ABINGTON TOWNSHIP

JANUARY 9, 2025

BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A
January 9, 2025
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 Board of Commissioners Regular Meeting of December 12, 2024.

b. BOC-01-010925 Motion to appoint Richard Gladstone as Planning Commission member to the Vacant Property Review Board.

c. BOC-02-010925 Motion to approve the Neighborly, Inc. software agreement for the CDBG grants management program and authorize the Township Manager to sign on behalf of the Township.

UNFINISHED BUSINESS

NEW BUSINESS

a.	BOC-03-010925	Motion to adopt Resolution No. 25-001 appointing Christopher Christman, Township Manager, as Township Secretary.
b.	BOC-04-010925	Motion to approve LD-24-01 - 2241 Old Welsh Road as a Preliminary Major Subdivision and Land Development plan and adopt Resolution 25-002.
c.	BOC-05-010925	Motion to adopt Resolution No. 25-003 approving a lot line adjustment for 127 Stanley Avenue and 2122 Oakdale Avenue.
d.	BOC-06-010925	Motion to authorize advertisement for an Ordinance on Single-Use Plastics and Expanded Polystyrene Foam Products.
e.	BOC-07-010925	Motion to appoint members to the various Boards, Commissions, Committees and Councils as included in Exhibit A.
f.	BOC-08-010925	Motion to authorize advertisement of an Ordinance regulating vape shops.
g.	BOC-09-010925	Motion to adopt Ordinance 2223 amending the Code of the Township of Abington to Repeal Chapter 127 - "Recycling".
h.	BOC-10-010925	Motion to adopt Ordinance 2224 amending Chapter 92- "Garbage, Storage and Refuse," Article VII- "Separation, Storage, and Collection of Recyclable Materials," at Section 92-40 - "Definitions," Section 92-41 - "Residential Separation and Preparation Requirements," Section 92-42 - "Collection from Residence," and Section 92-44 - "Multifamily, Commercial, Retail and Institutional Requirements".

FINANCE COMMITTEE

a.	FC-01-010925	Motion to approve the November 2024 expenditures in the amount of $2,192,886.11 and salaries and wages in the amount of $3,517,306.31and 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 February 2025. (Click here to view supporting information for expenditures in November 2024) (Motion and Roll Call)
b.	FC-02-010925	Motion to adopt Resolution No. 25-004 authorizing the finance director

and his/her designate to invest Township funds in any and all such financial institutions as permitted by First Class Township Code.

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

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

Each commenter shall:

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

The stated meeting of the Board of Commissioners of the Township of Abington was held on Thursday, December 12, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:02 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: Township Manager Manfredi
Township Solicitor Clarke

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUCEMENTS: None.

PUBLIC COMMENT ON AGENDA ITEMS:

Adele Kubel, resident, expressed concern that her petition was not detailed in the minutes in which she read it into the record. Also, she was concerned about businesses with open dumpsters that attract rats, and citizens have signed petitions asking for commercial code enforcement.

Jo Blumenthal, resident, thanked all the Commissioners for their volunteer work. She spoke in support of voting for an accountant for the position of Tax Collector as everyone wants the best for our Township. The position of Tax Collector is best served by an accountant as they have the education and expertise to collect the monies that are rightfully due to the Township to meet its budget. The vote should be for an accountant to serve as Tax Collector done without fear or favor in the best interest of our Township. Thank you for your time and service.

Tom Valleras, resident, said as candidate for Township Tax Collector, he is deeply honored and humbled to be recommended by Jay Blumenthal, a public servant who has selflessly served the residents of Abington for the past 20 years.

He thanked the Board of Commissioners for taking time to get to know him and have an open dialog. He hopes he has demonstrated that he has the important skills and qualities needed to perform the job of Tax Collector. If he is appointed to the position, he will work tirelessly for the residents of the Township. Thank you for your consideration.

Lora Lehmann, resident, commented that all positions in this Township should be given to someone with experience and background that measures up to the job they will be undertaking. She expressed concern about the agenda item regarding Indoor Recreation and who it will affect, and residents should be notified about it. Also, the finance items should not be approved until she receives answers to her questions.

CONSENT AGENDA:

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

To approve the minutes from the Board of Commissioners Special Budget Meeting of November 7, 2024 and the Board of Commissioners Regular Meeting of November 14, 2024.

To approve the cable franchise agreement between the Township of Abington and Verizon Pennsylvania, LLC.

To adopt Traffic Safety Ordinance No. 2221 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.

To adopt Ordinance No. 2222 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.

To authorize advertisement of an ordinance amending the Code of the Township of Abington to repeal Chapter 127 – "Recycling."

To authorize advertisement of an ordinance amending Chapter 92 – "Garbage, Storage and Refuse," Article VII – "Separation, Storage, and Collection of Recyclable Materials," at Section 92-40 – "Definitions," Section 92-41 "Residential Separation and Preparation Requirements," Section 92-42 – "Collection from Residence," and Section 92-44 – "Multifamily, Commercial, Retail and Institutional Requirements."

To approve, as advertised and approved by the Montgomery County Consortium, Wilson of Wallingford as the Township's heating oil provider at the cost of $3.995 per gallon and authorize the Township Manager to execute the contract.

To appoint Keiser Giordano CPAs, PC as the accounting firm to perform Financial Audits of the five (5) ATFD Fire Companies and prepare the corresponding Financial Statements and Tax Returns for FY2024, FY2025, and FY 2026.

To appoint Professional Health Services, Inc. (PHS) as the vendor to provide annual NFPA 1582 compliant physicals and stress testing for the members of the Abington Township Fire Department for FY 2025, FY 2026, and FY 2027.

To approve an extension of term for Salem Baptist Church PY 2021 CDBG Subrecipient Agreement.

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

MOTION was ADOPTED 15-0.

UNFINISHED BUSINESS: None.

President Hecker acknowledged Tax Collector Jay Blumenthal who was present this evening, and on behalf of the Board of Commissioners, he thanked Jay on his outstanding career and for a job incredibly well-done. We have come to rely upon his expertise over the years as the Township's tax collection rates are enviable across the county as well as Southeastern Pennsylvania, and we appreciate his service and dedication and wish him well in the next chapter of his life. Thank you.

NEW BUSINESS:

<u>Item BOC-10-121224:</u>

President Hecker called for nominations for appointment of Tax Collector.

Commissioner Spiegelman said the fact that we had a legitimate embarrassment of amazing riches when it came to the applicants for this position is a testament to having a wonderful municipality, but especially a testament to the stewardship and incredible hard work and truly compassionate attitude of Jay Blumenthal in these past decades. He has immense respect for Jay and his gratitude to him will never wane. And he thanked the applicants who applied for this position.

Commissioner Spiegelman made a MOTION, seconded by Commissioner Brodsky to appoint Ms. Karen Sanchez to fill the unexpired term of Tax Collector effective January 1, 2025.

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

MOTION was ADOPTED 15-0.

Item BOC-11-121224:

President Hecker called for nominations for appointment of Treasurer.

Commissioner Spiegelman made a MOTION, seconded by Commissioner Brodsky to appoint Ms. Karen Sanchez to serve as Treasurer effective January 1, 2025.

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

MOTION was ADOPTED 15-0.

Item BOC-12-121224:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to hire the next four (4) qualified candidates from the 2024 Civil Service Eligibility List.

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

MOTION was ADOPTED 15-0.

Item FC-01-121224:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to adopt Resolution No. 24-040 for the proposed CDBG-CV amendments as part of the PY2019 CDBG Annual Action Plan.

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

MOTION was ADOPTED 15-0.

Item FC-02-121224:

Commissioner Winegrad made a MOTION, seconded by Commissioner Brodsky to authorize the Budget Transfers and supplemental appropriations for the fiscal year 2024.

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

MOTION was ADOPTED 15-0.

Item FC-03-121224:

Commissioner Winegrad made a MOTION, seconded by Commissioner Brodsky to adopt Resolution No. 24-041 authorizing the disposition of certain Finance Office records as set forth in Exhibit "A."

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

MOTION was ADOPTED 15-0.

Item FC-04-121224:

Commissioner Winegrad made a MOTION, seconded by Commissioner Bole to approve the October 2024 expenditures in the amount of $4,117,102.91 and salaries and wages in the amount of $2,295,356.41 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 January 2025.

Roll call resulted in motion being passed 15-0.

Item FC-05-121224:

Commissioner Winegrad made a MOTION, seconded by Commissioner Brodsky to approve change orders from Brubacher Excavating, Inc. for the Abington Jenkintown Connections Project in the amount of $137,940.70.

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

MOTION was ADOPTED 15-0.

PENSION COMMITTEE:

Item PC-01-121224:

Commissioner Spiegelman made a MOTION, seconded by Commissioner Schreiber to adopt Resolution No. 24-042 setting the Police Pension contribution rate for 2025 at five percent (5%) of compensation.

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

MOTION was ADOPTED 15-0.

PUBLIC COMMENT:

Adele Kubel, resident, expressed concern about rats from opened dumpsters of businesses and when will their dumpster lids be closed?

Jackie Pickering, resident, 1515 The Fairway, commented that regarding consideration of banning single-use plastics; every single day in the U.S. 500 million plastic straws go into the landfill and grocery plastic bags are recycled less than 9%.

The single use plastics are among the key items that breakdown into microplastics, and nano plastics key into soil, groundwater and the food we eat. There are multitude of studies that show microplastics cause incredible health problems and there is a study showing that we swallow or breathe a credit card's worth of plastics every week. Also, studies have shown that 50% of the plastics that go into landfills are single-use plastics.

Twelve states and hundreds of towns and townships have banned single-use plastics, and our children deserve the minimal effort it takes to have a beverage without a straw or take a reusable bag to the grocery store. We need to take a proactive approach to eliminate them from our environment.

Jeff Frazier, resident, 2445 Mt. Carmel Avenue, expressed concern about Abington Township lacking an outdoor lighting ordinance for residential. He knows Abington has an ordinance for commercial properties and there are state laws for light trespass mainly for governmental buildings, but not for residential neighborhoods. He will be happy to put his concerns in writing.

President Hecker replied we look forward to discussing the matter further and will connect with State Representative Sanchez about the work being done there.

Ms. Vivien, resident of Willow Grove, expressed concern about overdevelopment in our town such as multiple duplexes, rental and high-rise apartments; also, smoke shops and fried chicken shops are everywhere. Six smoke shops are located less than one mile from the school. She takes her kids to New Hope where they enjoy local Mom and Pop shops, dining and scenery, so why can't we have that here rather than lining our streets with fried chicken, smoke shops and gas stations all over Easton Road. We are overbuilt and our children deserve fresh air and space that should not be sold out to developers to build upon.

Her son does not want to go to school because kids are vaping and fighting in the bathrooms that are filled with trash. We want to build new schools, yet we are allowing businesses and high rises here. She is raising four children and wants them to enjoy everything Abington has to offer. She was also concerned about increased traffic and building on a floodplain resulting in flooding.

President Hecker replied we will follow up on the resident's concerns. And, at last month's working session, an ordinance was discussed relating to vape shops in the Township, and we will bring it forward for further discussion in the new calendar year. Also, the Township has no control over private real estate transactions.

President Hecker recessed the meeting at 7:38 p.m. until 7:40 p.m.

Lora Lehmann, resident, expressed concern about feeding plastics to our children and plastics are in every single part of the ocean, so banning them isn't enough. And she was concerned about the problems at the Colonade, and the floodplain issue in the Township.

Ms. Evette, resident, commented that she speaks from a place of peace, love, community and protection, although right now as an Abington resident, she does not feel protected. She was informed that because she lives on a floodplain there is not much she can do, because when someone purchases a lot, they have the right to build whatever they want, which does not make her feel protected and safe.

Please listen to what is being said and remember that we are human beings with a voice and what we say matters, so please take into consideration what the residents are asking and put yourselves in our place.

President Hecker replied we will follow up with the resident's specific concerns.

President Hecker said tonight marks the end of an era as it is Manager Manfredi's final Township Board meeting as Township Manager after seven-plus years of incredible service to this community.

State Representative Ben Sanchez presented a Citation on behalf of the House of Representatives of the Commonwealth of Pennsylvania to Mr. Richard J. Manfredi congratulating him on his well-deserved retirement recognizing his exemplary record of service in keeping with the highest ideals and traditions of this Commonwealth and offered Best Wishes for a happy and fulfilling future presented on this 12th day of December 2024.

Chief Molloy and Deputy Chief Porter along with members of their Command staff expressed their sincere gratitude to Mr. Richard Manfredi on his work ethic especially during the difficult challenges in 2020, but most of all, Rich always stood by us along with our elected officials to help us during the challenging times with contracts, etc. They presented a plaque to Mr. Richard J. Manfredi in appreciation of his loyal dedicated service to the residents of Abington Township as well as from all the men and women of the Abington Township Police Department from May 2017 to January 2025 presented on this 12th day of December 2024.

President Hecker, Vice President Vahey, Commissioner Spiegelman and Commissioner Schreiber on behalf of the Board of Commissioners of the Township of Abington presented Mr. Richard J. Manfredi with a Proclamation in recognition and celebration of his seven and half years of service to Abington Township as our Manager, during which our community faced profound and unprecedented challenges, locally, nationally and globally, and the Abington Township Board of Commissioners offers our heartfelt appreciation to our Manager and friend, Richard J. Manfredi, whose professionalism, steadiness, focus of leadership, vision, integrity, and good nature has helped Abington Township achieve new pinnacles of financial stability, strategic governance, communications, operational efficiency, transparency, and forward looking planning and investment that will continue to transform and enhance our community.

Therefore, it is herewith that the Board of Commissioners acknowledges his excellent public service with gratitude and thanks on this 12th day of December 2024. Thank you.

ADJOURNMENT: 8:09 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The following ordinances and resolutions were adopted by the Board of Commissioners on December 12, 2024:

Ordinance No. 2221
Ordinance No. 2222
Resolution No. 24-040
Resolution No. 24-041
Resolution No. 24-042

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	BOC-02-010925	FISCAL IMPACT Cost > $10,000 Yes ☐ No ☐
DATE	*AGENDA ITEM NUMBER*	
Community Development		PUBLIC BID REQUIRED Cost > $20,100 Yes ☐ No ☐
DEPARTMENT		

AGENDA ITEM:

Neighborly, Inc. software agreement for the CDBG grants management program

EXECUTIVE SUMMARY:

Neighborly is a cloud-based software solution for efficient grant management.
Costs will be covered by the CDBG funding as eligible. Any non-CDBG grant modules added in the future will be covered by those grants or Township funds.

Because the implementation of this software will allow for some consultant-managed tasks to be brought back under direct Township tutelage, once fully launched, it should result in significant cost savings.

PREVIOUS BOARD ACTIONS:

None.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Neighborly, Inc. software agreement for the CDBG grants management program and authorize the Township Manager to sign on behalf of the Township.

