
- An Inspector General;
- The Government Accountability Office;
- A Treasury employee responsible for contract or grant oversight or management;
- An authorized official of the Department of Justice or other law enforcement agency;
- A court or grand jury; or
- A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

P&R shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), the Beneficiary should adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), P&R should adopt and enforce policies that ban text messaging while driving, and P&R should establish workplace safety policies to decrease accidents caused by distracted drivers.

18. **Counterparts.** This MOA may be executed in one or more counterparts, each of which shall constitute an original of the MOA, and that facsimile and/or pdf scanned copies of signatures shall be as effective and binding as original signatures.

Township of Abington

By:_____

Thomas Hecker

President, Board of Commissioners

Date:

Township of Abington Parks and Recreation Department

By: _____

Jessica Tholey

Director, Parks and Recreation

Date:

Appendix A

WITT O'BRIEN'S
ambipar response

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Abington Township Coronavirus Local Fiscal Recovery Fund
American Rescue Plan
Eligibility Review Memo

Memo ID or Program Name: Manor Woods Park Alternative Trail B Project
Date: November 7, 2024

Compliance and Reporting:
Expenditure Category: 2.0 Negative Economic Impacts
Expenditure Sub-Category: 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety
Primarily Disadvantaged or QCT): No

Prepared for:
Ashley McIlvaine
Assistant Township Manager
Abington Township, PA

Prepared by:
Michael Hansen
Associate Consultant 2
WOB ARPA/SLFRF Analysis Team

RE: American Rescue Plan Act funding totaling $130,000.00 for the Township of Abington Parks and Recreation Department for the Manor Woods Park Alternative Trail B Project.

Purpose

This memorandum provides a summary of facts supporting the use of the American Rescue Plan Act/State and Local Fiscal Recovery Funds (ARPA/SLFRF) of 2021 for the Manor Woods Park Alternative Trail B Project in response to the continuing negative economic impacts of the COVID-19 public health emergency. It also outlines eligibility considerations regarding ARPA proceeds for the activities and purposes listed herein.

Any and all material changes to the programmatic or project design and budget, including, but not limited to: length of the program, amount of internal administrative costs allocated, expenditure categories and subcategories named in the program memos, activities and allowable expenses, criteria, and selection process for awards, subrecipient management plans, and any additional revenue or program income will necessitate the submission of an amendment to this Expense Eligibility Memo. This Amendment must follow the same approval process and be reviewed by Abington Township, Witt O'Brien's, and any other party essential to the decision prior to implementation.

On March 11, 2021, ARPA was signed into law by the President. Section 9901 of ARPA amended Title VI of the Social Security Act (the Act) to add section 603, which establishes the Coronavirus Local Fiscal Recovery Fund (CLFR). Abington Township, Pennsylvania, was provided a CLFR distribution directly by the U.S. Treasury and is empowered to utilize this funding for costs associated with

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responding to the COVID-19 public health emergency and its negative economic impacts.

Abington Township has received a total of $19,107,973 in Coronavirus Local Fiscal Recovery Funds from the US Treasury. Additional funds may be available to Abington Township residents and businesses via the County and Commonwealth.

Project Description

The overall purpose of the project is the Manor Woods Park Alternative Trail B Project. The scope of the project will include, but is not limited to, required planning, design, engineering, bidding, permitting, environmental clearances, construction costs and other needed services for the installation of the project at the Township facility of Manor Woods located on Forrest Avenue in Jenkintown PA 19046.

Project Necessity

Although there are varying statistics on the increase in people utilizing outdoor recreation areas, there is a suggested average increase of approximately 30% in the usage of outdoor recreation areas during and following the pandemic. While increased use of outdoor recreation areas indicates a very healthy trend for populations in general, that increase has created numerous challenges for the administration and maintenance of these areas.

1. Decreasing revenue resources – The past few decades have seen increased budget pressures in municipalities that have caused funding for outdoor recreation areas to markedly decrease. Adding to the already increased budget constraints, the pandemic, in many cases, caused a shifting of funding resources toward other priorities such as COVID testing and treatment, PPE, social distancing accommodations, rental/mortgage assistance, food insecurity programs and many more.

2. The increase in usage and general demand further stretched already shrinking revenue resources causing many outdoor recreation areas to decrease costs by employing minimal staff, operating within much shortened hours, deferring or eliminating necessary maintenance and upkeep, or closing their operations entirely.

3. Although, for the most part, the worst effects of the pandemic are in the past, its lingering negative economic impact still ripples through local municipalities. ARPA/SLFRF grant funding of community projects remains an excellent way forward for projects that benefit the general health and well-being of the people they serve that would not otherwise find a place In general fund budgets.

Project Budget

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While the requested grant amount for the project is $130,000.00, a detailed and itemized budget must be provided to determine the final eligibility of the project within ARPA/SLFRF guidance. It is acknowledged that a detailed budget may not be available or provided until final contractor and material agreements are in place. It is recommended that this analysis be updated when detailed budget information becomes available in order to assess any additional points of diligence in determining final eligibility. Additionally, as construction and material costs have proven to be extremely volatile in recent times, consideration should be given to cost overruns, and financial contingencies should be in place to assure the project's completion.

Eligibility Considerations

This memo provides an overview of the potential eligibility and applicability of the proposed project for funding under the ARPA/SLFRF grant program and does not imply funding approval or funding availability for the project.

Treasury's Final Rule suggests recipients consult the Reporting and Compliance Guidance for the applicability of Uniform Guidance State and Local Fiscal Recovery Funds, (latest version 8.0 dated October 15, 2024). Additionally, Treasury defines an obligation as "an order placed for property and services and entering into contracts, subawards, and similar transactions that require payment."[1]

Expenditures must be recorded and documented using the cash or accrual basis of accounting using generally accepted accounting principles (GAAP), the provisions of 31 CFR Part 35, the provisions as outlined in the Federal Assistance Listing, including but not limited to the provisions of Title 2 CFR Part 200 and all Appendices dated prior to October 2, 2024.

Allowable Use of CLRF Funds

The use of this funding will allow Abington Township to provide necessary assistance to ensure Abington Township is able to maximize the use of each ARPA dollar to respond to the COVID- 19 public health emergency and its negative economic impacts.

The U.S. Treasury has provided guidance regarding the agency's interpretation of 603 of the Social Security Act, and has concluded that the following activities are allowable utilizing CLFR funds:

In the section "Enumerated Eligible Uses for Disproportionately Impacted Households" beginning on Page 125 of the Final Rule and more specifically described in item #3 of this section as follows:

3. Building strong, healthy communities through investments in neighborhoods. While the interim final rule included a category of enumerated eligible uses for "building stronger communities through investments in housing and neighborhoods," the examples of services provided generally focused on housing uses. In response to questions following release of the interim final rule, Treasury issued further

[1] https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf

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guidance clarifying that "investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments."

The US Treasury received feedback from the public which led to further clarification:

"Many commenters highlighted the connection between neighborhoods and health outcomes, including citing public health research linking neighborhood traits to health outcomes. For example, the CDC states that "neighborhoods people live in have a major impact on their health and well-being." As such, CDC identifies "neighborhoods and built environment" as one of five key social determinants of health and includes "creat[ing] neighborhoods and environments that promote health and safety" as one of the agency's goals for social determinants of health outcomes."

Excerpted from the US Treasury's FAQ's for ARPA/SLFRF dated 3-29-2024:

2.22. Would investments in improving outdoor spaces (e.g. parks) be an eligible use of funds as a response to the public health emergency and/or its negative economic impacts?

There are multiple ways that investments in improving outdoor spaces could qualify as eligible uses; several are highlighted below, though there may be other ways that a specific investment in outdoor spaces would meet eligible use criteria.

First, in recognition of the disproportionate negative economic impacts on certain communities and populations, the 2022 final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

These programs and services include services designed to build stronger neighborhoods and communities and to address health disparities and the social determinants of health. The Interim Final Rule provides a non-exhaustive list of eligible services to respond to the needs of communities disproportionately impacted by the pandemic, and recipients may identify other uses of funds that do so, consistent with the Rule's framework. For example, investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments and outdoor recreation and socialization to mitigate the spread of COVID-19.

Second, many governments saw significantly increased use of parks during the pandemic that resulted in damage or increased maintenance needs. The Interim Final Rule recognizes that "decrease[s to] a state or local government's ability to effectively administer services" can constitute a negative economic impact of the pandemic.

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The Treasury has indicated: "Under this program, recipients are responsible for ensuring funds are used for eligible purposes."[2] Additionally:

> "Each recipient should review program requirements, including Treasury's final rule and the recipient's Award Terms and Conditions, to determine and record eligible uses of SLFRF funds. Per 2 CFR Part 200.303, your organization must develop and implement effective internal controls to ensure that funding decisions under the SLFRF award constitute eligible uses of funds, and document determinations."[3]

Cost Reasonableness Analysis

Treasury explicitly states that "costs must be reasonable and allocable as outlined in 2 CFR 200.404[2] and 2 CFR 200.405[3]." This eligibility memorandum demonstrates that costs associated with this particular Federal award for this program's uses are "…related, and reasonably proportional to the extent and type of harm experienced..."[4] while also ensuring adherence to 2 CFR § 200.404 and 2 CFR § 200.405. Refer to further supporting evidence provided below.

Regarding using ARPA funds, Abington Township should complete a cost reasonableness analysis or price analysis and add this to the program files to additionally bolster the reasonability and allocability of costs associated with this federal award. Final cost reasonableness for program or project costs will be determined by Abington Township.

Considerations

Although the project is likely eligible for funding under the ARPA/SLFRF guidance, the following documentation and compliance requirements must be provided and discussed prior to any disbursement of ARPA/SLFRF grant funds by Abington Township:

- Sub-recipient to provide itemized budget breakdown for the project described in this request.
- Provide evidence that all procurement processes will adhere to the requirements of US Treasury 2 CFR 200
- Abington Township Parks and Recreation must meet all requirements as a sub-recipient of ARPA funds via Abington Township.
- Proper SAM.gov registration must be verified and maintained by the sub-recipient throughout the duration of the project.
- Certification and validation that ARPA funds will not create a duplication of funds as pertain to this project.