Neighborly Software
Helping Communities Help People

ORDER FORM

Customer Information	
Account Name: Township of Abington, Pennsylvania	**Initial Service Term:** One (1) Year from Effective Date
Address: 1176 Old York Rd, Abington, PA 19010	
Billing Contact Name & Title: Kimberly Hamm, Director Community Development	**Phone:** 267-536-1019 **Email:** khamm@abingtonpa.gov
Alternate Contact Name & Title: **Tara Wehmeyer, Assistant Township Manager**	**Phone: 267-536-1002** **Email:** twehmeyer@abingtonpa.gov

PURCHASE SUMMARY

Annual Fees	Unit Price	Quantity*	Annual Total
User Subscription Fee for One Year	$2,700.00	3	$8,100.00
Services Included: • Hosted Software to Administer Program(s) • Dedicated Client Success Manager • Technical Support (Monday – Friday: 8:00 a.m. to 8:00 p.m. EST) • Hosting/Security in Microsoft Tier IV Data Center • Data Storage, Backup, and Recovery			
One-Time Fees	**Unit Price**	**Quantity**	**One-Time Total**
Implementation of Program(s)	$3,500.00	2	$7,000.00
Services include System Configuration, Program Design, and Administrator Training for the following programs: 1. Owner Occupied Housing Rehabilitation/Repair 2. Public Services (Subrecipient)			
Subtotals			
Annual Fees Subtotal:			$8,100.00
One-Time Fees Subtotal:			$7,000.00
TOTAL:			**$15,100.00**

*A minimum of three (3) users are required to maintain a portal.

SOFTWARE AS A SERVICE (SAAS) SUBSCRIPTION AGREEMENT

This SaaS Subscription Agreement ("Agreement") is entered into on this ____ day of _________ 2024 (the "Effective Date") between Benevate, LLC, a Delaware limited liability company, with its principal place of business located at 3423 Piedmont Rd. NE, Atlanta, GA 30305 ("Company"), and the Customer listed above (referred to as the "Customer") (collectively referred to as the "Parties"). This Agreement includes and incorporates the above Order Form, the Terms and Conditions below, and Exhibit A attached hereto.

TERMS AND CONDITIONS

1. DEFINITIONS.

a. "Authorized User" or "User" means those individuals designated and authorized by the Customer to use one of the purchased subscriptions to access the Portal, using his or her login credentials (email address and password), which may only be used by that single, named user.

b. "Confidential Information" means all information, in any other form, that either Party discloses ("Discloser") to the other ("Recipient") relating to the business of Discloser, whether furnished before or after the Effective Date of this Agreement, including, without limitation, information related to pricing, products, services, security, and any implementing regulations or guidelines, proprietary business practices, policies, finances, procedures, sales, costs, liabilities, markets, strategies, concepts, methods or employees, that is not generally ascertainable from public or published information or sources, and all analyses, compilations, data, studies, notes, memoranda or other documents prepared by Discloser based on such Confidential Information.

c. "Customer Data" means all non-public information or data that is inputted into the Customer's Portal by the Customer or the Customer's end users.

d. "Documentation" means the applicable training materials, user guides, publicly available marketing and/or proposal materials, and other similar information, or other documents disseminated under or governed by confidentiality obligations which pertain to the Software or Services provided by Company, which may be updated by Company at any time without notice to include information about new features and incorporate feedback to help Company's customers understand how to use the Software and Services. Documentation accessible to Authorized Users through the Portal, requiring a Username and Password, is considered Company's Confidential Information.

e. "Effective Date" means the date stated above. If the date is left blank, then the Effective Date shall be the last signature date on the Signature Page.

f. "Professional Services" means non-standard customization and services available at an additional fee, including, but not limited to, data migration services, in-person trainings, Power BI services, geographical data services, non-standard professional developer services, etc.

g. "Services" means standard implementation services, configuration of stated program(s) to allow for enrollment, qualification, administration and reporting, access to the Software, technical support services, hosting and security services, data storage, backup, recovery, and other services provided by the Company as described in the Order Form or this Agreement.

h. "Software" means the proprietary web-based products, including, but not limited to, the source code, object code or underlying structure, ideas, know-how or algorithms, documentation, or data related to the Services provided by Company, or its licensors identified on an Order Form and subsequently made available to Customer by Company in accordance with an Order Form or this Agreement.

2. SOFTWARE AND SERVICES.

a. During the Term of this Agreement, Company will provide Customer access to, and use of, the Software, Services, and Documentation by enabling a portal for Customer to access through a web browser (the "Portal").

b. This Agreement does not contemplate any customized products, services, work-for-hire, or code developed exclusively for Customer. In the event that the Parties agree that Company shall provide such non-standard Professional Services, the description of the services and applicable ownership rights with respect to such Professional Services will be set forth in a separately executed Professional Services Agreement. This Agreement does not contemplate any IP rights beyond the terms provided herein.

c. Company will make available to Customer all updates and any documentation for such updates to the Services. Company will use commercially reasonable efforts to ensure that (i) new features or enhancements to existing features are synchronized with the previous version, and (ii) updates will not degrade the performance, functionality, or operation of the Services. General maintenance of the system is completed on a regular basis to ensure optimal performance of the Services.

d. Service Levels. Company will use commercially reasonable efforts to maintain the availability of the Services at a level of 99.5%. For further specifications regarding the Service Levels, refer to Service Level Terms attached as Exhibit “A” to this Agreement.

e. Technical Support. With the exclusion of Federal Holidays, Technical Support is available from 8:00 a.m. to 8:00 p.m. EST, Monday - Friday. (“Support Hours”). Customer shall initiate a helpdesk ticket during Support Hours by sending an email to support@neighborlysoftware.com. Company will use commercially reasonable efforts to respond to all Helpdesk tickets within one (1) business day.

f. Data Storage. All Customer Data will be stored, processed, and maintained solely in data centers located in the United States.

g. Backup and Recovery of Customer Data. Company is responsible for maintaining a backup of the Customer Data and for an orderly and timely recovery. Company shall maintain a contemporaneous backup of Customer Data that can be recovered within a reasonable period of time.

3. CUSTOMER RESTRICTIONS AND RESPONSIBILITIES.

a. Customer will not, directly or indirectly: (i) reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Services or any software, documentation, or data related to the Services (“Software”); (ii) modify, translate, or create derivative works based on the Services or any Software (except to the extent expressly permitted by Company or authorized within the Services); nor (iii) use the Services or any Software for timesharing or service bureau purposes.

b. Customer represents, covenants, and warrants that Customer will use the Software in compliance with all applicable laws and regulations. Customer is responsible for all damages, losses, liabilities, settlements and expenses (including costs and attorneys’ fees) in connection with any claim or action that arises from an alleged violation of the foregoing by the Customer.

c. Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Services, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers and the like.

d. At no time is it permissible for an Authorized User to share their login credentials for the Portal and/or Neighborlytics (if applicable). The number of Authorized Users licensed hereunder is specified in the Order or as formally requested and approved, in writing, during the Term. Customer is solely responsible for maintaining the status of its Authorized Users and the confidentiality of all login credentials and other Portal or Neighborlytics access information under its control. Customer will notify Company immediately if Portal information is lost, stolen, or disclosed to an unauthorized person or any other breach of security in relation to its passwords, usernames, or other Portal or Neighborlytics access information that may have occurred or is likely to occur. Customer hereby agrees to hold harmless Company against any damages, losses, liabilities, settlements and expenses in connection with any claim or action that arises from an alleged violation of the foregoing.

4. CONFIDENTIALITY; PROPRIETARY RIGHTS

a. Duty Not to Disclose Confidential Information. In connection with the Agreement, Recipient, and its employees and agents, may have access to the Confidential Information of the Discloser. Recipient shall, and shall ensure that its employees and agents shall, keep the Confidential Information of the Discloser in strict confidence and use it only for the purpose of performing its duties under this Agreement. Recipient will not directly or indirectly disclose, publish, disseminate, make available or otherwise communicate in any way, to any third person not having a need to know in order to perform its duties under this Agreement, any Confidential Information of the Discloser, without the Discloser’s prior written consent. Recipient will have appropriate safeguards in place within its organization to restrict access to Confidential Information to only those individuals as needed in connection with the performance of this Agreement. Recipient will take care of Confidential Information using at least the same standard of care it would use with its own confidential information, but in no event shall Recipient use less than reasonable care in protecting such Confidential Information.

b. Mandatory Disclosures. In the event that Recipient is required by a binding order of a governmental agency, court of competent jurisdiction, or properly filed Pennsylvania Right to Know request to disclose any Confidential Information of the Discloser, it shall, if legally permitted, provide the Discloser with prompt written notice (via e-mail that is acknowledged as received) to allow the Discloser an opportunity to appear and object prior to Recipient’s compliance with requested disclosure. The written notice shall provide Discloser with sufficient information describing the content of the information to be disclosed. If such objection is unsuccessful, then Recipient shall produce only such Confidential Information as is required by the court order or governmental action. Customer's required steps to receive approval of this Agreement at a properly advertised Board of Commissioners shall not violate the Confidentiality requirements of Section 4.

c. Customer shall own all rights, title, and interest in and to the Customer Data, as well as any data that is based on or derived from the Customer Data and provided to Customer as part of the Services.

d. Company shall own and retain all rights, title and interest in and to (a) the Services and Software, all improvements, enhancements, or modifications thereto, (b) any software, applications, inventions, or other technology developed in connection with implementation of services or support, and (c) all intellectual property rights related to any of the foregoing.

e. Notwithstanding anything to the contrary, Company shall have the right to collect and analyze data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Customer Data and data derived therefrom), and Company will be free (during and after the term hereof) to (i) use such information and data to improve and enhance the Services and (ii) disclose such data solely in aggregate or other de-identified form in connection with its business.

5. PAYMENT OF FEES

a. Payment Terms. Customer shall pay Company the fees listed in the Purchase Summary of the Order Form. An invoice for the fees will be sent to the Customer following the Effective Date. All invoices are due within thirty (30) days from the date of the invoice.

b. Suspension of Service for Late Payments. If the Customer fails to pay any invoice in full within forty-five (45) days from the due date, the Company shall have the right to suspend the Services until payment is received. Suspension of Services in accordance with this subsection shall not be deemed a breach of this Agreement.

c. Addition of Users. During the Initial Service Term, the Customer may add additional Users based on the pricing stated in the Order Form on a pro rata basis.

d. One-Time Fees. All one-time fees (including new programs) will be charged at the Company's current rates at the time the service is requested.

e. Additional Implementation Fees. Implementation fees are based on a mutually agreeable Implementation Schedule (based on the number of programs purchased). Customer agrees to allocate the time and personnel necessary to complete implementation during this period. Unless the Parties agree to an alternative schedule, in writing, implementations extending beyond the allocated time will be subject to a weekly charge of $1,000.00 per additional week.

f. Fee Adjustments. Company reserves the right to adjust the fees listed in the Order Form at the end of the Initial Service Term or then-current renewal term. Notice of any fee adjustment will be provided to the Customer via an invoice (via e-mail) based on the Company's then-current pricing, sixty (60) days prior to end of the Initial Service Term or then-current renewal term.

g. Taxes. The fees do not include any taxes, including, without limitation, sales, use or excise tax. If Customer is a tax-exempt entity, you agree to provide Company with a tax-exempt certificate. Otherwise, Company will pay all applicable taxes to the proper authorities and Customer will reimburse Company for such taxes (this excludes Company's income taxes, both federal and state, as applicable, arising from Company's performance of this Agreement).

h. The parties acknowledge that appropriation of funds is a governmental function which the Customer cannot contractually commit itself in advance to perform and this Agreement does not constitute such commitment. The Customer's obligation to pay under this Agreement is contingent upon Customer's annual appropriation of funds for such purpose, and the non-appropriation of funding for such purpose in any fiscal year shall immediately relieve both parties of their respective obligations hereunder, as of the last day for which funds have been appropriated. The Customer shall immediately notify the Company in writing (via e-mail), upon determining that sufficient funds will not be budgeted and appropriated in any fiscal year under this Agreement.

6. TERM AND TERMINATION

a. Term and Automatic Renewal. Subject to earlier termination as provided below, the term of the Agreement shall commence on the Effective Date and shall cover the Initial Service Term as specified in the Order Form and shall **automatically renew** for additional one (1) year periods following the Initial Service Term (collectively, the "Term"), unless either party requests termination at least thirty (30) days prior to the end of the then-current term.

b. Termination for Cause. Either party may terminate this Agreement if the other party:

(i) commits a material breach and fails to remedy that breach within fifteen (15) days from receiving written notice of the breach; or

(ii) becomes insolvent or seeks protection under any bankruptcy, receivership, trust deed, creditors arrangement, composition, or comparable proceeding, or if any such proceeding is instituted against the other party and is not dismissed within sixty (60) days; provided however that in such event, termination will not require notice to the other party.

c. Termination Procedures. Upon termination for any reason, the Parties shall proceed with the following procedures: (i) Company will immediately disable access to the applicable Portal; (ii) Customer will provide contact information necessary to facilitate the return of the Customer Data within thirty (30) days following termination; (iii) Company shall return the Customer Data via the Secure File Transfer Protocol promptly upon receipt of necessary information from Customer to facilitate the return; and (iv) Customer Data will be deleted sixty (60) days from the date that the Customer Data is returned.

If Customer fails to cooperate in facilitating the return of the Customer Data, Contractor reserves the right to delete the Customer Data ninety (90) days after the termination of the Agreement. Customer is solely responsible for ensuring that the Customer Data is downloaded, stored, and reviewed. Customer acknowledges and agrees that Company has no obligations whatsoever with regard to the Customer Data following the final destruction. Upon request, Company will provide Customer with a Certification of Data Destruction. This Section shall survive the termination of this Agreement.

d. Optional Data Retention. If Customer desires for Company to retain the Customer Data beyond sixty (60) days from the date of the final extraction, Customer must make that request, in writing (via email), and receive an acknowledgement of said request. Requests that do not receive an acknowledgement or requests that are made after the sixty (60) day window are not considered valid. The minimum cost for continued data retention is $6,000.00 for six (6) months.

7. WARRANTY AND DISCLAIMER

a. Company Warranty. Company represents and warrants the following: (a) the Documentation sufficiently describes features, functionality, and operation of the Software as applicable; (b) the Software, as applicable, conforms to the Documentation and is free from defects in material and workmanship; (c) the Software does not contain any viruses or other malicious threats, programs, features, or devices ("Viruses") that could harm Customer, and Company uses commercially reasonable efforts to prevent and eradicate such Viruses. Furthermore, consistent with prevailing industry standards, Company shall maintain the Software in a manner which minimizes errors and interruptions and shall perform the Services in a professional and workmanlike manner. Notwithstanding the foregoing, the Software may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, or because of other causes beyond Company's reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

b. Security and Loss of Data. Company maintains appropriate technical and organizational measures to protect Customer Data from accidental loss and from unauthorized access, use, alteration, or disclosure. In the event of any negligent act, misconduct, or breach by the Company that compromises or is suspected to compromise the security, confidentiality, or integrity of Customer Data or the physical, technical, administrative, or organizational safeguards put in place by Company that relate to the protection of the security, confidentiality, or integrity of Customer Data, Company shall, as applicable: (i) notify Customer as soon as practicable but no later than twenty-four (24) hours of becoming aware of such occurrence; (ii) cooperate with Customer in investigating the occurrence, including making available all relevant records, logs, files, data reporting, and other materials required to comply with applicable law; and (iii) perform or take any other actions required to comply with applicable State law as a result of the occurrence.

c. DISCLAIMER. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THE SOFTWARE AND SERVICES ARE PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. COMPANY DOES NOT WARRANT THAT THE SERVICES WILL BE ERROR-FREE OR UNINTERRUPTED OR MAKE ANY WARRANTIES AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SOFTWARE AND SERVICES. CUSTOMER

ACKNOWLEDGES AND AGREES THAT COMPANY IS PROVIDING A SOFTWARE TOOL TO ASSIST IN THE PROVISION OF SERVICE. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT COMPANY HAS NO CONTROL OVER PROGRAM DESIGN AND/OR PROGRAM ADMINISTRATION. THE LIMITED WARRANTIES PROVIDED HEREIN ARE THE SOLE AND EXCLUSIVE WARRANTIES PROVIDED TO CUSTOMER IN CONNECTION WITH THE PROVISION OF THE SOFTWARE AND SERVICES.