[2] 2 CFR § 200.404, available at: 2 CFR § 200.404 - Reasonable costs.
[3] 2 CFR § 200.405, available at: 2 CFR § 200.405 - Allocable costs.
[4] Treas. Reg. 31 CFR Part 35 at [15-16], available at: SLFRF-Final-Rule.pdf (treasury.gov)

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Conclusion

The proposed project is likely eligible for ARPA/SLFRF grant funding based on the analysis provided above. The project appears to fall within the descriptions provided with Treasury guidance for Expense Category 2.0 Negative Economic Impacts and Sub-category 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety.

Supporting Documentation

Financial records and supporting documents related to the award must be retained for a period of five years after all funds have been expended or returned to the Treasury, whichever is later.

Recommended materials for Abington Township to have on file for a potential future Audit may include but are not limited to:

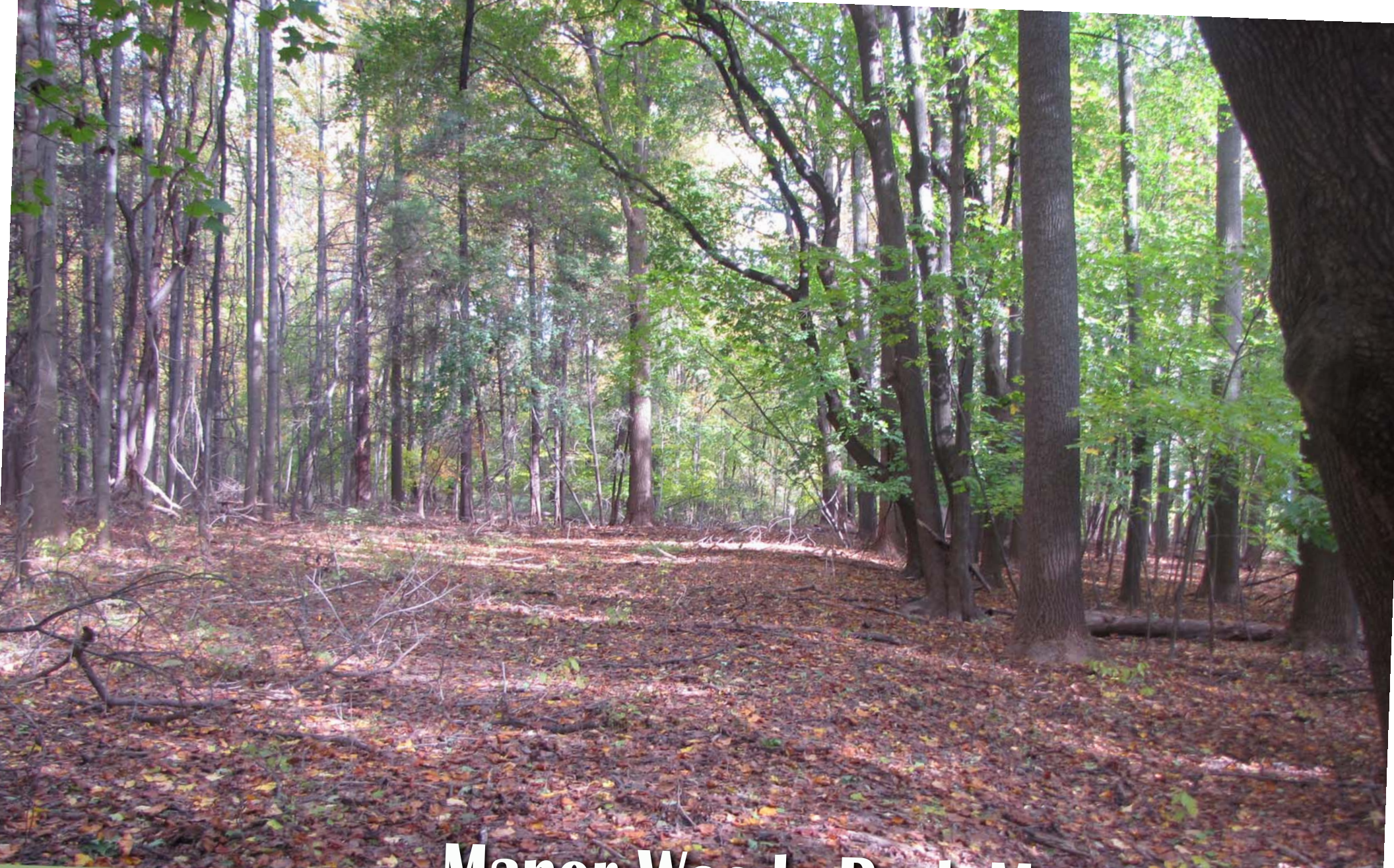
Required Documents from Subrecipients/Contractors/Allied Government Departments:
Grant Agreement (Comprised of Agreement, Federal Terms and Conditions, Certification, and Scope of Work) and Grant Application
FAIN Table
W-9
Organizational Charts/Staff Lists (showing decision-making and separation of duties)
Budget/Financials - General Ledger used to account for ARPA/SLFRF Payments and disbursement from such payments to meet eligible completed expenses and Budget Records
Invoices/Receipts (including Payroll, Timekeeping Records, and Human Resources Records to support costs incurred for payroll completed expenses if paid)
Program Data or Milestones Completed (matching SOW to be performed) and Beneficiary data
Financial Performance Reporting (Grant Solutions Reports Completed)
SAM.gov Registration in Good Standing
Check for Federal Exclusion or Debarment
Policies and Procedures or SOP
Risk Assessment (Performed on the Subrecipients, Contractors)
Documented Monitoring Review (Desk or Site Reviews)
Quality Improvement Plans (Corrective Actions Implemented)
Technical Assistance Logged
Documented Performance Calls
Post-Monitoring Risk Evaluation
Prior Single Audits on File: Confirmation that Abington Township and Subrecipients are aware that if they received more than $750K in FY (2CFR 200.330 Subpart F)
Closeout Letter

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Reviewed, with opportunity for contribution by:

Agency	Name	Date	Notes/Misc.
Abington Township			
Abington Township			
WOB	**Michael Hansen**	**11/7/2024**	

Appendix B



Manor Woods Park Master Plan

Abington Township, Montgomery County, PA

May 2012

ysm
Landscape Architects
19 South Newberry Street
York, Pennsylvania 17401
(717) 812-9959 phone
(717) 812-9769 fax
www.ysmla.com

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Manor Woods Park Master Plan



Prepared for:

Abington Township, Montgomery County, PA

Prepared by:

Yost Strodoski Mears, York, PA

Table of Contents

Introduction 1
Public Participation and Key Person Interviews 2
Park Description and Resources 5
Manor Woods Park Master Plan 11
Cost Analysis and Implementation 21

Maps

Site Analysis Map 7
Alternative Master Plan A 12
Alternative Master Plan B 14
Manor Woods Park Master Plan 20

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Introduction

The former Somerford Property was purchased by Abington Township as municipal open space in 2008. Eighty percent of the purchase was provided by the Montgomery County Green Fields/Green Towns Program. The balance of the funding was provided by Abington Township. The 5.28-acre Somerford Property was formerly owned by Manor College who retains property to the east of the parcel. This planning project explores the potential uses of the property that will be compatible with the natural characteristics of the site and comply with the conditions of the Green Fields/Green Towns grant program. The master plan creates a vision for the property as an open space asset for Abington Township residents and defines improvements for public access and strategies for ongoing conservation. Abington Township named the property Manor Woods Park.

The Planning Process

The master planning for Manor Woods Park included:

- Inventory and analysis of existing conditions.
- Consideration of property context and regional setting.
- Development of alternative designs for the park. One design must explore the feasibility of developing a football field on the property for league use.
- Exploration of connections to Alverthorpe Park, McKinley Elementary School, and other local destinations.
- Finalization of the master plan and documentation of findings and recommendations.

Three key objectives for the Manor Woods Park Master Plan were defined by Abington Township:

- Protect the natural resources of the tract as possible and minimize tree removal.
- Comply with the conditions of the Green Fields/Green Towns Program.
- Target the recreation interests of the neighborhood.

Montgomery County Green Fields/Green Towns Program

The following provisions of the Montgomery County Green Fields/Green Towns Program were incorporated into the planning process for the Manor Woods Park Master Plan:

- Abington Township shall place a restriction on the deed to the 5.28 acre property for use as open space.
- A sign shall be placed on the property after it is purchased indicating the source of grant funds for the land acquisition and the public use status of the land.
- The Township will preserve a majority of the property as a forest.
- An environmental survey shall be performed to ensure that the site does not contain environment impairments that would limit its use as open space.



Public Participation and Key Person Interviews

General Information

Insights and ideas from the general public and key stakeholders were gathered as part of the park planning process to create a relevant plan for Manor Woods Park. Input was gained through public meetings and interviews with local organizations and individuals. The findings of this outreach are summarized below.

Public Meetings

A total of four meetings, open to the general public, were held to discuss the future for Manor Woods Park. An initial meeting held by the Abington Township Parks Department developed a detailed scope of work to focus the planning effort. The scope of work generated was used as the basis for a Request for Proposals to solicit bids and select a planning consultant to complete the master plan. YSM Landscape Architects was selected to prepare the master plan.

A second public meeting was held on January 11, 2012 at the McKinley Fire House. The meeting was well attended with over 100 citizens mostly representing the local landowners and

residents. The consultants presented two conceptual alternatives plans for the parcel. The input received at the meeting was used to refine one alternative into a Pre-Final Design for the park. The Pre-final design was presented at a third public meeting held on February 23, 2012. The master plan was revised to address the comments and concerns raised at these meeting.

The fourth and final meeting presented the final master plan for Manor Woods Park to the Abington Township Public Affairs Committee at their regularly scheduled meeting on April 4, 2012.