8. INDEMNITY

a. Company will indemnify, defend, and hold harmless the Customer against all claims, suits and actions asserted by an unaffiliated third party against the Customer for liabilities, damages and costs, including reasonable attorneys' fees, incurred in the defense of any claim brought against Customer alleging that any Software or Services infringes or misappropriates a third-party's U.S. registered patent right, trademark, or copyright (an "Infringement Claim"), provided Company is promptly notified of any and all threats, claims, and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over defense and settlement. Customer shall not settle or compromise such Infringement Claim without the express written consent of the Company.

b. Company's indemnity obligation under this Section shall not extend to claims that arise from:

(i) An unauthorized modification of the Software or Services by Customer where the Software or Services would not be infringing without such modifications;

(ii) Customized portions of the Services designed in accordance with written specifications provided by Customer where the Software or Services would not be infringing but for Company 's compliance with such written specifications;

(iii) The failure of Customer to install an update to the Software or Services provided by Company that would have avoided the actual or alleged infringement;

(iv) The combined use by Customer of the Software or Services with other components, products, or services not provided by Company where the Software or Services would not be infringing but for such combination; and/or

(v) Workflows, analytic applications, algorithms, or other applications or programming built by Customer or created by or on behalf of Customer without Company's approval.

9. LIMITATION OF LIABILITY

a. NOTWITHSTANDING ANYTHING TO THE CONTRARY, EXCEPT FOR LIABILITY RESULTING FROM (1) A PARTY'S BREACH OF ITS CONFIDENTIALITY OBLIGATIONS; (2) A PARTY'S INDEMNIFICATION OBLIGATIONS; OR (3) A PARTY'S WILLFUL MISCONDUCT OR FRAUD, IN NO EVENT SHALL EITHER PARTY BE RESPONSIBLE OR LIABLE FOR ANY INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED, TO LEGAL FEES AND EXPENSES), WHETHER FORESEEABLE OR UNFORESEEABLE, THAT MAY ARISE OUT OF OR IN CONNECTION WITH THIS AGREEMENT UNDER ANY THEORY INCLUDING, BUT NOT LIMITED TO, BREACH OF CONTRACT, BREACH OF WARRANTY OR NEGLIGENCE.

b. EXCEPT FOR LIABILITY RESULTING FROM (1) A PARTY'S BREACH OF ITS CONFIDENTIALITY OBLIGATIONS; (2) A PARTY'S INDEMNIFICATION OBLIGATIONS; OR (3) A PARTY'S WILLFUL MISCONDUCT OR FRAUD, IN NO EVENT WILL THE AGGREGATE LIABILITY OF EITHER PARTY EXCEED THIRTY THOUSAND DOLLARS ($30,000), REGARDLESS OF THE AMOUNT OF FEES PAID OR OWED UNDER THIS AGREEMENT, AND WHETHER SUCH LIABILITY ARISES FROM BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, OR OTHERWISE. THE LIMITATIONS IN THIS SECTION FORMED A BASIS FOR ENABLING EACH PARTY TO OFFER AND ACCEPT THE TERMS HEREIN.

c. The Parties shall have an affirmative obligation to mitigate their respective losses (howsoever arising) recoverable from the other Party under or in connection with this Agreement.

10. INSURANCE

a. See attached Insurance Exhibit containing 10.1-10.6.

11. DISPUTE RESOLUTION

a. With the exception of actions for injunctive relief for actions arising under the Confidentiality provisions of Section 4 of this Agreement, the Parties intend that any and every dispute by and between them, including but not limited to any dispute arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, be resolved first by resorting to mediation, to be conducted in a mutually agreeable location in accordance with the laws of the Commonwealth of Pennsylvania.

12. NOTICE

a. Any notice required or permitted by this Agreement shall be in writing and shall be deemed sufficient when delivered (a) personally or by overnight courier, (b) sent by email, or (c) forty-eight (48) hours after being deposited in the U.S. mail as certified or registered mail with postage prepaid, addressed to the party to be notified at such party's address or email address as set forth in this section. E-mail is the preferred method of notice. Any change of address, e-mail address, telephone number, or person to receive notice shall be made by notice given to the other Party.

b. Addresses. Subject to change pursuant to this Section above, the addresses for notices are as follows:

For the Company:
Jason Rusnak, President
3423 Piedmont Rd, NE
Atlanta, GA 30305
Phone: 702-864-7231
Email: Jason.Rusnak@NeighborlySoftware.com

Sarah Bohentin
Benevate, Inc.
Phone: 850-363-1717
Email: Sarah.Bohentin@NeighborlySoftware.com

For the Customer:
Name: Kimberly Hamm, Community Development Director
1176 Old York Road
Abington, PA 19001
Phone: 267-536-1019
Email: khamm@abingtonpa.gov

13. MISCELLANEOUS

a. Severability. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable.

b. Waivers. No waiver of any provision of this Agreement or consent to any action shall constitute a waiver of any other provision of this Agreement or consent to any other action. No waiver or consent shall constitute a continuing waiver or consent or commit a Party to provide a future waiver. Any provision of this Agreement may be waived only with the written consent of the Parties.

c. Permissible Use. Company is permitted to use the Customer's name and logo solely for marketing or promoting the provided services subject to terms and conditions of this Agreement.

d. Entire Agreement & Amendments. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein.

e. Assignment. This Agreement is not assignable, transferable, or sub-licensable by either Party without the other Parties prior written consent, except as such assignment, transfer or sublicense is in connection with a merger, acquisition, or similar change of control event.

f. Relationship. No agency, partnership, joint venture, or employment is created as a result of this Agreement and the Parties do not have any authority of any kind to bind the other Party in any respect whatsoever.

g. Force Majeure. Neither Party shall be liable hereunder by reason of any failure or delay in the performance of its obligations hereunder (except for the payment of amounts due) to the extent caused by strikes, shortages, riots, insurrection, fires, flood, storm, explosions, pandemics, acts of God, terror, war, governmental action, labor conditions, earthquakes, material shortages or any other cause which is beyond the reasonable control of such party. Upon an occurrence of an event of force majeure, Company cannot ensure uninterrupted or error free service or access to the Software or Services and there may be periods where access is delayed, limited or unavailable. Company shall use commercially reasonable efforts to provide the Software or Services to Customer in accordance with its Business Continuity and Disaster Recovery Plan a copy of which will be provided upon written request.

h. This Agreement shall be governed and construed in all respects in accordance with the laws of the Commonwealth of Pennsylvania.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE

BENEVATE, LLC	**TOWNSHIP OF ABINGTON, PA**
By: J. Jason Rusnak	By: ______
Name: J. Jason Rusnak	Name: ______
Title: President, Benevate, LLC	Title: ______
Date: 12/13/24	Date: ______

EXHIBIT A

Service Level Terms

This Exhibit A outlines the Company's commitments to provide Support Services and problem resolution regarding the performance of the Software and/or Services.

1. Definitions.

a. "Error" means a failure of the Software to perform in accordance with the Documentation, resulting in the inability to use, or material restriction in the use of, the Software.

b. "Scheduled Downtime" means any period of time during which the Software or Services are unavailable due to the Company's planned maintenance and support of the Software or Services. Scheduled Downtime is excluded from the 99.5% Service Availability calculation.

c. "Support Services" means technical support assistance provided by Company personnel to Customer's designated administrators for problem resolution, bug reporting, and/or technical assistance.

d. "Unscheduled Downtime" means any time the Software is not available due to an event or circumstance excluding Scheduled Downtime or Force Majeure and the amount of time required by Company to resolve or provide a work around for the failure of any documented feature required to complete a primary function of the Software in accordance with the Documentation.

e. "Update" means any error correction, bug fix, patch, enhancement, improvement, update, upgrade, new version, release, revision or other modification to the Software or Services provided or made available by the Company pursuant to the Agreement, including, without limitation, any update designed, intended, or necessary to make the Software, Services, or Customer's use thereof compliant with applicable law.

2. Service Availability.

a. Company will use commercially reasonable efforts to maintain the availability of the Software to the Customer at 99.5%. All Updates will be completed outside of standard business hours (same as Support Hours). Notification of Updates will not be provided unless downtime is expected. If major Updates are required during standard business hours due to necessity, Company will provide notification to Customer as soon as reasonably possible. Updates during Scheduled Downtime and are excluded from the 99.5% Service Availability calculation.

3. Technical Support.

a. Availability. With the exclusion of Federal Holidays, Technical Support is available from 8:00 a.m. to 8:00 p.m. EST, Monday - Friday. ("Support Hours").

b. Procedure. Customer must initiate a helpdesk ticket during Support Hours by sending an email to support@neighborlysoftware.com. Company will use commercially reasonable efforts to respond to all Help tickets in the manner set forth in Paragraph 4.

c. Conditions for Providing Support. Company's obligation to provide Software or Services in accordance with the stated Service Availability is conditioned on Customer providing Company with sufficient information and resources to correct the Error, as well as access to the personnel, hardware, and any additional systems involved in discovering the Error.

4. **Ticket Resolution.** Company will use all commercially reasonable efforts to resolve support tickets in the process described below. Response metrics are based on issues being reported during Support Hours.

a. <u>Standard Ticket</u>: Issue does not significantly impact the operation of the software or there is a reasonable workaround available.

(i) <u>Response Metric:</u> Company will use commercially reasonable efforts to respond and resolve all Standard tickets within eight (8) business hours of notification.

b. Priority Ticket: Software is usable, but some features (not critical to operations) are unavailable.

(i) Response Metric: Company will use commercially reasonable efforts to respond to all Priority tickets within two (2) hours and resolve Priority tickets within six (6) business hours of notification.

c. Emergency Ticket: Issue has rendered software unavailable or unusable, resulting in a critical impact on business operations. The condition requires immediate resolution.

(i) Response Metric: Company will use commercially reasonable efforts to respond to all Emergency tickets within one (1) hour and resolve Emergency tickets within two (2) business hours of notification.

5. **Remedies.** If Customer reasonably believes that Company has failed to achieve its Service Availability commitments in any given month, the Company shall, following Customer's written request, provide a report that contains true and correct information detailing Company's actual Service Availability performance. Customer must have reported an issue with the Service Availability within the calendar month and must request the report within ten (10) days of the end of the calendar month. The sole remedies for failure to meet the Service Availability level of commitment is a service refund based on the following:

a. less than 99.5% but equal to or above 97%, Company shall provide Customer with a root cause analysis and a written plan for improving Company's Service Availability to attain the 99.5% Service Availability and Company shall promptly implement such plan;

b. between 96.9% and 95%, Company shall provide Customer with a service refund in an amount equal to 10% of the prorated amount of the Subscription Fees for one month;

c. between 94.9% and 92%, Company shall provide Customer with a service refund in an amount equal to 25% of the prorated amount of the Subscription Fees for one month;

d. Less than 92%, Company shall provide Customer with a service refund in an amount equal to 100% of the prorated amount of the Subscription Fees for one month.

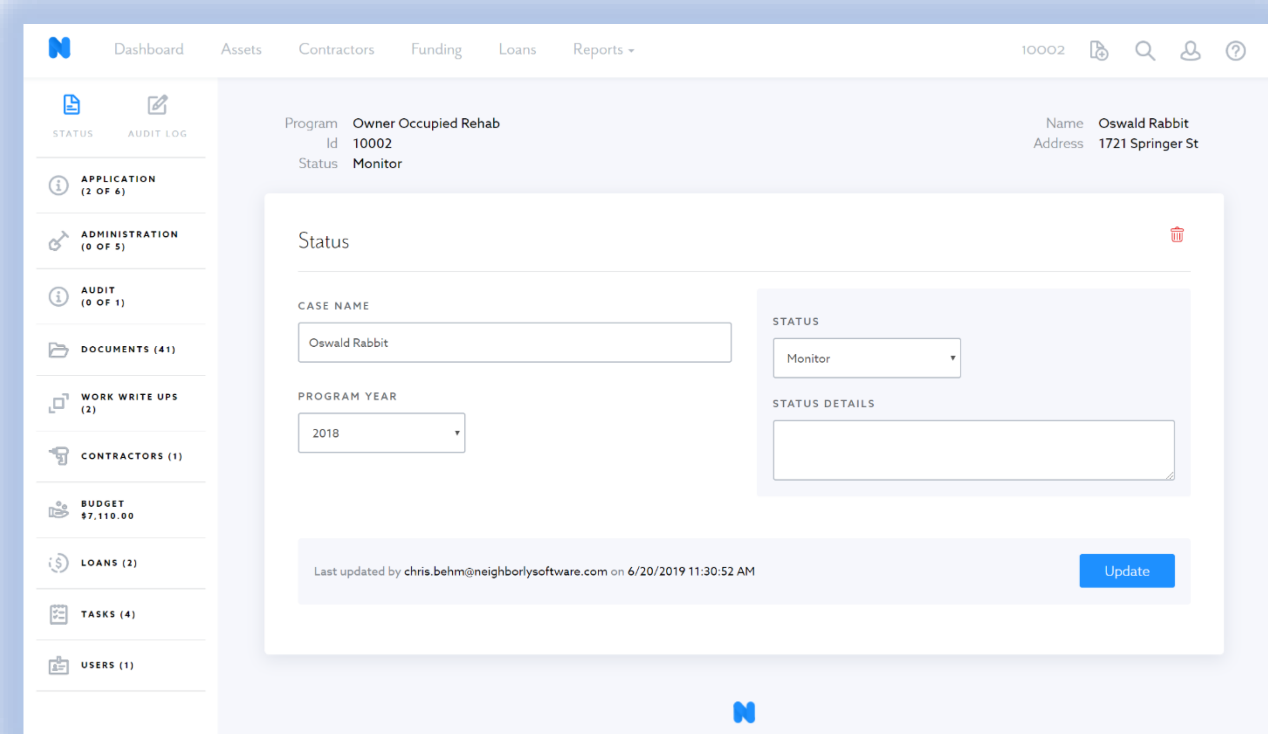
6. **Exclusions.** Company shall have no liability for, and shall make no representations or warranties respecting Service Availability or lack of availability of the Software due to: (1) outages caused by the failure of public network or communications components; (2) outages caused by a Force Majeure event; (3) outages or Errors caused by the Customer's use of any third-party hardware, software, and/or services; (4) Errors caused by the individual Authorized User's desktop or browser software; (5) Errors caused by the Customer's negligence, misconduct, hardware malfunction, or other causes beyond the reasonable control of the Company; and/or (6) Customer has not paid Fees under the Agreement when due.

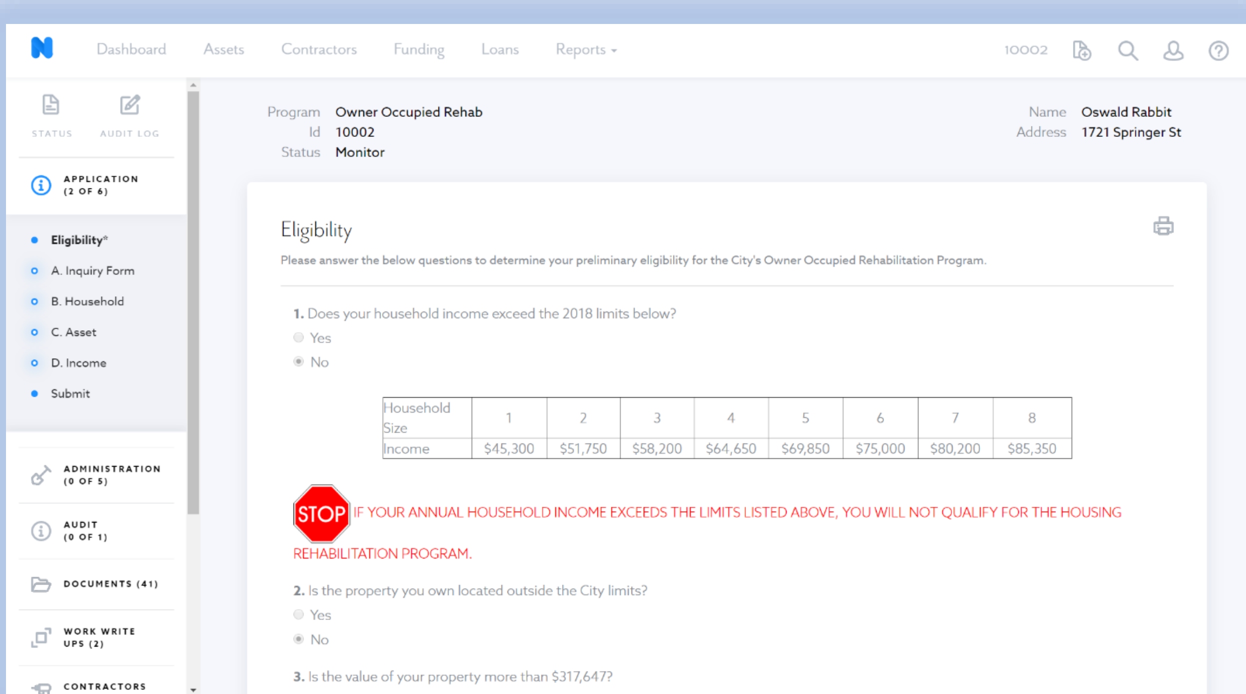
Housing Rehabilitation (& Lead Based Paint) program portal

Neighborly Software's "Housing Rehabilitation" program portal with added features available for Lead Based Paint Hazard Reduction funding provides a simple online solution for Program Administrators to manage the intake, eligibility, inspections, work write-ups, online bidding, loan (deferments, forgiveness-events, amortized) calculations, and compliance. Our software is specifically designed to eliminate paper, manual processes and cumbersome reporting, thereby allowing organizations to maximize their community investment dollars and minimize their compliance risk. Specific functionality, is outlined below:

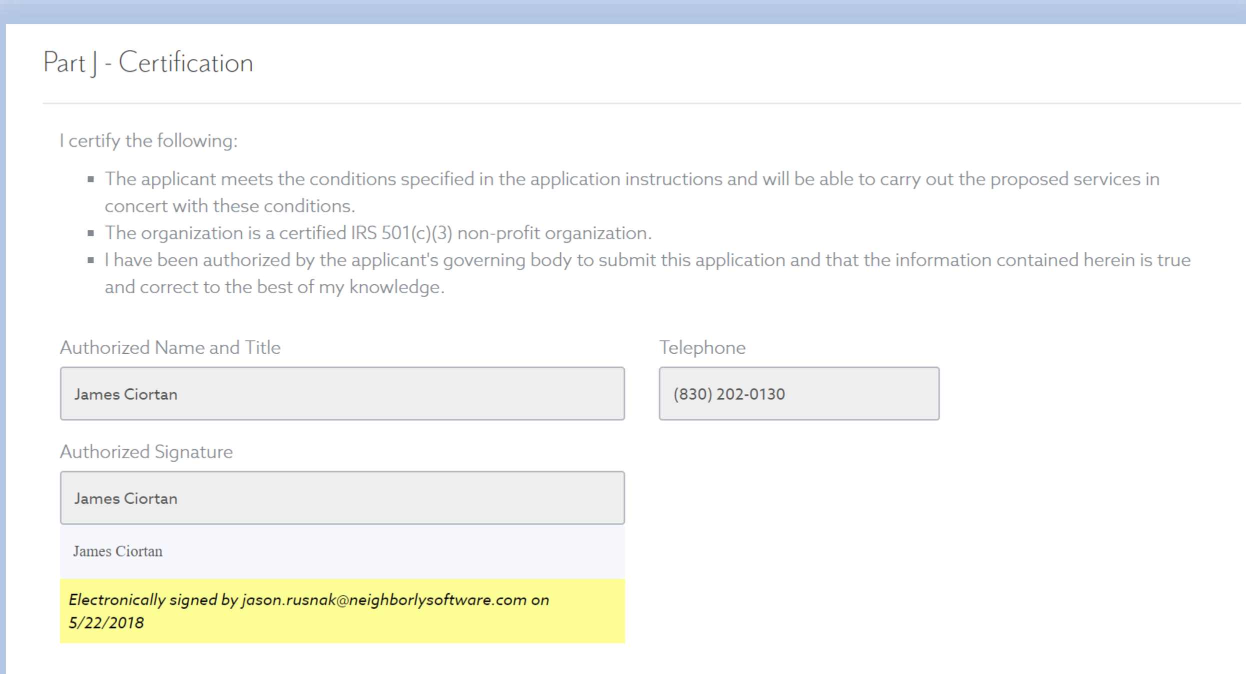
Program Administrators (and Housing Specialists/Inspectors):

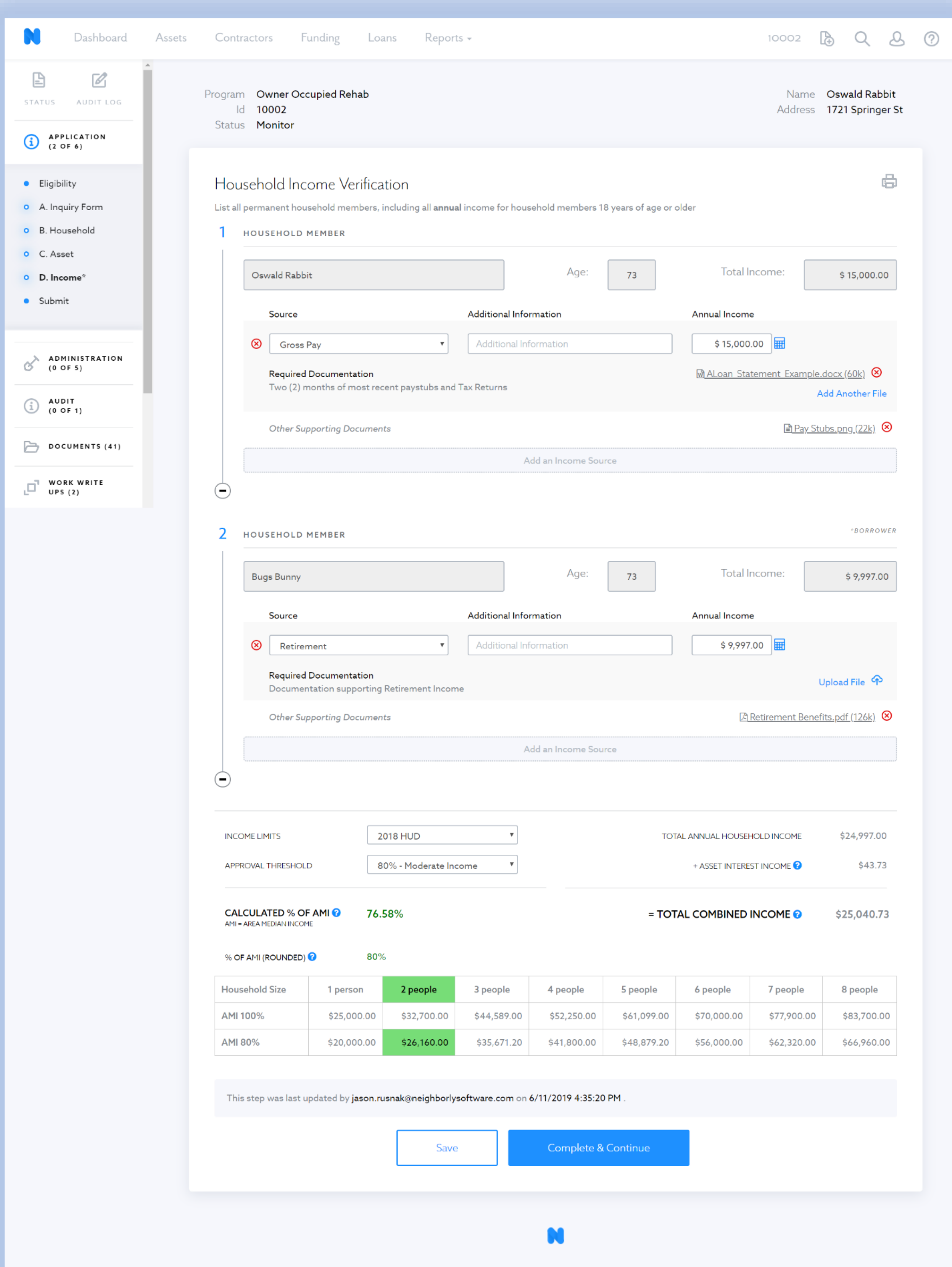
- Allow for applicant intake (online, in person, or in the field), eligibility screening, and loan processing
- Automatically calculate the total household income, including interest income
- Track environmental, lead-based-paint, mold/asbestos information within each case
- Plot all housing rehab locations on a map by type of work completed, district, neighborhood, or by funding year
- Track contractors progress, certifications/licenses, schedule of values, and retainage
- Complete mobile inspections (HQS) and create a scope of work using a tablet device out in the field
- Export data for quick summary for data entry into federal or state reporting databases or performance reports (IDIS, CAPER, etc.)
- Capture a log of all activity that takes place in the software, including date, time and user stamp of all transactions ("Audit Log")





Homeowners can apply online and complete an initial eligibility screening that will assist them in finding out whether or not they meet the minimum eligibility requirements or not, followed by filling out the full application, including income (next page) using the sections on the left with a digital signature submission authorization step.