Input received at the public meetings includes:

- The development of a football field at the park site is strongly opposed.
- Residents questioned why the park is being developed at all. Why is it needed?
- The site should be maintained as is, with minimal improvements.
- The Sisters of Saint Basil, who own and maintain the adjacent Manor College, want to be part of the planning process.
- The existing vegetation should remain.
- Wildlife, such as red tailed hawks, turtles, etc., has been seen on site.
- Costs for development should be made transparent.
- Site security and maintenance is a concern.
- If trails are developed, they should be unpaved.
- Parking on Douglass Avenue is an existing problem.
- Parking on site is not favored. If provided, it should be designed to prohibit unauthorized vehicular access into the site. Access should be gated.
- A concern was expressed regarding traffic turning into Alverthorpe Park. Residents expressed concern that a new parking area on Manor Woods would complicate the issue.
- Lighting in the park is not desired.
- The Manor College property should be identified as private. The Sisters of Saint Basil requested that a fence be developed to define the property. Additionally, the Sisters of Saint Basil requested that trails not extend to the college property.

- Provisions for an outdoor classroom should be explored.
- The park should be handicap accessible.
- Emergency access for first responders should be developed.
- Pedestrian connections to Alverthorpe Park should be provided. A flashing yellow warning light should be considered at the crossing to alert drivers.

Key Person Interviews

Key interviews were conducted with the Abington Township Recreation Department, Abington Township Engineer, and representatives of the Tookany-Tacony Frankfort Watershed Partnership (TTFWP). The following summarizes the key findings of the interviews.

- The Township has received interest from a community youth sports organization regarding the development of an athletic field dedicated to youth football. The specified scope of work included exploration of the feasibility of a football field at Manor Woods Park.
- Plan should explore pedestrian connections to McKinley Elementary School and Alverthorpe Park.
- Investigate the “paper street” between Douglass Avenue and the Manor College Property and define potential for pedestrian connections.
- Sanitary sewer in this portion of the Township flows to the Cheltenham Township sanitary sewer system. At the time of the study, there is a moratorium on new sewer connections.
- The TTFWP is the voice of stormwater management in the area. The partnership encourages innovative stormwater management on each site to properly treat and manage stormwater before it leaves the site. Special attention should be paid to the first inch of rainfall. Educational components should be highlighted in the design so residents can learn and appreciate the benefits of best management practices.

Park Description and Resources



General Information

Location: Manor Woods Park is located on Forrest Avenue, across from Alverthorpe Park. Douglass Avenue is the closest intersection to the south and Fox Chase Road is the closest intersection to the north.

Size: The park parcel contains 5.28 acres, gross area. Net area of the property (excluding street right-of-way) is 5.036 acres, more or less.

Zoning: The property is within the Community Services District. Community Services District is located to the north and east, R-4 Residential District is located to the south, and Recreation/Conservation District is located to the west.

Surrounding Land Use: Institutional land use with Manor Junior College located adjacent to the park on the north and east property boundaries. Residential land use is located south of the property. Park use is located to the west.



Natural Resources

Water Resources:

General: Streams, springs, wetlands and other water resources are not present on the property. Runoff generally sheet flows from the highpoint along Forrest Avenue and exits the site to the east. The East Branch Jenkintown Creek is located on the adjacent Manor Junior College property to the northeast. There is one closed depression found on the property that was holding water at the time of the site visit. This depression should be investigated for the presence of wetlands.

Floodplain: No portion of the subject property is within the 100 year floodplain of the tributary to the Jenkintown Creek as mapped on Flood Insurance Rate Map No. 42091C0403 E, dated

December 19, 1996, prepared by the Federal Emergency Management Agency.

Watershed: The property lies within the Tookany/Tacony-Frankford Watershed (TTF Watershed). The watershed is regulated by management plans specific to each watershed. Oversight of development within the TTF Watershed is provided by the Tookany/Tacony-Frankfort Watershed Partnership, Inc. Their mission is to enhance the health and vitality of the watershed. The Partnership stresses the need to control accelerated runoff on each site targeted for development and to manage stormwater flows prior to discharge off site.

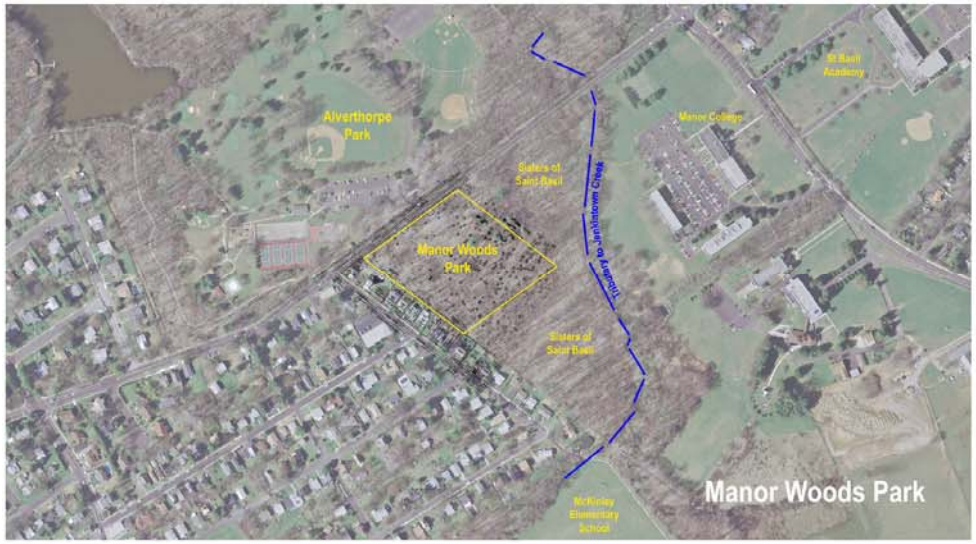


Land Resources:

Vegetation: The property is wooded, with mostly native species. Beech, Oak, and Tulip Tree are well represented. A grove of Cedar and a few White Pine can be found along the sites northeast border. A letter from Lou Giroud Tree Service dated April 1, 2008 provided the following information about the forest resources:

- Many of the larger deciduous species are within a size range of 36-42" diameter at breast height.
- There are Tulip trees with height range of 80+ feet.
- The forested section has not reached its full, final climax stage, the undergrowth is not overly thick. Young Beech seedlings and saplings are in abundance,
- The forest floor is thickly carpeted with leaf litter that is constantly decomposing to form a layer of rich humus.
- The overall condition of the forest canopy is fair to good.
- Minimal introduction of invasive species.
- Storm damage is evident in fallen trees/debris.
- If properly maintained and preserved, this forest would continue to be a viable and evolving entity.



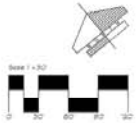


Manor Woods Park

Site Analysis Map

Abington Township, Montgomery County, Pennsylvania
January 2012

Prepared by:
ysm

















Topography: The highpoint of the property is located at the northeast portion of Forrest Avenue and falls to the southeast approximately 18 feet. Slopes throughout the site are uniform and range from 1 to 5 percent.

Soils:

- GnB2 – Glenelg Silt Loam (3-8%)
- MdB – Made Land
- MhC2 – Manor Channery Silt Loam

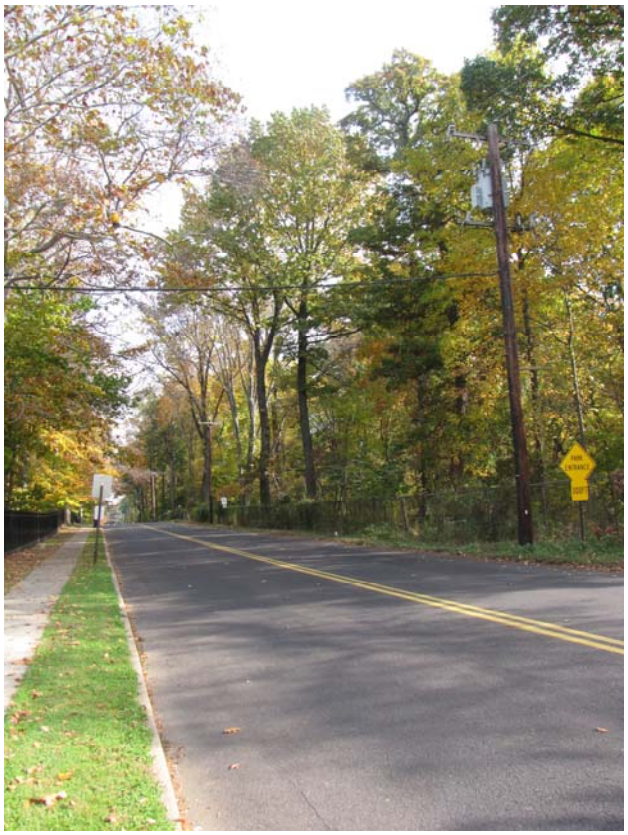
Site soils pose few limitations to development. Generally, soils are well drained and deep to bedrock and water table.

Man-made Resources:

Utilities: Electric service is available within overhead electric lines on Forrest Avenue. Gas and water are available in close proximity to the intersection of Forrest Avenue and Douglass Avenue and in Douglass Avenue. Sanitary sewer exists at the intersection of Forrest Avenue and Douglass Avenue. Sanitary sewers in this portion of the township flow to the Cheltenham Township sewer system. At the time of this study, a moratorium is in effect for the Cheltenham system and no new sewer flows are permitted to discharge to the existing system.