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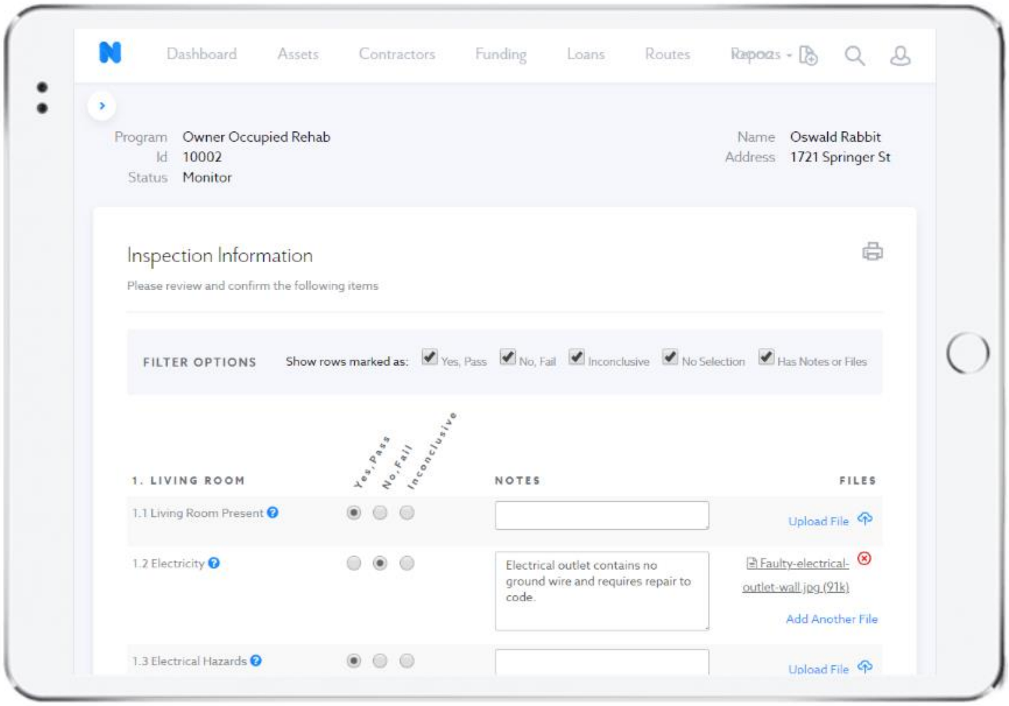
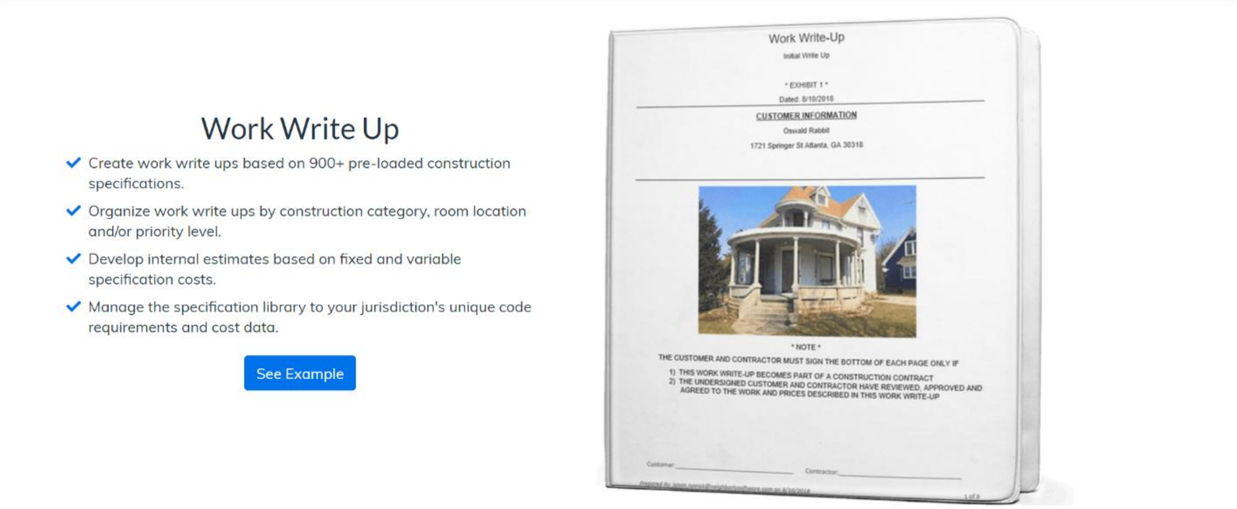
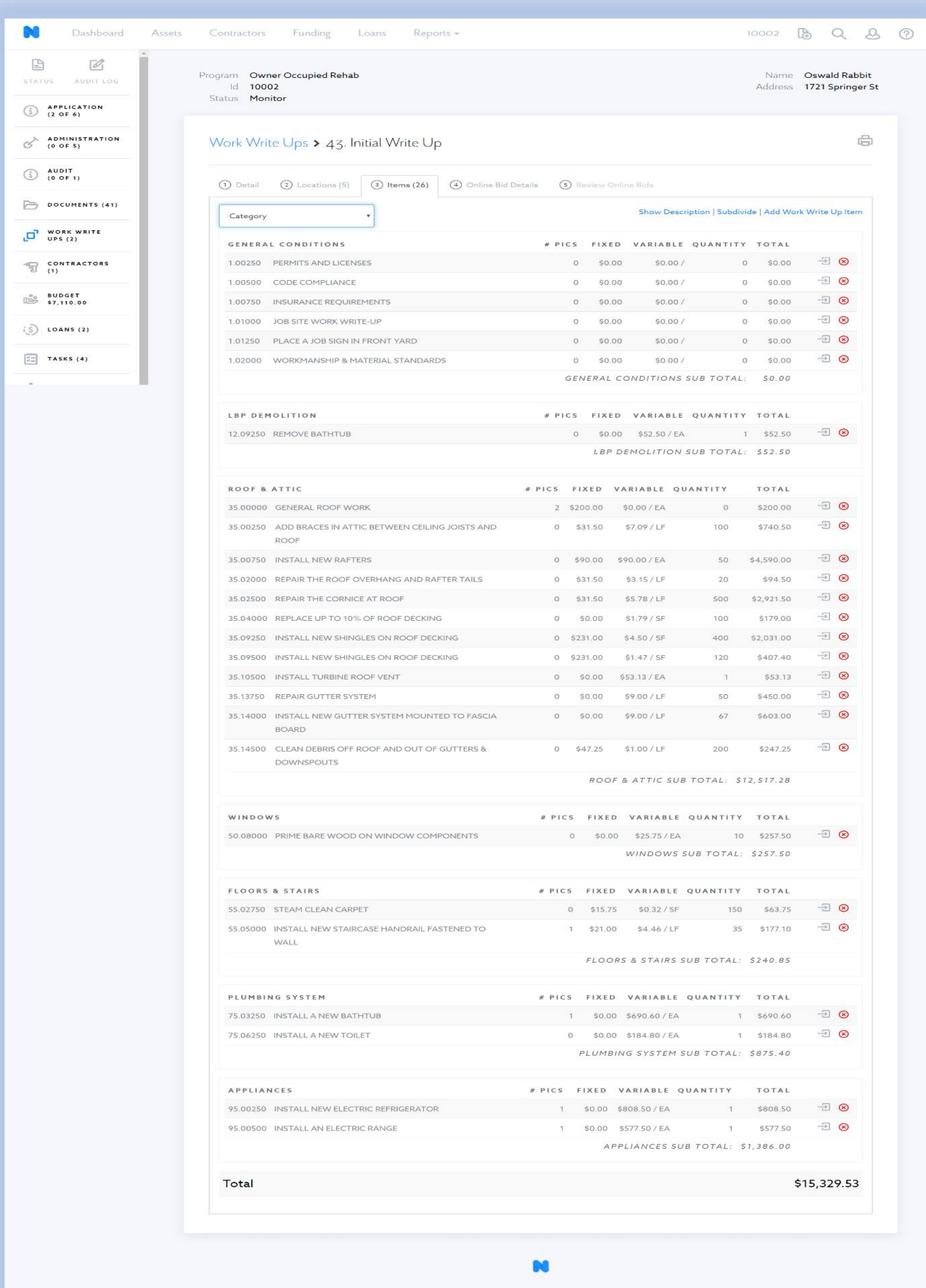


Inspections (e.g. HQS) and application intake can be completed in the field using a mobile device (tablet/iPad) that is connected to cellular-data/internet. Additionally, Neighborly Software comes out of the box with over 900 specifications. Recently our software partnered with the Craftsman Book Company where they have the leading specification database and cost estimating software that can be integrated into our solution with cost estimates based on zipcode.





GENERAL CONDITIONS		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
1.00250	PERMITS AND LICENSES	0	$0.00	$0.00 /	0	$0.00
1.00500	CODE COMPLIANCE	0	$0.00	$0.00 /	0	$0.00
1.00750	INSURANCE REQUIREMENTS	0	$0.00	$0.00 /	0	$0.00
1.01000	JOB SITE WORK WRITE-UP	0	$0.00	$0.00 /	0	$0.00
1.01250	PLACE A JOB SIGN IN FRONT YARD	0	$0.00	$0.00 /	0	$0.00
1.02000	WORKMANSHIP & MATERIAL STANDARDS	0	$0.00	$0.00 /	0	$0.00
					GENERAL CONDITIONS SUB TOTAL:	$0.00

LBP DEMOLITION		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
12.09250	REMOVE BATHTUB	0	$0.00	$52.50 / EA	1	$52.50
					LBP DEMOLITION SUB TOTAL:	$52.50

ROOF & ATTIC		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
35.00000	GENERAL ROOF WORK	2	$200.00	$0.00 / EA	0	$200.00
35.00250	ADD BRACES IN ATTIC BETWEEN CEILING JOISTS AND ROOF	0	$31.50	$7.09 / LF	100	$740.50
35.00750	INSTALL NEW RAFTERS	0	$90.00	$90.00 / EA	50	$4,590.00
35.02000	REPAIR THE ROOF OVERHANG AND RAFTER TAILS	0	$31.50	$3.15 / LF	20	$94.50
35.02500	REPAIR THE CORNICE AT ROOF	0	$31.50	$5.78 / LF	500	$2,921.50
35.04000	REPLACE UP TO 10% OF ROOF DECKING	0	$0.00	$1.79 / SF	100	$179.00
35.09250	INSTALL NEW SHINGLES ON ROOF DECKING	0	$231.00	$4.50 / SF	400	$2,031.00
35.09500	INSTALL NEW SHINGLES ON ROOF DECKING	0	$231.00	$1.47 / SF	120	$407.40
35.10500	INSTALL TURBINE ROOF VENT	0	$0.00	$53.13 / EA	1	$53.13
35.13750	REPAIR GUTTER SYSTEM	0	$0.00	$9.00 / LF	50	$450.00
35.14000	INSTALL NEW GUTTER SYSTEM MOUNTED TO FASCIA BOARD	0	$0.00	$9.00 / LF	67	$603.00
35.14500	CLEAN DEBRIS OFF ROOF AND OUT OF GUTTERS & DOWNSPOUTS	0	$47.25	$1.00 / LF	200	$247.25
					ROOF & ATTIC SUB TOTAL:	$12,517.28

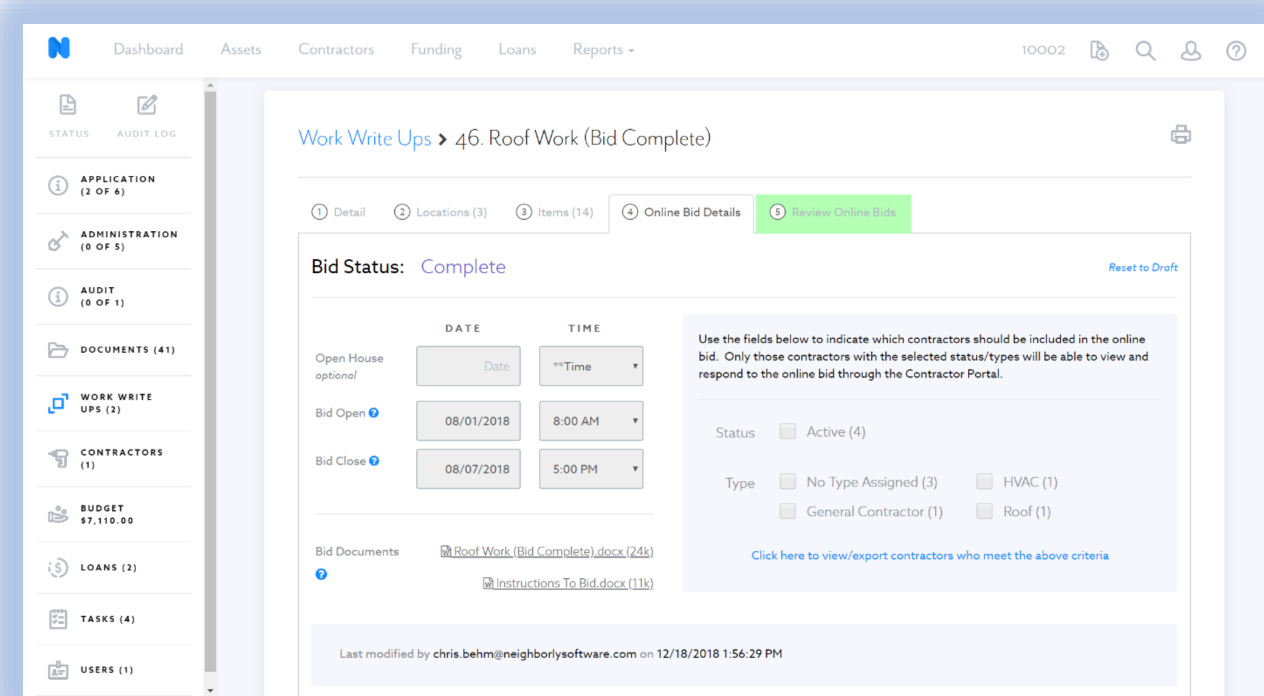
WINDOWS		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
50.08000	PRIME BARE WOOD ON WINDOW COMPONENTS	0	$0.00	$25.75 / EA	10	$257.50
					WINDOWS SUB TOTAL:	$257.50

FLOORS & STAIRS		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
55.02750	STEAM CLEAN CARPET	0	$15.75	$0.32 / SF	150	$63.75
55.05000	INSTALL NEW STAIRCASE HANDRAIL FASTENED TO WALL	1	$21.00	$4.46 / LF	35	$177.10
					FLOORS & STAIRS SUB TOTAL:	$240.85

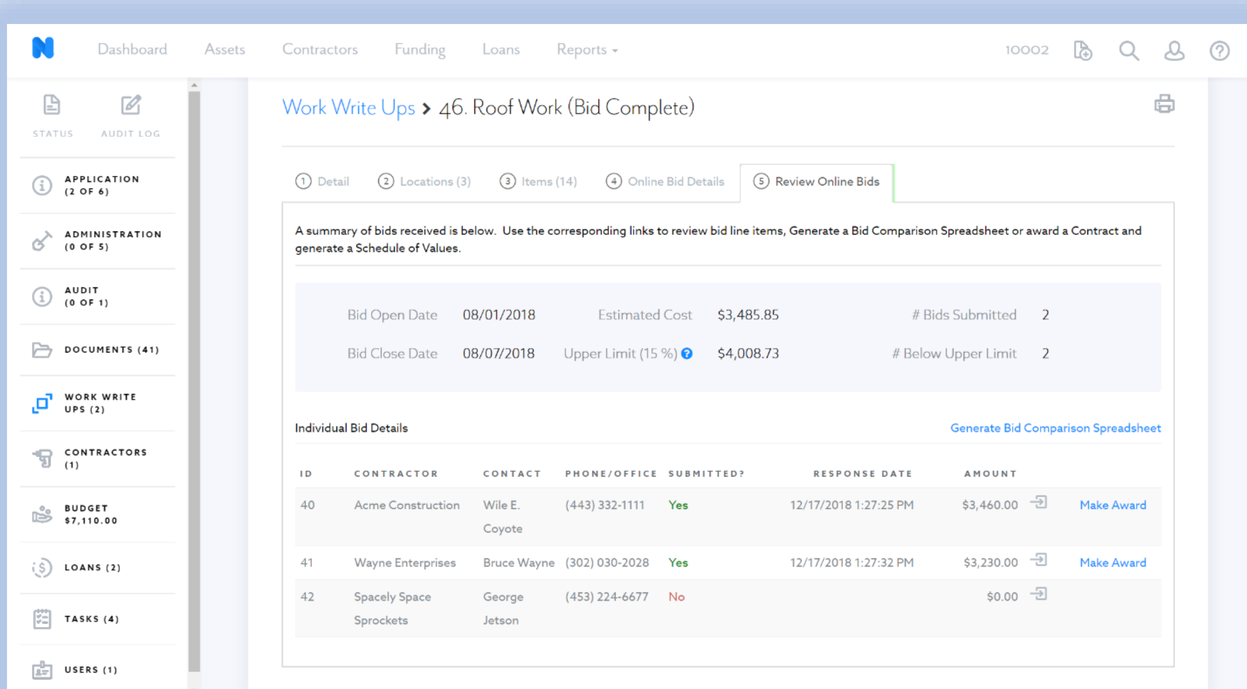
PLUMBING SYSTEM		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
75.03250	INSTALL A NEW BATHTUB	1	$0.00	$690.60 / EA	1	$690.60
75.06250	INSTALL A NEW TOILET	0	$0.00	$184.80 / EA	1	$184.80
					PLUMBING SYSTEM SUB TOTAL:	$875.40