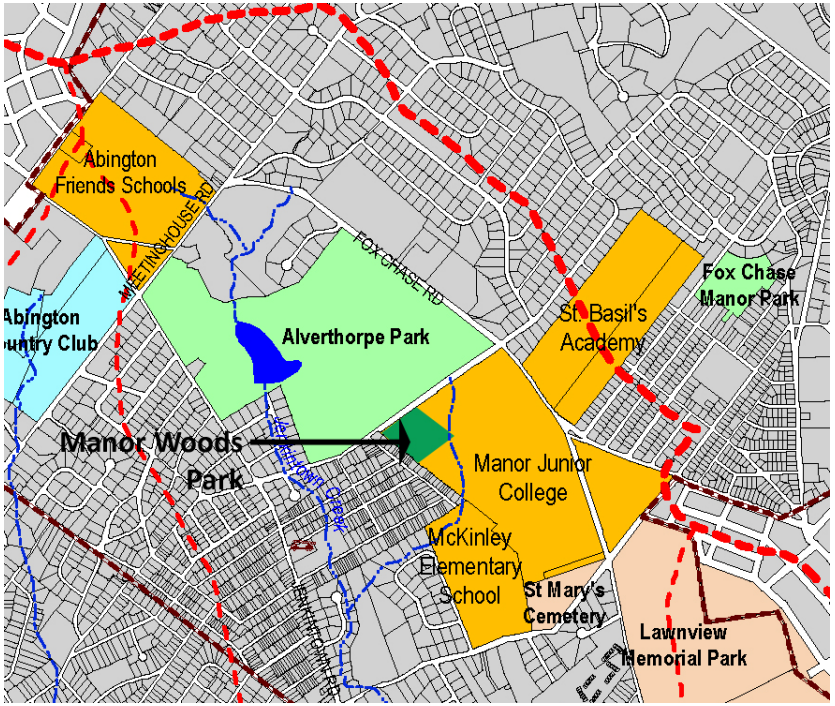
Access: Access to the property is from Forrest Avenue. Preferred alignment is at the high point in Forrest Avenue, opposite the Alverthorpe Park vehicular entrance, due to sight distance. Parking is prohibited, by sign, along Forrest Avenue. A concrete sidewalk is located along the west side (Alverthorpe Park side) of Forrest Avenue. The posted speed limit on Forrest Avenue is 25 miles per hour.

Physical Improvements: The base mapping provided as part of this planning project was an unnamed survey which showed a six-foot chain link fence somewhat parallel to the west property line separating the park property from the homes that front along Douglass Avenue and along Forrest Avenue. Beyond the western fence, several sheds were noted as possible encroachments onto the park property. Other physical improvements are limited to utility poles and traffic signs along Forrest Avenue.



Linkages and Connections:

There are community destinations in the area of Manor Woods Park. The potential to link Manor Woods Park to other community destinations was considered as part of the planning process.



- McKinley Elementary School – McKinley Elementary School property is located south of the park site within 900 feet of Manor Woods Park and the school building is within a half mile radius of the park. Direct access from Manor Woods Park is most convenient from Douglass Avenue. A 50-foot wide, undeveloped property exists between Manor College and Douglass Avenue, south of the park site. The southern end of Douglass Avenue terminates in residential properties. South of the residence is a concrete sidewalk connecting to and traversing the school grounds. Access easements from Manor College and the residential property separating the school from the Douglass Avenue right of way would be required for connection.
- Manor College – Manor College directly borders the site on the northeast and southeast sides. The College property, immediately adjacent to the Manor Woods parcel is undeveloped and wooded.
- Alverthorpe Park – Alverthorpe Park, Abington Township's 116 acre community park is located northwest of Manor Woods Park, directly across Forrest Avenue. Alverthorpe Park is well developed with a variety of athletic fields, game courts, walking trails and natural areas.

Site Analysis Conclusions

- The terms of the Montgomery County Green Fields / Green Towns Program require that the property be used "as open space" and maintain the "majority of the property as a forest".
- Proposed improvements should align with the goals of the Tookany-Tacony Frankfort Integrated Watershed Management Plan.

- The mature trees should be preserved and protected as possible.
- The small pockets of non native invasive plant species should be eradicated from the site before they gain a foothold on the property. Native canopy vegetation should be planted in the existing clearings to shade out undesirable species.
- The existing openings in tree cover should be utilized as possible for proposed improvements.
- A vegetative buffer should be established along the west property line to buffer the residences along Douglass Avenue.
- Access to the park property should align with the entrance to Alverthorpe Park which is situated at the highpoint elevation along Forrest Avenue.
- The topography is not a limiting factor with consideration of recreation development of the site.
- The closed depression should be respected in the design. A further evaluation should be undertaken to determine if wetlands are present on the site.
- Parking and other improvements should be located within the existing clearings, close to the park entrance, as possible to minimize impact on the site's natural resources.
- A safe pedestrian connection should be developed at the high point across Forrest Avenue to connect Alverthorpe Park and Manor Woods Park.
- The paper street from Douglass Avenue to Manor College is undeveloped and provides the best opportunity for connecting the park to the McKinley Elementary School. An easement for access should be explored with Manor College.
- Site soils contain no development restrictions.
- The existing sewer moratorium placed on the Cheltenham Township Sewer System prohibits a connection to the public system. Should restrooms be desired, alternative on site sewer systems would be required.

Manor Woods Park Master Plan

Two preliminary alternative plans were developed for Manor Woods Park as follows:

Alternative Master Plan A – Football Field Option

Prior to initiation of this planning project it was recognized that there was a need for a youth football field in Abington Township. The acquisition of the park property spurred discussion as to the appropriateness and possibility of developing a football field and associated improvements on the property.

Alternative Master Plan A locates a full size (300' x 160') football field on the property. The preferred solar orientation (long axis = north-south) could not be achieved with the field layout due to the property configuration. The long axis of the field is positioned southwest-northeast. Parking is located parallel to the field in a two, double bay configuration. Ninety-two spaces are provided including three handicap spaces. The parking area is located close to the entrance from Forrest Avenue. Between the parking and field a plaza area is developed with a small concession stand/restroom building and two bleachers. The plaza area is centered on the parking area creating a vehicular drop-off zone and providing accessible access to the facilities and accessible viewing areas to the field. A stormwater management BMP is located at the northwest corner of the parking area.

This development alternative was not preferred for the following reasons:

- Development of facilities and necessary grading and stormwater management facilities would necessitate the removal of a majority of trees from the park property.
- The preferred orientation for a football field cannot be achieved.
- There is no additional room on the site to develop additional complementary facilities such as a walking trail, practice areas, or a playground.
- Restrooms are prohibited by the current sewer moratorium.

Manor Woods Park

Master Plan

Abington Township, Montgomery County, Pennsylvania
January 2012

Football Field Option



Alternative Master Plan B – Nature Trail Option

Alternative B develops the site for passive, low impact recreation. The primary facility in the park is a 6-foot wide aggregate walking trail that encircles the property, creating a 0.25 mile loop trail. A mid-loop trail and trail connections to a new sidewalk on the east side of Forrest Avenue complete the trail system. Future trail connections to the Manor Junior College property are suggested. A small, 15 car parking area is developed in close proximity to the park entrance, within the existing clearing. A trailhead plaza is located adjacent to the parking area with a low seat wall and sign panel as a convenient location for walkers to meet prior to fitness activities. Amenities include benches along the trails and stone walls and piers to aesthetically enhance the entrances to the park. Decorative fence and sidewalk, similar to the frontage of Alverthore Park are proposed along Forrest Avenue. Fortified vegetation and decorative fence are suggested along the southwest property line to buffer the existing residential properties. A stormwater management BMP is located east of the parking area.

This Alternative Master Plan B was presented as the Pre -Final Master Plan for the park at the February public meeting. The plan was revised based on input from the meeting to develop the Final Master Plan for Manor Woods Park.

Manor Woods Park

Master Plan

Abington Township, Montgomery County, Pennsylvania
January 2012

Nature Trail Option



Manor Woods Park Master Plan

The master plan for Manor Woods Park responds to the findings of the planning process, protects and preserves the natural features, provides passive recreation amenities, and addresses safety concerns. Input from the public was integrated into the design. The functional aspects of access and long-term maintenance and operations were considered. The master plan design defines physical solutions that support the Township's objectives and the documentation needed to pursue development funding and partnerships. The following pages describe the Manor Woods Master Plan illustrated on page 20.

Proposed Improvements

The Manor Woods Park Master Plan develops a vision for a passive park which serves walkers and nature lovers and provides a tranquil setting for passive recreation. Proposed park features are described below:

Trails

An aggregate trail tread is proposed to encircle the park perimeter. Compacted aggregate was considered a preferred surfacing material to align with the natural park setting and the material allows stormwater to infiltrate and will accommodate strollers and wheelchairs. The trail tread is designed to be 6-feet wide with cleared two-foot shoulders, where possible. The trail should be field located to preserve the existing vegetation. The trail must be developed to meet the requirements of the Americans with Disabilities Act and will readily accommodate persons with disabilities. Motorized vehicles will not be permitted on the trail except for maintenance, emergency, and security purposes.

A five foot wide concrete sidewalk is proposed along the Forrest Avenue, similar to the frontage of Alverthorpe Park.

Connections

A pedestrian crosswalk is proposed to cross Forrest Avenue to Alverthorpe Park near the existing high point of the road. The crosswalk should visually designate the crossing through pavement color and texture and be provided with signs to alert drivers and pedestrians to the crossing. The design of the crosswalk and warning devices should be completed by a professional versed in traffic safety.

Pedestrian connections are promoted to the south and east of the site. A pedestrian trail is suggested in the southeast corner of the site to provide access to the 50 wide lot with frontage on Douglass Avenue which is owned by the Sisters of Saint Basil. This potential connection to the existing sidewalk on Douglass Avenue would provide the most direct access to McKinley Elementary School. A pedestrian connection is suggested to the east to connect the park site with the Manor College and its students. Both suggested pedestrian connections are proposed across private property and will require an access easement or agreement from the adjacent landowner (N/F The Sisters of Saint Basil).

Gathering Area

An informal outdoor classroom is proposed near the park entrance. The classroom is envisioned as a stone seat wall, oriented to a small plaza. The improvements provide a location where a small group could gather and hold a discussion. The size and scale of the gathering area should be intimate to blend with the site and could be used as a general seating area.

Site Amenities

Amenities should be introduced to make the park site convenient to use and enhance the enjoyment of the visitors' experiences. Benches are provided along the trail in shaded locations and at the parking area entry to provide resting areas.

A decorative fence, similar to the frontage of Alverthorpe Park, is proposed along the north and west border of the property to tie the park site to the adjacent municipal park and provide separation from the adjacent residential properties. Natural stone fence columns and low walls are provided to define the park entrance and provide aesthetics to the landscape.

A split rail fence is proposed along the south and east boundary lines to define the property and alert park users to privately held land. A split rail fence is suggested to provide a visual definition to the property but still allow wildlife the opportunity to migrate between the park and the contiguous woodland beyond the boundary line.