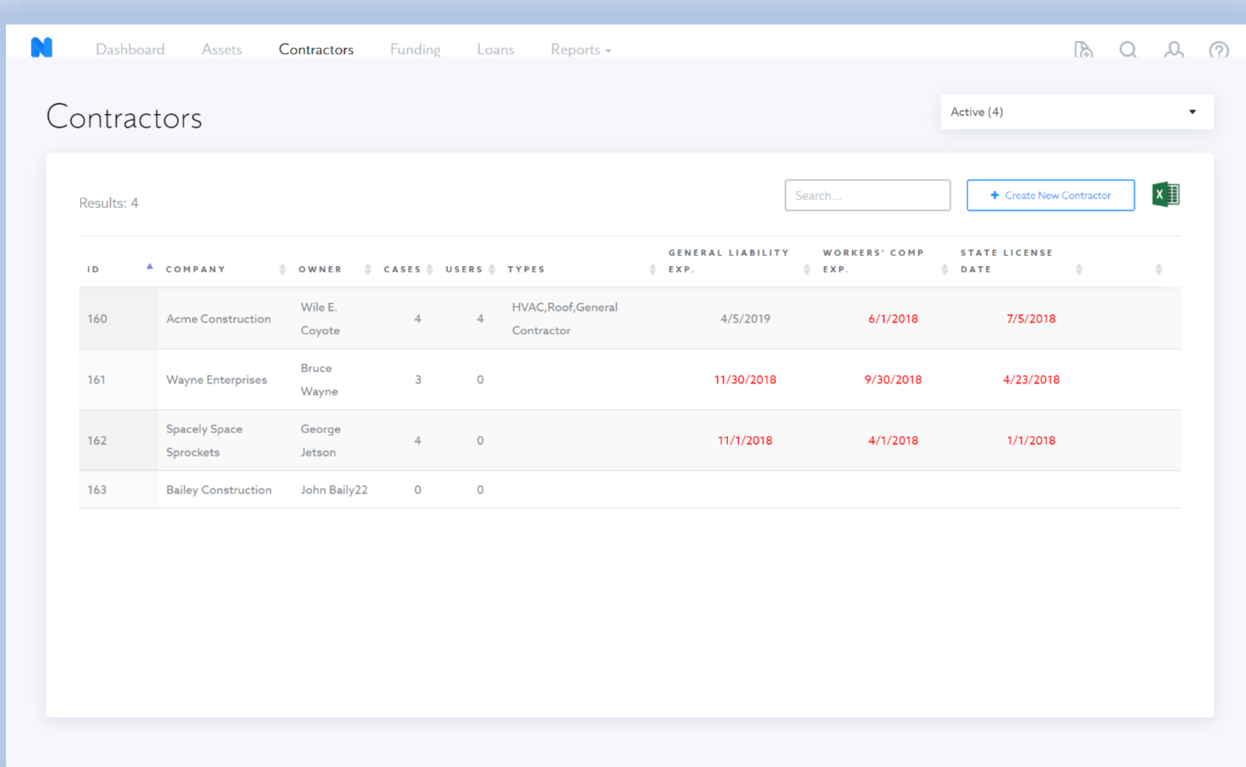
APPLIANCES		# PICS	FIXED	VARIABLE	QUANTITY	TOTAL
95.00250	INSTALL NEW ELECTRIC REFRIGERATOR	1	$0.00	$808.50 / EA	1	$808.50
95.00500	INSTALL AN ELECTRIC RANGE	1	$0.00	$577.50 / EA	1	$577.50
					APPLIANCES SUB TOTAL:	$1,386.00

Total $15,329.53

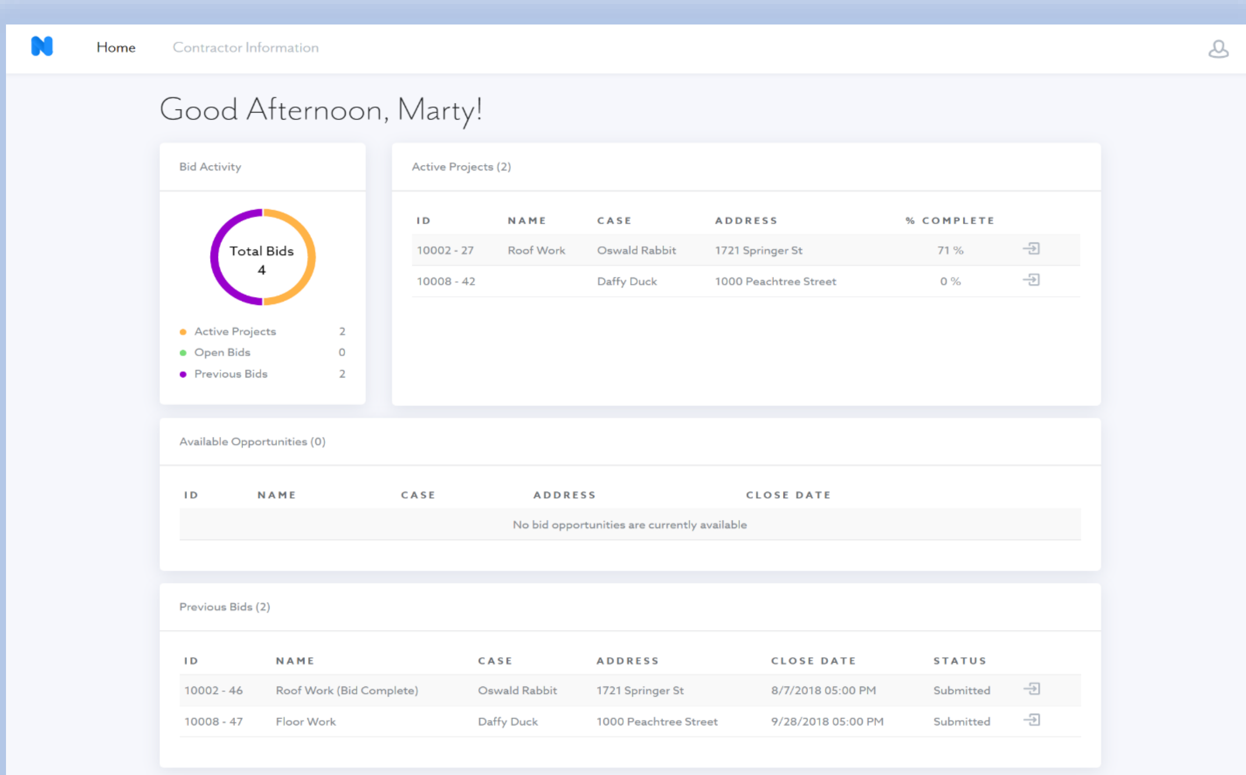


Online bidding and managing the results is available if interested. These are setup to be sealed bids through our system and fulfill most procurement processes for awarding a bid to a contractor





Manage Contractors through the contractor portal and allow contractors to manage their projects, bids, schedule of values, draw requests, insurance/certifications all online.



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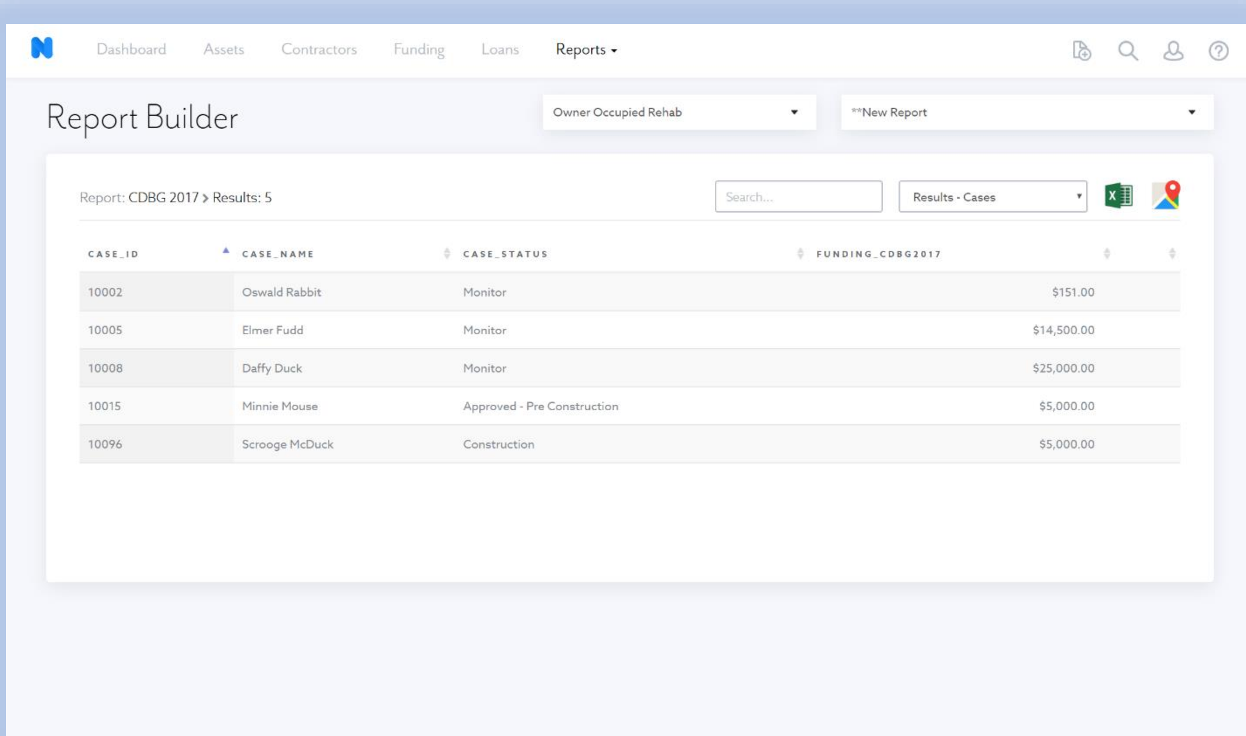
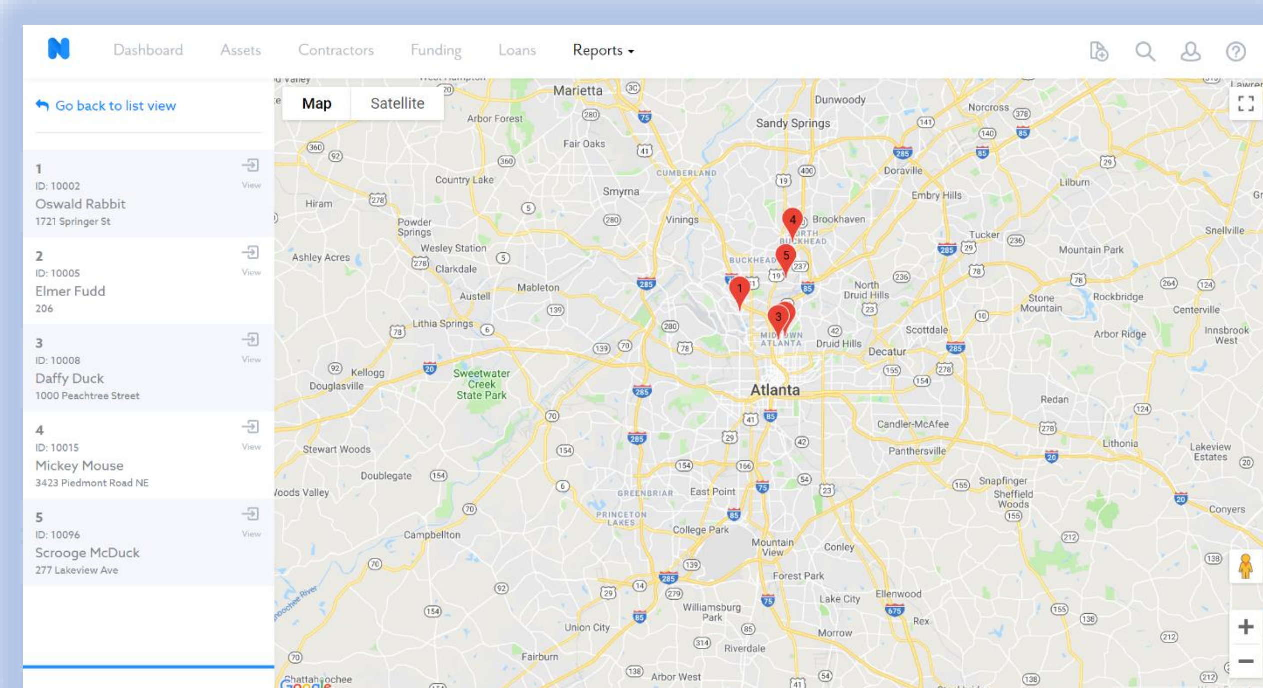
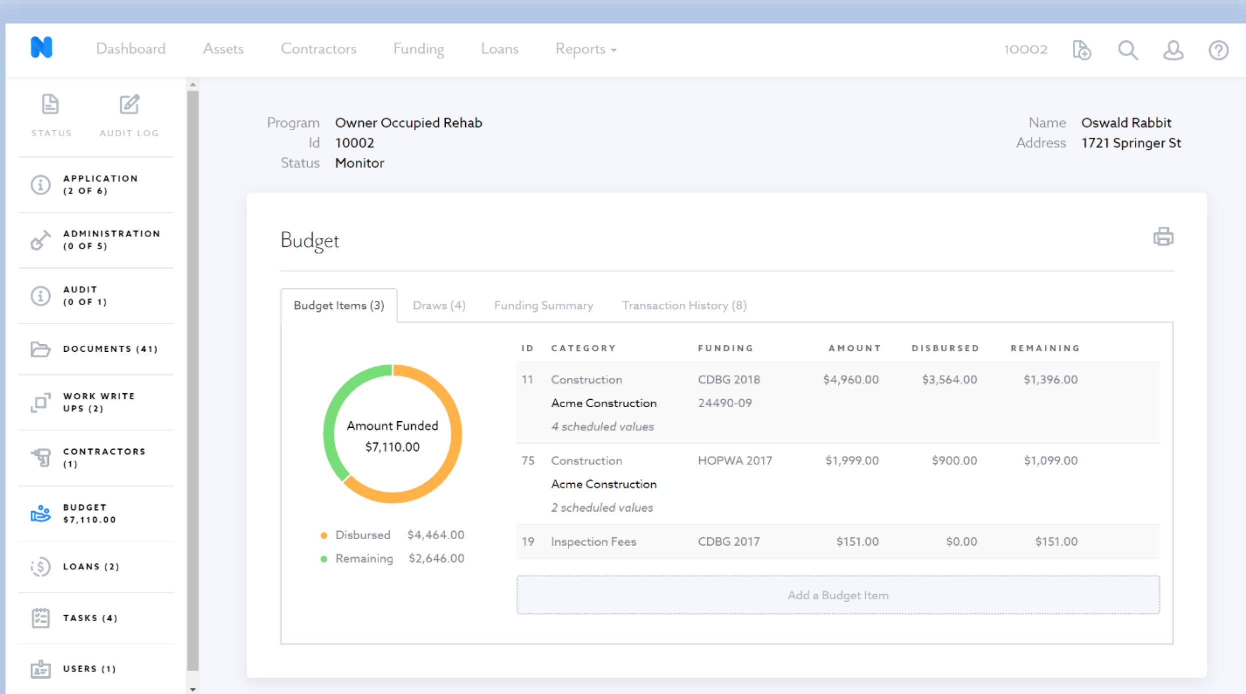
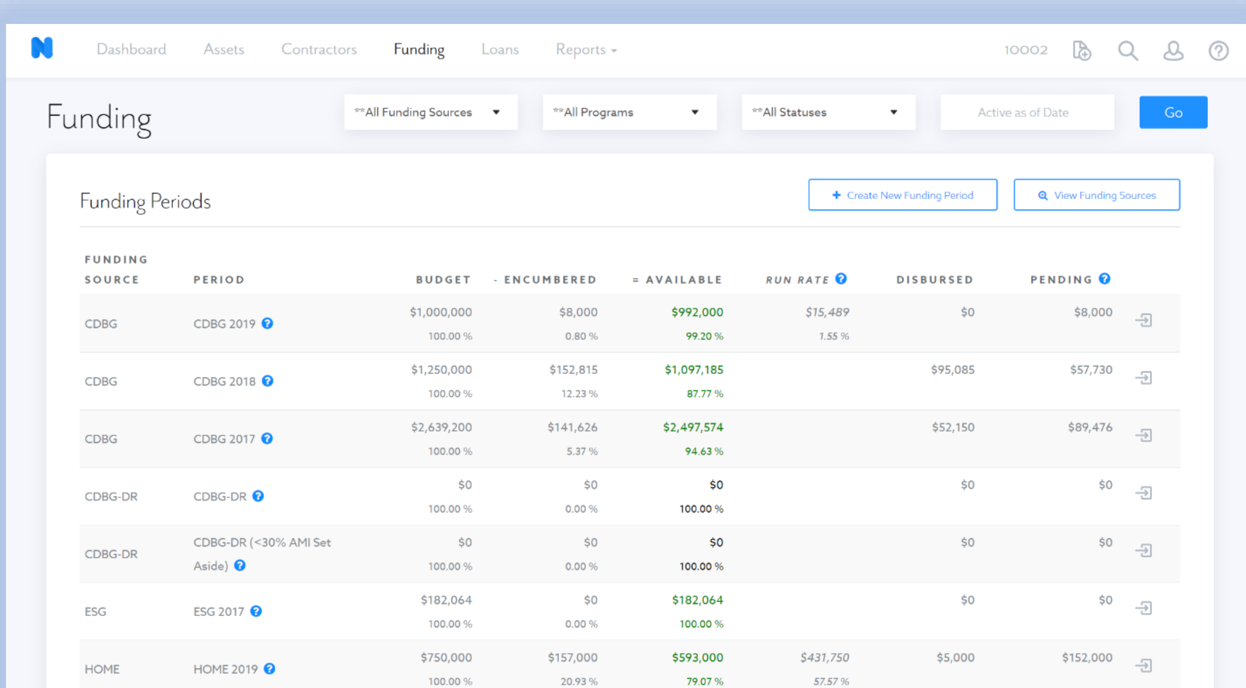


Build your own customized reports by each program and view a variety of pre-configured reports and pin the locations on a map.