Amenities such as bollards, guide rails, and gates should be located to enhance safety and control access. A timber guide rail is proposed around the parking area. Traffic control bollards or gates should be placed at access points to prohibit unauthorized vehicles entering the park. Where authorized access must be accommodated, removable bollards or traffic control gates should be used.

Amenities should be similar model and design throughout the park to unify the facility and facilitate coordinated maintenance. Consideration should be given to models that are designed to be vandal resistant.

Vehicular Access and Parking

A small five car parking area is proposed in the existing clearing along Forrest Avenue. The entry drive will align with the entrance to Alverthorpe Park. The parking area is designed with an accessible parking space. The entry drive is proposed with a gate, to allow the Township to secure the park at night. The perimeter of the parking area is developed with a timber guiderail to restrict unauthorized vehicular access into the park. A gate or removable bollards should be developed to allow emergency and maintenance vehicles to enter the park site and trail system. The small parking area will provide for school bus parking for organized events in the park.

Signage

Signage should be developed at the site entrance to identify the park site from Forrest Avenue. An informational sign should be provided at the entrance to the trail system from the parking area. The sign should identify the trail length and promote health and fitness activities.

Interpretive signage could also be developed in the park. Interpretive sign opportunities include discussion of the local wildlife, native vegetation, and watershed. Interpretive signs could also highlight best management practices to promote pervious pavements, rain gardens, vegetative swales, naturalized infiltration basins, reforestation, and native grass meadows. The signs could be geared to highlight the benefits and encourage homeowners to use these practices in their own back yard, to promote water quality and environmental stewardship.

Drainage

Drainage improvements will be required throughout the project area to capture and treat stormwater runoff. The use of pervious pavements for the trail and parking area is encouraged to promote infiltration. Rain gardens or infiltration basins are proposed down slope of the proposed improvements to filter pollutants from these surfaces and promote groundwater recharge. All proposed stormwater management systems shall be designed to align with the goals and objectives outlined for the Tookany-Tacony Frankfort Watershed.

Landscaping

Extensive landscaping is not necessary within the park and should be introduced primarily to address functional considerations. Landscaping is recommended in the following locations:

- Native plantings along the western border to buffer the residential properties along Douglass Avenue.
- The park should be monitored for invasive species. Any invasive species that currently inhabit the site should be removed and native vegetation planted in its place.
- Native plants and groundcover to replace non-native, invasive species and fill in the voids of the existing tree canopy.
- Plantings in low lying and engineered depressions (rain gardens) to absorb water and filter pollutants. Water loving plants should be introduced to eliminate surface water.
- Colorful perennials and shrubs at the park entrance to enhance the aesthetics of the setting and buffer the parking area from Forrest Avenue.
- Fortify deciduous trees around the parking area to provide shade for parked cars and reduce the effects of heat islands.

A well-designed landscape can lower maintenance requirements and long-term maintenance costs. Low maintenance, drought resistant plant material should be used. Plant material should be native species as they are adapted to the geographic location and, as a result, will require less maintenance, withstand the extremes in climate change, be less susceptible to disease and pests, and propagate naturally.

Best Management Practices:

The site's natural resources are valuable assets and should be protected. Development of the park as conceived in this master plan will involve earthwork and construction activities. Best Management Practices (BMP's) are encouraged throughout the construction process to protect the resources and stabilize them through creative design. BMP's will promote a stable future for the site. Examples of BMP's are noted in the following table.

Best Management Practices		
BMP	**Purpose**	**Application**
Recharge Garden / Rain Garden / Bioretention Garden	Excavated shallow surface depression planted with specifically selected native vegetation to treat and capture runoff typically underlain by a sand or gravel infiltration bed	Method of treating stormwater runoff by pooling water on the surface and allowing filtering and settling of suspended solids and sediment at the mulch layer. Used to manage stormwater on a lot-by-lot basis for the infiltration of relatively small volumes of stormwater runoff.
Critical Area Planting	Stabilize slope, improve wildlife habitat, slow storm water run-off.	Areas of erodable soils and/or steep slope and at the edge of the stream and perimeter of pond.
Filter Strip	To trap sediment and convey run-off from paved surfaces to storm water channels and reduce run-off velocity.	Adjacent to impervious surfaces and on gentle slopes with sheet flow. Adjacent to springs, streams, and ponds to filter sediment.
Grass Swales	Run-off conveyance, pollution, and sediment filtering device and increased ground water infiltration.	Where natural drainage ways can be incorporated into the storm water design in lieu of piped conveyance.
Level Spreader	To reduce the erosion effects of concentrated run-off and promote infiltration.	Adjacent to paved surfaces and at pipe and channel discharge points.
Minimize Site Clearing	Minimize disruption to the site's natural systems and preserve the natural stabilizing and filtering vegetation of the site.	Where development is proposed.
Reduce Impervious Infrastructure	Reduce storm water run-off and promote infiltration.	Where development is proposed. Reduce driveway width, parking area dimensions, and paved areas to minimum dimensions. Utilize coarse aggregate porous surface in lieu of impervious pavement. Utilize stabilized turf for overflow parking.
Best Management Plan for Construction Activities	To prevent soil erosion, sediment, and other pollutants from entering springs, streams, ponds, etc.	Where development is proposed. Utilize during construction and post- construction period.

Green Design – The development of Manor Woods Park provides an opportunity to incorporate green design techniques. Integration of green design principals and techniques for future construction /improvements is encouraged to minimize the impact of park development on the natural resources.

Green Design Considerations		
Consideration	**Intent**	**Application**
Erosion and sedimentation control	Reduce negative impact on air and water quality.	Provide erosion control measures and best management practices (BMP's) during new construction activities.
Reduce site disturbance	Limit development to appropriate sites to reduce the impact on the landscape and habitat.	Construct improvements within existing clearings or developed areas.
Develop sustainable trails	Limit erosion attributed to inappropriate trail placement.	Develop trails that follow the contour of the land. Eliminate highly eroded trails.
Stormwater management	Limit disruption and pollution of natural water courses, reduce increased runoff and promote infiltration.	Minimize crossings at water courses. Where crossings are necessary, provide measures for efficient passage of water. Utilize porous pavement to promote infiltration.
Reduce light pollution	Improve night sky visibility and reduce impact on nocturnal environments.	Limit lighting within the park. Where night lighting is necessary for safety and security, provide shields and only the necessary lumens.
Use recycled building materials	Limit the use of consumptive building materials.	Utilize recycled plastic and building materials in new construction
Use local materials and suppliers	Support the local economy and reduce the environmental impact resulting from transportation.	Purchase products locally produced.

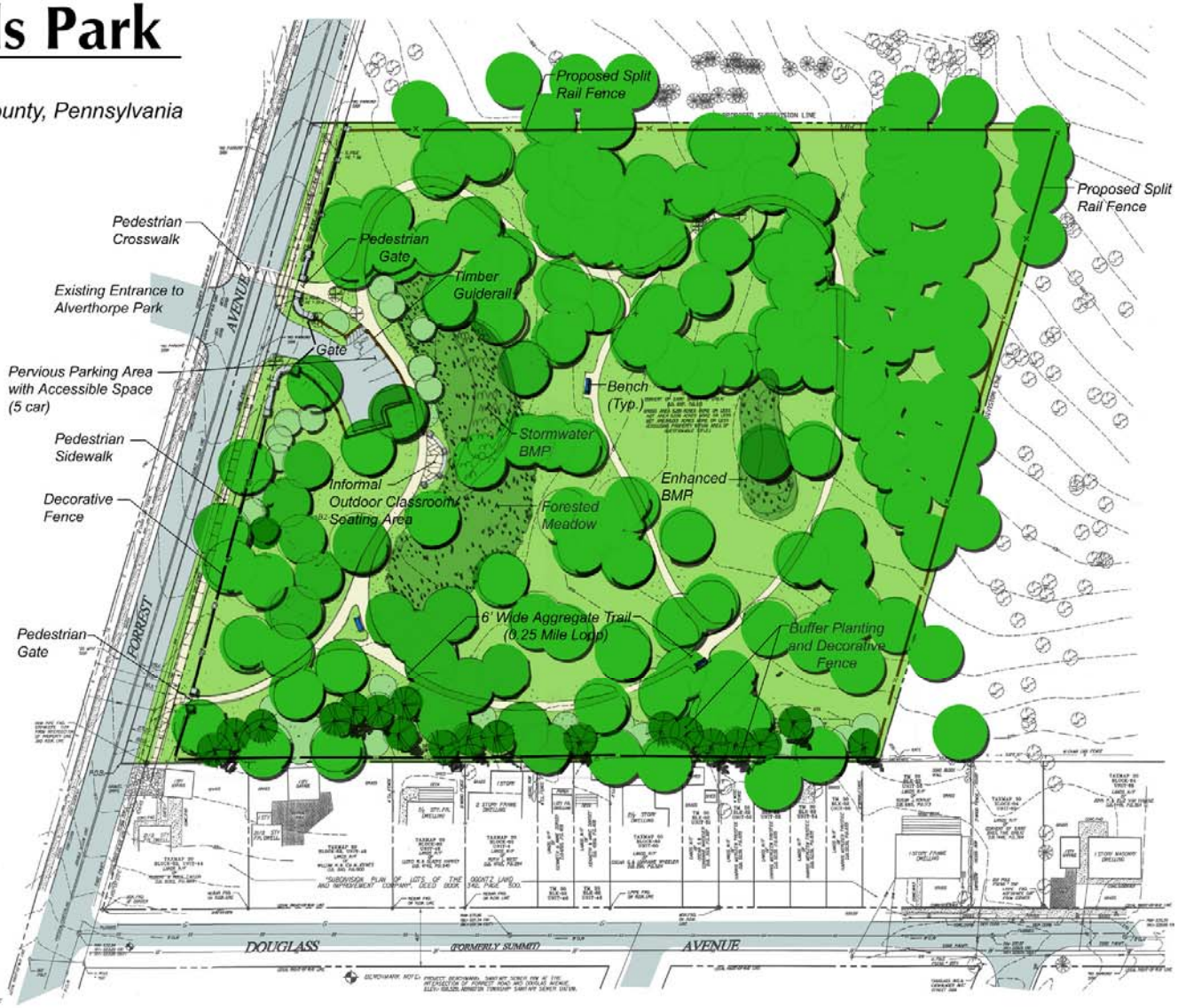
Manor Woods Park

Master Plan

Abington Township, Montgomery County, Pennsylvania
April 2012

Recommended BMP's

- *Rain Garden*
- *Pervious Pavements*
- *Vegetated Swales*
- *Naturalized Infiltration Basin*
- *Reforestation*
- *Native Grass Meadows*



Prepared by:

ysm

Scale: 1" = 30'

0 30 60 90 120

Cost Analysis and Implementation

The development of the Manor Woods Park will be an investment in the recreation, and preservation opportunities offered to Abington Township residents. These opportunities will require the investment of significant capital expenditures. To guide the development of the park, a probable construction cost opinion has been prepared to correspond to the proposed park features. The cost estimate is provided on the following page.