Manage budgets, accept invoice/draws online, blend multiple funding sources and track expenditures.



www.NeighborlySoftware.com

Neighborly Software
Helping Communities Help People

OUR MISSION

We are purpose-driven people
and dedicated to serving
something bigger than ourselves.

Helping Communities Help People
is at the heart of all we do.
It's how we’ve designed our software,
and how we deliver unmatched
experiences to our Neighbors.

Neighborly Software

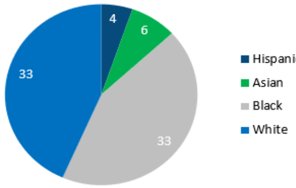
OUR TEAM

Gender

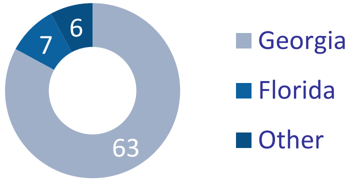
50% 38 Male

50% 38 Female

Race



Location



Volunteer

860 Hours

107.5 Days of Volunteer PTO

Neighborly Software

OUR SOLUTIONS

Market-leading HUD & Treasury Program Management

Housing, Economic & Community Development

Administer 20+ HCD activities with an end-to-end application designed specifically for the public sector.

Housing Choice Voucher Program

Gain agency-wide oversight and streamlined management of PHA's, vouchers, finance, and compliance on a single, connected solution.

Disaster Recovery – MIT Programs

Help your community recover from natural disasters by administering CDBG-DR&MIT activities on an integrated, comprehensive platform.

OUR NEIGHBORHOOD: 400+ PUBLIC SECTOR CLIENTS

Neighborly Software

10 Neighbors in the Keystone State

- Berks County
- Bucks County
- Northampton County
- Lancaster County
- Cumberland County
- PHFA
- Scranton
- Bethlehem
- Habitat Bucks
- Habitat Mont Del Co.

HOUSING, ECONOMIC & COMMUNITY DEVELOPMENT

The Market Leaders for HCD Program Management

Over 30% of all jurisdictions in the US use Neighborly Software to manage their housing & community development programs. Our platform administers 20+ HCD activities with a software solution specifically designed for the public sector.

- Down Payment Assistance
- Public Service Grants (CDBG, CSBG)
- Homeless Solution Grants (ESG, HOPWA)
- Affordable Housing Development
- Asset Management (Housing)
- Tenant Based Rental Assistance
- Housing Rehabilitation
- Home Accessibility
- Modifications

- Emergency Home Repairs
- Weatherization Assistance (WAP)
- Lead Hazard Remediation
- Property Acquisition & Demolition
- Public Infrastructure
- Community Land Trust
- Community Land Banks
- Commercial Facade
- Improvements
- Economic Development
- Micro-Enterprise Grants/Loans

CONNECT AND EMPOWER STAFF AND STAKEHOLDERS

ADMINISTRATORS

•Enroll and qualify program applicants
•Manage projects, funding, and monitor program compliance
•Track and manage deferred, forgivable and amortized loans
•Generate standard and ad-hoc reports

BENEFICIARIES

•Apply for Community Development programs
•Attest to annual program compliance
•Check loan balances / forgiveness event

SUB-RECIPIENTS

•Apply for public service grants
•Complete accomplishment reports
•Manage/track budget and make Draw requests

INSPECTORS

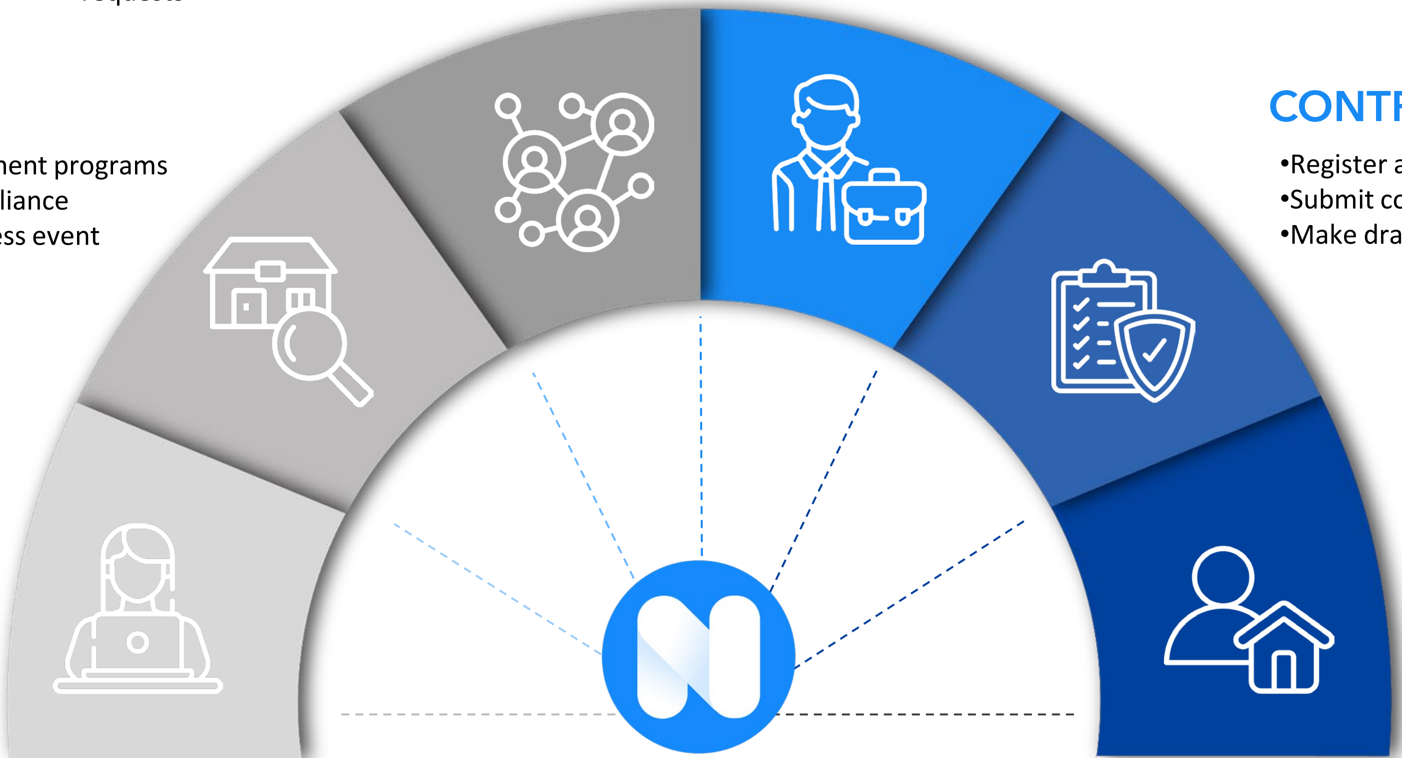
•Complete home inspections, including photos (mobile)
•Develop work write ups from over 900 specifications
•Estimate project costs
•Create work write up templates for future use

CONTRACTORS & DEVELOPERS

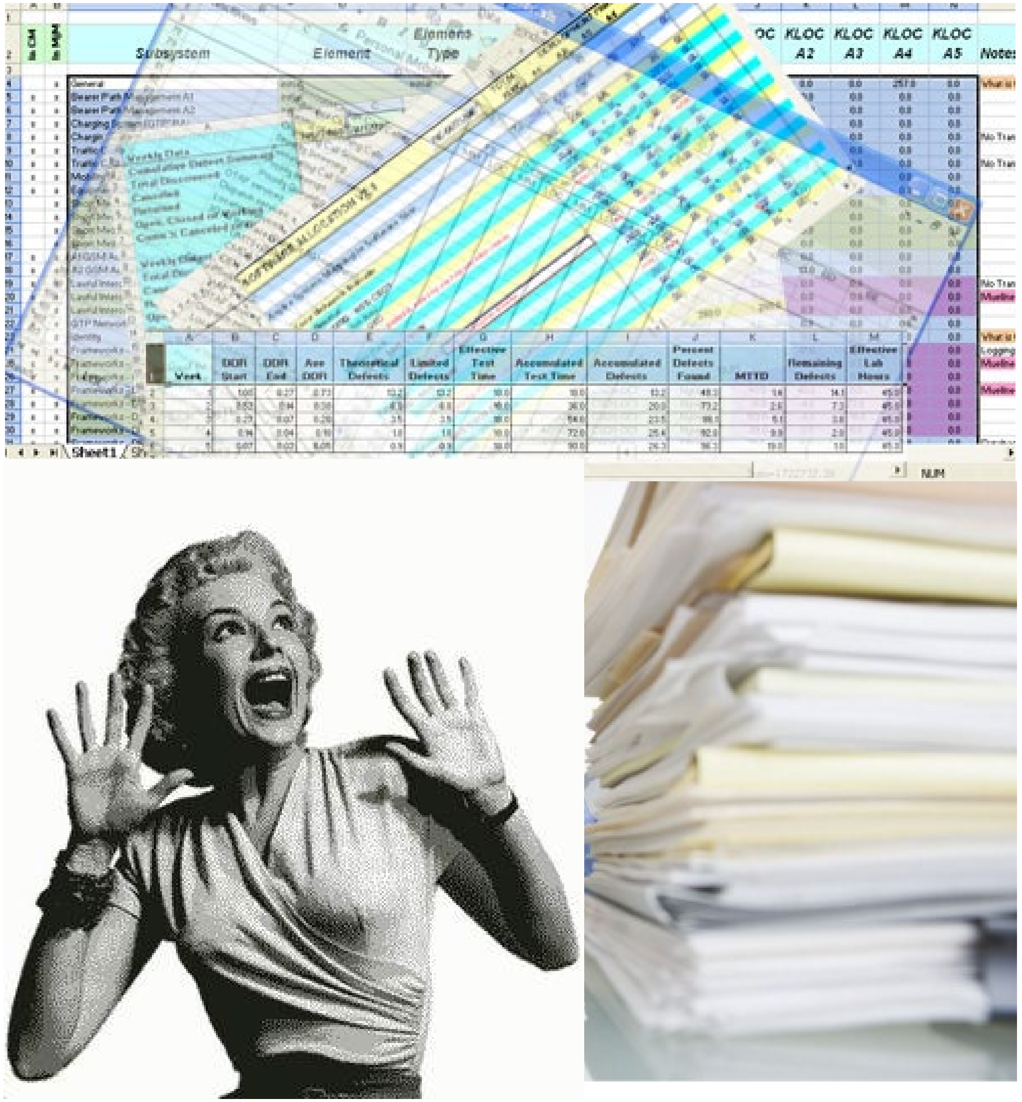
•Register and update business information
•Submit construction bids & change orders
•Make draw request

PROPERTY MANAGERS

•Upload rent rolls
•Respond to cure notices
•Request rent increases



Why Neighborly Software



Challenges Faced

- Local governments are still burdened by paper
- Manual processes
- Spreadsheets that manage spreadsheets
- Antiquated and Time-consuming reporting
- Untimely distribution of funds
- Staff burnout
- *Mantra: "That's how we've always done it".*

AN INTEGRATED SOLUTION THAT DRIVES EFFICIENCY

Online

Eliminate rekeying data and filing paper copies with online application and document storage.

Validation

Reduce incomplete applications with software guided application and validation process.

Workflow

Improve cycle time with automated workflow and approval routing.

Document Generation

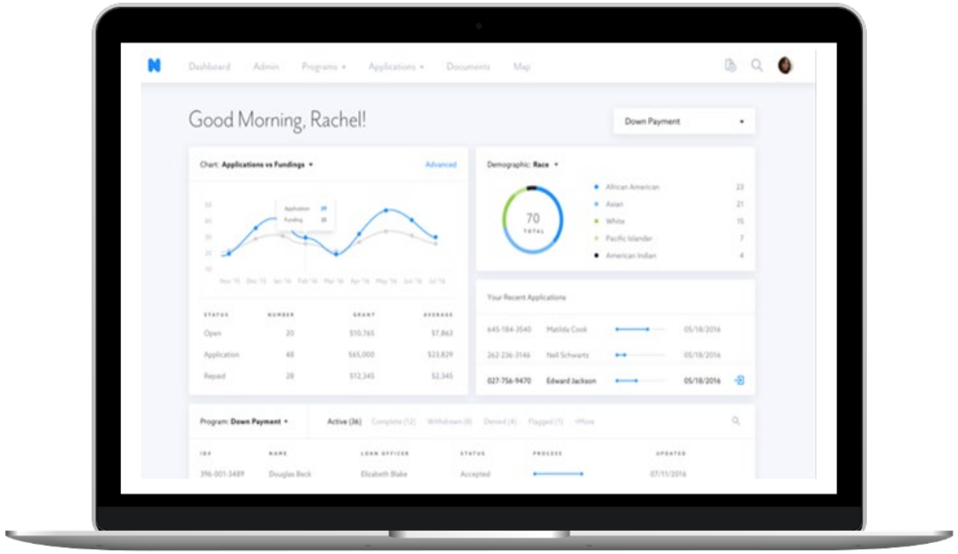
Generate promissory notes, deeds and other program documents with the click of a mouse.

Reporting

Understand program results with real time dashboards and pre-configured reports.