All costs provided in this plan are estimates based on the findings of field work and knowledge of park facility development. Detailed grading and engineering studies have not been completed. Numerous assumptions regarding construction methods, materials, and site conditions were necessary to complete the cost opinions. The cost opinions should be used as a planning tool to guide funding initiatives and implementation considerations.

The cost estimates reflect 2012 construction costs. Implementation of the master plan may occur over several years and several phases of construction. Consideration should be given to escalating costs and inflation over the base cost provided herein as construction phases are undertaken. Priority of phased construction will ultimately depend on available funding and partnerships.

Exclusions and Assumptions

The probable construction cost opinions do not include:

- Improvements to Forrest and Douglass Avenues, or any public road
- Crosswalk signalization
- Utility location and/or relocation
- Off site trail extensions
- Mitigation of unstable soils and soil amendments
- Rock removal
- Import of topsoil
- Construction management
- Construction inspection fees
- Dumping/hauling fees
- Interpretative signage design
- Off site improvements
- Invasive species removal
- Utility service upgrades, distribution, connection fees

YSM is not a construction contractor and therefore probable constructions cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Assumptions were made based on our visits to the site and the review of available information. Stormwater management and erosion and sedimentation control costs are provided on lump sum cost basis and specific strategies for this work can not be defined until the design and engineering phase.

DEVELOPMENT APPLICATION ESTIMATE OF PROBABLE COST

Manor Woods Park

Applicant Abington Township — Date Prepared 3/28/2012

YSM Project No. 11ABT-01

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	**Site Preparation**			**$6,750**
	A. Individual Tree Removal	3 EA	400.00	$1,200
	B. Fence Removal	910 LF	5.00	$4,550
	C. Miscellaneous Site Preparation	1 LS	1,000.00	$1,000
2	**Earthwork**			**$3,800**
	A. Strip/Stockpile/Replace Topsoil	400 CY	3.50	$1,400
	B. Grading Operations	800 CY	3.00	$2,400
3	**Erosion Control Measures**			**$3,050**
	A. Silt Fence/Silt Sock	700 LF	2.00	$1,400
	B. Diversion Swale	150 LF	5.00	$750
	C. Stabilized Construction Entrance	1 EA	900.00	$900
4	**Stormwater Management**			**$12,000**
	A. BMP Facility	2 EA	6,000.00	$12,000
5	**6' Aggregate Trail (1,800 LF)**			**$21,600**
	A. Excavation	400 CY	3.00	$1,200
	B. 2A Coarse aggregate 6" Deep	1200 SY	8.50	$10,200
	C. Stone Dust, 1" Choked In	1,200 SY	1.50	$1,800
	D. Fine Grade and Compact Shoulders	1200 SY	7.00	$8,400
6	**Access Drive and Parking Area**			**$9,150**
	A. Strip/Stockpile/Replace Topsoil	150 CY	4.00	$600
	B. Excavation	150 CY	4.00	$600
	C. 2.5" Pervious Pavement	400 SY	8.00	$3,200
	D. 8" 2A Coarse Aggregate	400 SY	10.00	$4,000
	E. Handicap parking striping and signage	1 SP	750.00	$750
7	**Concrete Pavement**			**$15,050**
	A. Pervious Concrete Pavement at Classroom	300 SF	8.00	$2,400
	B. 5' Wide Concrete Walk on Forrest Ave	2,300 SF	5.50	$12,650
8	**Site Amenities**			**$151,100**
	A. Stone Fence Pillars	11 EA	2,800.00	$30,800
	B. Stone Wall/Seatwall	120 LF	200.00	$24,000
	C. 6' High Decorative Fence	920 LF	75.00	$69,000
	D. Split Rail Fence	920 LF	15.00	$13,800
	E. Bench	4 EA	1,500.00	$6,000
	F. Traffic Control Device (Gate)	1 LS	2,500.00	$2,500
	G. Pedestrian Crosswalk and Signange	1 LS	5,000.00	$5,000
9	**Landscaping**			**$23,500**
	A. Tree/Shrub Buffer Allowance	1 LS	10,000.00	$10,000
	B. Permanent Seeding (Lawn)	10,000 SF	0.15	$1,500
	C. Natural Grass and Wildflower	30,000 SF	0.20	$6,000
	D. Rain Garden and Retention Area Plantings	1 LS	6,000.00	$6,000
10	**Utilities**			**$14,000**
	A. Security Lighting	1 LS	14,000.00	$14,000
11	**Contingency**			**$39,000**
	A. 15% Contingency	1 LS	39,000.00	$39,000
12	**Bond Mobilization and Layout**			**$35,880**
	A. Bond and Mobilization (12%)	1 LS	35,880.00	$35,880
13	**Professional Fees**			**$33,488**
	A. Survey, Design, Engineering and Permitting (10%)	1 LS	33,488.00	$33,488
	Total			**$368,368**

Exhibit

“E”

AMERICAN RESCUE PLAN ACT OF 2021

MEMORADUM OF AGREEMENT BETWEEN THE TOWNSHIP OF ABINGTON AND THE TOWNSHIP OF ABINGTON PARKS AND RECREATION DEPARTMENT

This Memorandum of Agreement ("Agreement" or "MOA"), effective as of November 14, 2024 is made by and between the Township of Abington Board of Commissoners ("the Township") and the Township of Abington Parks and Recreation Department ("P&R") to set out the parties' mutual understanding as to the use of funds provided under the federal American Rescue Plan Act of 2021, as authorized by the Abington Township Board of Commissioners.

WHEREAS, the Township is facing both a public health and economic crisis - the pandemic and public health emergency of COVID-19, which has resulted in illness, quarantines, school closures, and temporary and permanent closures of businesses resulting in lost wages and financial hardship to citizens; and

WHEREAS, the federal government, pursuant to section 602 of Title VI of the Social Security Act established the Coronavirus State Fiscal Recovery Funds ("State Fiscal Recovery Funds"), as added by section 990I of the federal American Rescue Plan Act of 2021 ("ARPA") provided moneys to the Township to use for expenditures to respond to the public health emergency or its negative economic impacts, to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers, for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the public health emergency, and to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, on November 14, 2024, the Township recommended distributing $253,396.73 in ARPA State Fiscal Recovery Funds to walking trail enhancements as described in Appendix A, including but not limited to the required planning, design, engineering, bidding, permitting, environmental clearances, construction costs and other needed services for the installation and/or rehabilitation of trails at Township park facilities; and

WHEREAS, on November 14, 2024, the Abington Township Board of Commissioners approved the expenditure of $253,396.73 for walking trail enhancements; and

WHEREAS the Abington Township Board of Commissioners, has designated the Department of Parks and Recreation to carry out the installation and/or rehabilitation of walking trails in accordance with all applicable law, rules, regulations, and United States Department of the Treasury ("Treasury") interpretive guidance.

NOW, THEREFORE the parties understand and agree as follows:

1. **ARPA.** P&R understands and agrees that pursuant to the ARPA, as codified in 42 U.S.C. 802(f);43 U.S.C. 803 (f), ARPA funds may only be used for the following:
    a. To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
    b. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;

c. For provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and

d. To make necessary investments in water, sewer, or broadband infrastructure.

2. **Transfer of Funds.** The Township hereby authorizes the Finance Department to transfer to P&R $253,396.73 promptly after receipt of the Agreement executed by the Parties.

3. **Project Eligibility.**
   a. P&R agrees that it will use the ARPA funds provided under this agreement in a manner that is consistent with the purposes outlined in this Agreement and in the Board of Commissioners approved eligibility review memo incorporated as Attachment A. P&R further agrees that all such expenditures will comply with all applicable provisions of the ARPA and any and all reasonable and lawful guidance issued by Treasury as it relates to the use of the ARPA funds.
   b. P&R will submit a detailed project scope to the Township for review. Once approved, the program scope will be incorporated into this agreement as an Attachment through an agreement amendment.

4. **Expenditures.** P&R shall comply with the terms of this Agreement, all applicable provisions of the ARPA and all reasonable and lawful guidance issued by Treasury as it relates to use of the ARPA Funds. P&R shall exercise all due care in administering ARPA Funds, keeping in mind federal restrictions on the use of ARPA funds and the limitations imposed by the Township, P&R will only expend funds following the execution of the amendment described under the Program Eligibility section of this agreement.

5. **Administrative Costs.** P&R shall only use ARPA Funds for direct costs related to the implementation of the activity ARPA Funds shall not be used for any administrative or overhead costs, except as (1) costs specifically identified as administrative costs in the program and (2) costs for additional personnel or outside contractors hired or contracted for the specific purposes of administering the activity. P&R may allocate up to 5 percent of the program amount to cover program administration as approved by the Township.

6. **Availability.** Funds provided under this program shall be obligated by December 31, 2024, and disbursed by December 31, 2026. Under current federal law, ARPA funds for which no expenditure is incurred by December 31, 2026, shall be returned to Treasury. P&R shall not incur any obligations to be paid with the funding after such period of performance ends.

7. **Accounting System Requirements.** All financial transactions for this program must use accounting standards as set forth by the Governmental Accounting Standards Board (GASB) and shall follow Generally Accepted Accounting Principals (GAAP).

8. **Reporting Requirements.** P&R shall administer the program consistent with all ARPA requirements including definitions provided by law, regulation, Treasury guidance or the like and in accordance with any additional reporting guidance provided by the Township and all applicable state rules, regulations, and statutes. P&R shall meet all reporting requirements as provided by the United States Treasury, including 2 C.F.R. Part 200, provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the Uniform Guidance).

P&R shall comply with the terms and conditions of ARPA. P&R shall provide timely and complete responses to requests from auditors and the Township. P&R shall provide the Township access to requested records and financial statements and provide any additional information as reasonably requested by the Township.

Monthly reporting and compliance requirements shall include, but not be limited to:

a. Project information, to include project expenditure category as determined by the Township;
b. Project expenditures and obligations, both current and cumulative.
c. Project status;
d. Project demographic distribution, as defined by the U.S. Treasury Compliance and Reporting Guidance when released;
e. Detailed obligation and expenditure information for subawards greater than $50,000;
f. Any additional reporting requirements as required by the United States Treasury, the Board of Commissioners, or the Township.

9. **Subrecipient Management and Monitoring.** P&R shall comply with regulations outlined in 2 CFR 200.331 and 2 CRF 200.332. P&R responsibilities include, but are not limited to:
    a. Confirming the subrecipient classification of the entity receiving funds;
    b. Performing risk assessments to evaluate and document the subrecipients risk of non-compliance;
    c. Determining the types and frequency of monitoring required based upon the outcome of the risk assessment and the requirements outlined in the grant;
    d. Ensuring that the subaward is clearly identified and provides the required Federal award identification, terms and conditions, in addition to the requirements outlined by the P&R and the Township to meet Federal reporting requirements;
    e. Reviewing program and financial reports submitted by the grantee;
    f. Performing onsite or other review as indicated to ensure subrecipient's compliance authorized uses of funds and grant te1ms documenting all reviews and approvals;
    g. Verifying that the subrecipient is audited as required by 2 CFR 200 Subpart F when it is expected that the subrecipient's total Federal awards expended equal or exceed $750,000 per fiscal year.

10. **Fraud, Waste, and Abuse.** All subaward requirements, including definitions provided by law, regulation, Treasury guidance or the like and any additional guidance provided by the P&R shall apply to Subrecipient, defined herein as any non-state entity including any vendors, subrecipients, or beneficiaries. P&R shall monitor subrecipients to ensure that subawards are used for authorized purposes, in compliance with federal statutes, regulations, and the terms and conditions of the subaward to mitigate risk of fraud, waste, or abuse. P&R shall report any real or apparent fraud, waste or abuse or otherwise improper use of funds received under the terms of this Agreement to the Township. The Township shall not be responsible for any item or expenditure by Agency or Subrecipient under the terms of this Agreement or any agreement between Agency and Subrecipient which is found by auditors, investigators, and other authorized representatives of the Township, the United States Department of Treasury, or other federal or state instrumentality to be improper, unallowable, in violation of federal or state law or the terms of this Agreement, or involving any fraudulent, deceptive, or misleading representations or activities of Subrecipient. P&R shall be responsible for returning any funds used for unauthorized purposes to the Township prior to final closeout of the award, from funds other than those provided by under this agreement or any other agreement between P&R and the Township.

11. **Record Retention.** P&R shall maintain and preserve sufficient records to demonstrate compliance with the grant and shall provide such records to the Township promptly upon written request. Such records shall be maintained not less than five (5) years after the termination of this agreement.

12. **Term.** This MOA shall be in effect through December 31, 2026 but P&R obligations for reporting, record retention and audit shall continue beyond the termination or expiration of this Agreement.

13. **Modification.** This MOA may be modified by the written agreement of all parties, except that in the event of changes in any applicable Federal statutes, regulations, or guidance regarding the use of funds, this Agreement shall be deemed to be amended when the statutory requirements for use of such funds are changed or when required to comply with any law or guidance so amended. Such deemed amendments shall be effective as of the effective date of the statute or regulatory change or the date the guidance is issued.

14. **Termination of Agreement.** The Township may terminate this Agreement, in whole or in part, if P&R fails to comply with the conditions of the Agreement or subsequent amendments. In the event of termination by the Township, any portion of the funds not expended or encumbered at the time of termination shall be returned to the Township within seven (7) days.

15. **Representative's Authority to Contract.** By signing this Agreement, the representative of P&R represents that such person is duly authorized by P&R to execute this agreement on behalf of P&R and that P&R agrees to be bound by the provisions thereof.

16. **Authority of the Board of Commissioners.** No provisions in this agreement shall be construed to limit the authority of the Board of Commissioners to take any action authorized by law.

17. **Governing Law.** This Agreement shall be construed by and controlled under the laws of the State of Pennsylvania. The Parties consent to jurisdiction over them in the State of Pennsylvania, and agree that venue for any state action arising under this agreement shall lie solely in the courts located in the Township of Abington, and for any federal action shall lie solely in the United States District Court for the Eastern District of Pennsylvania.

P&R agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The P&R also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and P&R shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

The following federal regulations are applicable to this award include, without limitation:

- Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
- New Restrictions on Lobbying, 31 C.F.R. Part 21.
- Generally applicable federal environmental laws and regulations.

The following statutes and regulations prohibiting discrimination applicable to this award include, without limitation:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

P&R agrees to comply with protections for whistleblowers. In accordance with 41 U.S.C. § 4712, P&R may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The list of persons and entities referenced in the paragraph above includes the following:

- A member of Congress or a representative of a committee of Congress;
- An Inspector General;
- The Government Accountability Office;
- A Treasury employee responsible for contract or grant oversight or management;
- An authorized official of the Department of Justice or other law enforcement agency;
- A court or grand jury; or
- A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

P&R shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), the Beneficiary should adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.

Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), P&R should adopt and enforce policies that ban text messaging while driving, and P&R should establish workplace safety policies to decrease accidents caused by distracted drivers.

18. **Counterparts.** This MOA may be executed in one or more counterparts, each of which shall constitute an original of the MOA, and that facsimile and/or pdf scanned copies of signatures shall be as effective and binding as original signatures.

Township of Abington

By:_____

Thomas Hecker

President, Board of Commissioners

Date:

Township of Abington Parks and Recreation Department

By: _____

Jessica Tholey

Director, Parks and Recreation

Date:

Appendix A

WITT O'BRIEN'S
ambipar response

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Abington Township Coronavirus Local Fiscal Recovery Fund
American Rescue Plan
Eligibility Review Memo

Memo ID or Program Name: Walking Trail Enhancements

Compliance and Reporting:
Expenditure Category: 2.0 Negative Economic Impacts
Expenditure Sub-Category: 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety
Primarily Disadvantaged or QCT): No

Prepared for:
Ashley McIlvaine
Assistant Township Manager
Abington Township, PA

Prepared by:
Michael Hansen
Associate Consultant 2
WOB ARPA/SLFRF Analysis Team

RE: American Rescue Plan Act funding totaling $253,396.73 for the Township of Abington Parks and Recreation Department for walking trail enhancements within the Township

Purpose

This memorandum provides a summary of facts supporting the use of the American Rescue Plan Act/State and Local Fiscal Recovery Funds (ARPA/SLFRF) of 2021 for walking trail enhancements within the Township in response to the continuing negative economic impacts of the COVID-19 public health emergency. It also outlines eligibility considerations regarding ARPA proceeds for the activities and purposes listed herein.

Any and all material changes to the programmatic or project design and budget, including, but not limited to: length of the program, amount of internal administrative costs allocated, expenditure categories and subcategories named in the program memos, activities and allowable expenses, criteria, and selection process for awards, subrecipient management plans, and any additional revenue or program income will necessitate the submission of an amendment to this Expense Eligibility Memo. This Amendment must follow the same approval process and be reviewed by Abington Township, Witt O'Brien's, and any other party essential to the decision prior to implementation.

On March 11, 2021, ARPA was signed into law by the President. Section 9901 of ARPA amended Title VI of the Social Security Act (the Act) to add section 603, which establishes the Coronavirus Local Fiscal Recovery Fund (CLFR). Abington Township, Pennsylvania, was provided a CLFR distribution directly by the U.S. Treasury and is empowered to utilize this funding for costs associated with

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responding to the COVID-19 public health emergency and its negative economic impacts.

Abington Township has received a total of $19,107,973 in Coronavirus Local Fiscal Recovery Funds from the US Treasury. Additional funds may be available to Abington Township residents and businesses via the County and Commonwealth.

Project Description

The overall purpose of the project is for walking trail enhancements in various locations within the Township. The scope of the project will include, but is not limited to, installation, and/or rehabilitation, and/or modification of walking trails in accordance with all applicable law, rules, regulations, and United States Department of the Treasury ("Treasury") interpretive guidance.

Project Necessity

Although there are varying statistics on the increase in people utilizing outdoor recreation areas, there is a suggested average increase of approximately 30% in the usage of outdoor recreation areas during and following the pandemic. While increased use of outdoor recreation areas indicates a very healthy trend for populations in general, that increase has created numerous challenges for the administration and maintenance of these areas.

1. Decreasing revenue resources – The past few decades have seen increased budget pressures in municipalities that have caused funding for outdoor recreation areas to markedly decrease. Adding to the already increased budget constraints, the pandemic, in many cases, caused a shifting of funding resources toward other priorities such as COVID testing and treatment, PPE, social distancing accommodations, rental/mortgage assistance, food insecurity programs and many more.

2. The increase in usage and general demand further stretched already shrinking revenue resources causing many outdoor recreation areas to decrease costs by employing minimal staff, operating within much shortened hours, deferring or eliminating necessary maintenance and upkeep, or closing their operations entirely.

3. Although, for the most part, the worst effects of the pandemic are in the past, its lingering negative economic impact still ripples through local municipalities. ARPA/SLFRF grant funding of community projects remains an excellent way forward for projects that benefit the general health and well-being of the people they serve that would not otherwise find a place In general fund budgets.

Project Budget

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While the requested grant amount for the project is $253,396.73, a detailed and itemized budget must be provided to determine the final eligibility of the project within ARPA/SLFRF guidance. It is acknowledged that a detailed budget may not be available or provided until final contractor and material agreements are in place. It is recommended that this analysis be updated when detailed budget information becomes available in order to assess any additional points of diligence in determining final eligibility. Additionally, as construction and material costs have proven to be extremely volatile in recent times, consideration should be given to cost overruns, and financial contingencies should be in place to assure the project's completion.

Eligibility Considerations

This memo provides an overview of the potential eligibility and applicability of the proposed project for funding under the ARPA/SLFRF grant program and does not imply funding approval or funding availability for the project.

Treasury's Final Rule suggests recipients consult the Reporting and Compliance Guidance for the applicability of Uniform Guidance State and Local Fiscal Recovery Funds, (latest version 8.0 dated October 15, 2024). Additionally, Treasury defines an obligation as "an order placed for property and services and entering into contracts, subawards, and similar transactions that require payment."[1]

Expenditures must be recorded and documented using the cash or accrual basis of accounting using generally accepted accounting principles (GAAP), the provisions of 31 CFR Part 35, the provisions as outlined in the Federal Assistance Listing, including but not limited to the provisions of Title 2 CFR Part 200 and all Appendices dated prior to October 2, 2024.

Allowable Use of CLRF Funds

The use of this funding will allow Abington Township to provide necessary assistance to ensure Abington Township is able to maximize the use of each ARPA dollar to respond to the COVID- 19 public health emergency and its negative economic impacts.

The U.S. Treasury has provided guidance regarding the agency's interpretation of 603 of the Social Security Act, and has concluded that the following activities are allowable utilizing CLFR funds:

In the section "Enumerated Eligible Uses for Disproportionately Impacted Households" beginning on Page 125 of the Final Rule and more specifically described in item #3 of this section as follows:

3. Building strong, healthy communities through investments in neighborhoods. While the interim final rule included a category of enumerated eligible uses for "building stronger communities through investments in housing and neighborhoods," the examples of services provided generally focused on housing uses. In response to questions following release of the interim final rule, Treasury issued further

[1] https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf

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guidance clarifying that "investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments."

The US Treasury received feedback from the public which led to further clarification:

"Many commenters highlighted the connection between neighborhoods and health outcomes, including citing public health research linking neighborhood traits to health outcomes. For example, the CDC states that "neighborhoods people live in have a major impact on their health and well-being." As such, CDC identifies "neighborhoods and built environment" as one of five key social determinants of health and includes "creat[ing] neighborhoods and environments that promote health and safety" as one of the agency's goals for social determinants of health outcomes."

Excerpted from the US Treasury's FAQ's for ARPA/SLFRF dated 3-29-2024:

2.22. Would investments in improving outdoor spaces (e.g. parks) be an eligible use of funds as a response to the public health emergency and/or its negative economic impacts?

There are multiple ways that investments in improving outdoor spaces could qualify as eligible uses; several are highlighted below, though there may be other ways that a specific investment in outdoor spaces would meet eligible use criteria.

First, in recognition of the disproportionate negative economic impacts on certain communities and populations, the 2022 final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

These programs and services include services designed to build stronger neighborhoods and communities and to address health disparities and the social determinants of health. The Interim Final Rule provides a non-exhaustive list of eligible services to respond to the needs of communities disproportionately impacted by the pandemic, and recipients may identify other uses of funds that do so, consistent with the Rule's framework. For example, investments in parks, public plazas, and other public outdoor recreation spaces may be responsive to the needs of disproportionately impacted communities by promoting healthier living environments and outdoor recreation and socialization to mitigate the spread of COVID-19.

Second, many governments saw significantly increased use of parks during the pandemic that resulted in damage or increased maintenance needs. The Interim Final Rule recognizes that "decrease[s to] a state or local government's ability to effectively administer services" can constitute a negative economic impact of the pandemic.

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The Treasury has indicated: "Under this program, recipients are responsible for ensuring funds are used for eligible purposes."[2] Additionally:

> "Each recipient should review program requirements, including Treasury's final rule and the recipient's Award Terms and Conditions, to determine and record eligible uses of SLFRF funds. Per 2 CFR Part 200.303, your organization must develop and implement effective internal controls to ensure that funding decisions under the SLFRF award constitute eligible uses of funds, and document determinations."[3]

Cost Reasonableness Analysis

Treasury explicitly states that "costs must be reasonable and allocable as outlined in 2 CFR 200.404[2] and 2 CFR 200.405[3]." This eligibility memorandum demonstrates that costs associated with this particular Federal award for this program's uses are "…related, and reasonably proportional to the extent and type of harm experienced..."[4] while also ensuring adherence to 2 CFR § 200.404 and 2 CFR § 200.405. Refer to further supporting evidence provided below.

Regarding using ARPA funds, Abington Township should complete a cost reasonableness analysis or price analysis and add this to the program files to additionally bolster the reasonability and allocability of costs associated with this federal award. Final cost reasonableness for program or project costs will be determined by Abington Township.

Considerations

Although the project is likely eligible for funding under the ARPA/SLFRF guidance, the following documentation and compliance requirements must be provided and discussed prior to any disbursement of ARPA/SLFRF grant funds by Abington Township:

- Sub-recipient to provide itemized budget breakdown for the project described in this request.
- Provide evidence that all procurement processes will adhere to the requirements of US Treasury 2 CFR 200
- Abington Township Parks and Recreation must meet all requirements as a sub-recipient of ARPA funds via Abington Township.
- Proper SAM.gov registration must be verified and maintained by the sub-recipient throughout the duration of the project.
- Certification and validation that ARPA funds will not create a duplication of funds as pertain to this project.

[2] 2 CFR § 200.404, available at: 2 CFR § 200.404 - Reasonable costs.
[3] 2 CFR § 200.405, available at: 2 CFR § 200.405 - Allocable costs.
[4] Treas. Reg. 31 CFR Part 35 at [15-16], available at: SLFRF-Final-Rule.pdf (treasury.gov)

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Conclusion

The proposed project is likely eligible for ARPA/SLFRF grant funding based on the analysis provided above. The project appears to fall within the descriptions provided with Treasury guidance for Expense Category 2.0 Negative Economic Impacts and Sub-category 2.22 Strong Healthy Communities Neighborhood Features that Promote Health and Safety.

Supporting Documentation

Financial records and supporting documents related to the award must be retained for a period of five years after all funds have been expended or returned to the Treasury, whichever is later.

Recommended materials for Abington Township to have on file for a potential future Audit may include but are not limited to:

Required Documents from Subrecipients/Contractors/Allied Government Departments:
Grant Agreement (Comprised of Agreement, Federal Terms and Conditions, Certification, and Scope of Work) and Grant Application
FAIN Table
W-9
Organizational Charts/Staff Lists (showing decision-making and separation of duties)
Budget/Financials - General Ledger used to account for ARPA/SLFRF Payments and disbursement from such payments to meet eligible completed expenses and Budget Records
Invoices/Receipts (including Payroll, Timekeeping Records, and Human Resources Records to support costs incurred for payroll completed expenses if paid)
Program Data or Milestones Completed (matching SOW to be performed) and Beneficiary data
Financial Performance Reporting (Grant Solutions Reports Completed)
SAM.gov Registration in Good Standing
Check for Federal Exclusion or Debarment
Policies and Procedures or SOP
Risk Assessment (Performed on the Subrecipients, Contractors)
Documented Monitoring Review (Desk or Site Reviews)
Quality Improvement Plans (Corrective Actions Implemented)
Technical Assistance Logged
Documented Performance Calls
Post-Monitoring Risk Evaluation
Prior Single Audits on File: Confirmation that Abington Township and Subrecipients are aware that if they received more than $750K in FY (2CFR 200.330 Subpart F)
Closeout Letter

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Reviewed, with opportunity for contribution by:

Agency	Name	Date	Notes/Misc.
Abington Township			
Abington Township			
WOB	**Michael Hansen**	**11/7/2024**	

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024 — *DATE*

FC-01-111424 — *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 September 2024

EXECUTIVE SUMMARY:

N/A

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the September 2024 expenditures in the amount of $3,739,401.12and salaries and wages in the amount of $2,361,231.70 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 December 2024. (Click here to view supporting information for expenditures in September 2024)

(Motion & Roll Call)

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

November 14, 2024	FC-02-111424	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Finance		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Renewal for Retiree Healthcare

EXECUTIVE SUMMARY:

The United Healthcare quote is an increase of 87.12% from 2024 rates, approximately $272,622.96. Independence Blue Cross quoted 96.39% over our current rate for 2025. Both Cigna and Aetna have declined to quote for 1/1/2025 and Humana has not responded as they are all not competitive. There have been several regulatory changes imposed by CMS which is the reason for the increase. This increase is included and budgeted for in the OPEB fund of the 2025 proposed budget.

PREVIOUS BOARD ACTIONS:

At the November 14, 2019 Board of Commissioners meeting, United Healthcare was selected as the retiree medical plan provider effective January 1, 2020.

At the September 15, 2020 Finance Committee meeting, renewal with United Healthcare for retirees was approved for 2021.

At the November 10, 2021 Board of Commissioners meeting, the motion to ratify the selection of United Healthcare for retirees was approved for 2022.

At the September 8, 2022 Board of Commissioners meeting, the motion to ratify the selection of United Healthcare for retirees was approved for 2023.

At the October 12, 2023 Board of Commissioners meeting, the motion to ratify the selection of United Healthcare for retirees was approved for 2024.

RECOMMENDED BOARD ACTIONS:

Motion to consider continuing with United Healthcare as the retiree medical plan provider effective January 1, 2025.

Abington Township Medicare Plan Rates

1/1/2025 Effective Date

For Illustrative Purposes Only

		2024 CURRENT United Healthcare	2025 RENEWAL United Healthcare	2025 Quote Indepenendence Blue Cross
With Rx	143	$154.61	$299.61	$305.21
Without Rx	41	$96.75	$145.13	$184.52
MONTHLY PREMIUM	**184**	**$26,075.98**	$48,794.56	$51,210.35
ANNUAL PREMIUM		**$312,911.76**	**$585,534.72**	**$614,524.20**
INCREASE/DECREASE			**$272,622.96**	**$301,612.44**
PERCENTAGE			**87.12%**	**96.39%**

Both Aetna and Cigna declined to quote for 1/1/2025 and Humana has not responded as they are not competitive.