Self Service

Reduce inquiries by enabling self service access to account information 24/7.



AN AUDIT-PROOF OPERATION

"Oh good, the auditors are coming"
– said Nobody

- Access audit log that includes a time stamp of all transactions/approvals completed
- Ensure collection and storage of all beneficiary supporting documentation
- Enforce principal residency requirements during the period of affordability
- Reconcile and report on program income
- Evaluate real-time, sub-recipient activities and results
- Produce accurate and auditable CAPERs data

NEIGHBORLYTICS: DAAS

Data as a service for HUD Program Management -- powered by Snowflake®

Put your data to work by leveraging Neighborlytics DaaS for more informed decision-making and better ways to show and tell your results. Find answers fast and take your organization from reactive to proactive on a more secure platform

- Connect directly to your Snowflake Data Warehouse & eliminate APIs/ third-party data file sharing
- Access your data through tables for Cases, Submissions, Audit Logs, Draws, Funding, Income Sources, Transactions
- Stream analytics in near real-time (15-minute intervals)
- Connect Snowflake with various reporting software
-
- Create your own unique data pulls
- Generate custom, embedded, and public visualization reports

Neighborly Software

SECURITY THAT KEEPS YOU SAFE & SOUND

Hosted in the Cloud by Microsoft Azure

- Stored in US FedRAMP certified Tier IV Microsoft datacenters
- Geo-replication across multiple data centers
- Encryption of all data "at rest" and "in transit"

System Accessed via Web Browser

- Supported on all web browsers
- 60+ languages
- Meets Tier 2 AA accessibility requirements

Automated Data Backups

- Weekly data backups performed automatically and stored for 12 months
- Point In Time Restore to any point within the last 35 days

Advanced Security Features

- Tenant-specific audit log tracks all activity with User Id and IP address logging
- Session timeout warnings & auto-logout
- Separate tenant database architecture logically isolates client data

Neighborly Software FedRAMP CLOUDFLARE AICPA SOC Microsoft Azure

Neighborly Software

THANK YOU!

neighborlysoftware.com

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	BOC-03-010925	FISCAL IMPACT Cost > $10,000 Yes No
DATE	*AGENDA ITEM NUMBER*	
Administration		PUBLIC BID REQUIRED Cost > $20,100 Yes No
DEPARTMENT		

AGENDA ITEM:

Township Secretary

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution No. 25-001 appointing Christopher Christman, Township Manager, as Township Secretary.

RESOLUTION No. 25-001

APPOINTMENT OF TOWNSHIP SECRETARY TO THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON MONTGOMERY COUNTY, PENNSYLVANIA

WHEREAS, the First Class Township Code prescribes that the Board of Commissioners appoint a Township Secretary; and

WHEREAS, the Commissioners of Abington Township have determined the necessity to appoint a Township Secretary;

NOW, THEREFORE, the Board of Commissioners of Abington Township does hereby appoint Christopher Christman, Township Manager, to serve as Township Secretary to the Board of Commissioners.

ADOPTED this 9th day of January 2025.

BOARD OF COMMISSIONERS

____
Thomas Hecker, President

ATTEST:

____
Christopher Christman,
Township Manager & Secretary

BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

January 9, 2025	BOC-04-010925	FISCAL IMPACT Cost > $10,000 Yes No
DATE	*AGENDA ITEM NUMBER*	
Administration		PUBLIC BID REQUIRED Cost > $20,100 Yes No
DEPARTMENT		

AGENDA ITEM:

LD-24-01 -2241 Old Welsh Road

EXECUTIVE SUMMARY:

Under the prior and current plans submission, the Applicant is proposing to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivide the existing previously consolidated 56,250 SF (or approx. 1.29-acre) lot into seven (7) new lots as follows:

- Lots 1 through 4 – will consist of a 7,542.40 SF to 7,737.01 SF lots facing Parkview Avenue. Lot 1 will consist of a 7,542.20 SF corner lot fronting Parkview Avenue and Fairview Avenue with the remaining Lots 2 to 4 as interior lots fronting Parkview Avenue. A new 1,814 SF single-family detached dwelling is proposed on each lot with the main entrance to the dwellings facing Parkview Avenue. A 214 SF porch and an attached 200 SF front facing garage, 12-ft wide driveway, and driveway apron is proposed fronting Parkview Avenue.
- Lot 5 – will consist of a 10,545.51 SF corner lot fronting Old Welsh Road and Fairview Avenue. Lot 5 will comprise the existing single-family detached dwelling to remain. No new garage is proposed for Lot 5. A new porous asphalt driveway off of Fairview Avenue, retaining walls, and a rear concrete walkway between the house and new porous asphalt driveway are proposed on the site.
- Lots 6 and 7 – will consist of a 7,603.17 SF and 7,627.98 SF lot, respectively. These interior lots will be fronting Old Welsh Road. Both lots will be improved with a new 1,814 SF single-family detached dwelling, a 214 SF porch, an attached 200 SF front facing garage, 12-ft wide driveway, driveway apron facing Old Welsh Road, and retaining walls. Each new single-family detached dwelling will

have a proposed asphalt driveway to accommodate two (2) offstreet parking spaces. In addition, new curbing, sidewalk, walkways, landscaping, and stormwater management facilities are proposed under this land development submission. Each new single-family dwelling will be serviced by public water and sewer service.

9-24-24 - **Planning Commission Meeting Summary**

- The PC made a motion to recommend approval of the LD project and approval of 3 out the 5 waivers requested. The PC did not approve the waivers regarding the right-of-way width (Section 146-24.D.(1) and streetlighting (Section 146-38). The motion was first made by Daryl Baker and second by Lucy Strackhouse. All were in favor, no one opposed.
-
    - For the right-of-way, the waiver request was to not widen the existing 24' wide roadway to 30' wide. The developer stated that they weren't sure if the developer would be responsible for dedicating the remaining 6' or if the road would be split and 3' from both sides of the road would be needed. The PC recommended that the Township look into what the requirement would be if the road is required to be widened.
    -
    - For the streetlighting, the waiver request was to not provide additional street lights because there are already existing street lights located at the Fairview & Parkview Ave intersection and the Fairview & Old Welsh Rd intersection. The PC recommended that the Township look into whether additional street lights are needed along any of the frontages of the site.

PREVIOUS BOARD ACTIONS:

Planning Commission - 9/24/24 - See Executive Summary

RECOMMENDED BOARD ACTIONS:

Motion to approve LD-24-01 - 2241 Old Welsh Road as a Preliminary Major Subdivision and Land Development plan and adopt Resolution 25-002.

September 12, 2024

ABINT130037

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

RE: Executive Summary for LD-24-01 – 2241 Old Welsh Road
PARID: 30-00-48540-00-3/ TMID: 30125 004
Preliminary Major Subdivision & Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the “Preliminary Major Subdivision & Land Development Plans” consisting of fifteen (15) sheets as well as a PCSM Report both dated March 7, 2024, last revised July 26, 2024; as prepared by Cornerstone Consulting Engineers & Design Services, Inc., located at 213 West Main Street, Lansdale, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on March 13, 2024.

Under the prior and current plans submission, the Applicant is proposing to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivide the existing previously consolidated 56,250 SF (or approx. 1.29-acre) lot into seven (7) new lots as follows:

- Lots 1 through 4 – will consist of a 7,542.40 SF to 7,737.01 SF lots facing Parkview Avenue. Lot 1 will consist of a 7,542.20 SF corner lot fronting Parkview Avenue and Fairview Avenue with the remaining Lots 2 to 4 as interior lots fronting Parkview Avenue. A new 1,814 SF single-family detached dwelling is proposed on each lot with the main entrance to the dwellings facing Parkview Avenue. A 214 SF porch and an attached 200 SF front facing garage, 12-ft wide driveway, and driveway apron is proposed fronting Parkview Avenue.
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- Lots 6 and 7 – will consist of a 7,603.17 SF and 7,627.98 SF lot, respectively. These interior lots will be fronting Old Welsh Road. Both lots will be improved with a new 1,814 SF single-family detached dwelling, a 214 SF porch, an attached 200 SF front facing garage, 12-ft wide driveway, driveway apron facing Old Welsh Road, and retaining walls.

Each new single-family detached dwelling will have a proposed asphalt driveway to accommodate two (2) off-street parking spaces. In addition, new curbing, sidewalk, walkways, landscaping, and stormwater management facilities are proposed under this land development submission. Each new single-family dwelling will be serviced by public water and sewer service.

This project is located within the R4 – Residential High Density Zoning District. The site is a triple-frontage lot fronted by Parkview Avenue to the north; Fairview Avenue to the west; Old Welsh Road (SR 2029) to the south; and residential properties zoned within the R4 – High Density Residential Zoning District to the east.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be primarily located within Zone X primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site as shown on the Existing Conditions Plan (Sheet 2). However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the Steep Slope Conservation Overlay District, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

Waivers Requested:

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code:

1. **§142-408.B.(1) – Stream Bank Erosion Requirements –** A waiver from the requirement to utilize the SCS Type II distribution.

   The Applicant is proposing to utilize the Rational Methodology for stormwater computations as opposed to the SCS Methodology.

2. **§146-11.B.(7) – Existing Conditions Plan –** A waiver from the requirement to show the existing utilities within 400 linear feet of the site.

   The Applicant has provided the existing utilities immediately surrounding the site and has requested a waiver from showing all existing utilities within 400 linear feet of the site.

3. **§146-38 – Streetlighting –** A waiver from the requirement to provide streetlighting along each subdivision and along each street front abutting a public street in each land development.

   The Applicant is requesting a waiver from the requirement to provide streetlighting along 700 feet long street frontage along Old Welsh Road, Fairview Avenue and Parkview Avenue.

4. **§146-43.C.(3).(a) – Erosion and Sediment Control –** A waiver permitting cut and fill slopes 15% and steeper.

   The Applicant is proposing grading with slopes 15% and steeper due to the existing grades of the site.

Issues:

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

- Stormwater Management:
  - No trench drain is provided at the end of the driveway on Lot 7 which will result in runoff from the driveway flowing directly onto Old Welsh Road. Applicant should consider adding a trench drain at the end of the driveway similar to the other lots and consider re-orienting and/or redesigning the location and/or depth of the proposed infiltration stone basin to provide adequate slope from a trench drain at the driveway bottom to the infiltration basin to collect the stormwater runoff from the driveway.

Summary:

The Applicant would be eligible for Preliminary Major Land Development Plans approval contingent the Applicant addresses all review comments.

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

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

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

U:\ACCOUNTS\ABINT\ABINT130037 - LD-24-01-2241 OLD WELSH ROAD SUBDIVISION\ADMIN\LD-24-01-PC MTG EXEC SUMMARY - 9.12.24 2241 OLD WELSH RD.DOCX

Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

MAR 8 AM7:38

March 7, 2024
VIA: Hand Delivery

Township of Abington
1176 Old York Road
Abington, PA 19001

Attn: Mr. Richard Manfredi,
Township Manager

RE: 2241 Old Welsh, LLC
Subdivision and Land Development Application
2241 Old Welsh Road
Abington, PA 19090

Dear Mr. Manfredi,

Our office has prepared a Seven (7) Lot Residential Subdivision plan set for review by Abington Township for the property located at 2241 Old Welsh Road in Abington Township. The property is a 1.29 acre single family residential lot that fronts on Old Welsh Road, Fairview Ave and S Parkview Ave. The developer is proposing to subdivide the existing lot into six (6) additional single-family lots for a seven (7) lot subdivision.

The plans and supporting documentation are provided for review by Abington Township. Enclosed please find the following revised documents:

- Application Form
- Ten (10) copies of the Subdivision Plan Set (24"X36"), dated 3-07-2024
- One (1) copy of the Subdivision Plan Set (11"x17"), dated 3-07-2024
- Two (2) copies of the tentative architectural building elevations.
- Two (2) copies of the Stormwater Report, Drainage Area Plans & Infiltration Report
- Sanitary Sewer Availability Letter
- Two (2) copies of Sewage Facilities Planning Module Application
- Public Water Availability Letter
- Subdivision Application Fee $500
- Subdivision Escrow Fee $5,000

Thank you for your assistance in submitting the aforementioned plans. Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Design Services, Inc.

John Anderson, P.E.
Principal/Partner

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: 2241 Old Welsh Road Residential Subdivision

APPLICANT NAME: 2241 Old Welsh, LLC

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD-24-01
Project Title: 2241 Old Welsh Rd SD+LD
File Date: 03/08/2024

Date Complete: 3/13/24
90 Day Date: Waived
Ward No.: 5

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	
Name	2241 Old Welsh, LLC Attn: David Sharrow
Address	712 Canterbury Ln, Horsham, PA 19044
Phone	856-701-3258
Fax	
Email Address	dave@sharrowconstruction.com

Property Owners Information (if different than applicant)	
Name	Same as Applicant
Address	
Phone	
Fax	
Email Address	

Architect/ Planner	
Name	None
Address	
Phone	
Fax	
Email Address	

Engineer/ Surveyor	Cornerstone Consulting Engineers and Design Services, Inc. Name Attn: John Anderson 213 W. Main Street, Lansdale, PA 19446 Address

Engineer/ Surveyor Cont'd	215-362-2600 Phone Fax janderson@cornerstonenet.com Email Address

Attorney	None Name Address Phone Fax Email Address

II. PROJECT INFORMATION

Application Type:

______ Minor Subdivision	_____ Minor Land Develop.	X 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: 2241 Old Welsh Road, Abington, PA 19090

Tax Parcel No.: 30-00-48540-00-3 County Deed Book No.: 5611 Page No.: 2521

Description of Proposed Work: The project proposes a seven (7) lot subdivision with six (6) new residential single family lots and one (1) existing single family lot.

Total Tract Acreage: 56,250 sf, 1.29 acres Project Acreage: 56,250 sf, 1.29 acres

Zoning District: R-4 Existing Number of Lots: 1 lot Proposed Number of Lots: 6 new and 7 tota

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 6 EDU

Proposed Land Use:

X Single Family Detached	_____ Single Family Attached		_____ Single Family Semi-Detached
______ Multi-Family	_____ Commercial	_____ Office	_____ Industrial

______ Other (Describe): ______

III. REVIEW

Please complete the following section by circling a response:

• Have you met with the Zoning Officer regarding this plan?	Yes	No
• Are there known variances/any zoning relief necessary for this project?*	Yes	No
• If YES, have you submitted an application to the Zoning Hearing Board?	Yes	No
• Has this plan been heard by the Zoning Hearing Board?	Yes	No
• Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past?	Yes	No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant Signature

3/6/24

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:
142-408.B.(1)	To allow the use of the Rational Method for stormwater computations.

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)

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

___ 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.

Signature of Applicant ______________________ Date 3/6/24

Signature of Property Owner (if different than applicant) ______________________ Date ______

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

____ Application Fee Amount: $______________ Check No.: #______________

____ Review Escrow Fee Amount: $______________ Check No.: #______________

DECISION INFORMATION

Approval ______ Denial________ Decision Date: ______________________

Comments/Conditions:____

____

____

____

____

PLANNING PROCESS EXTENSION AGREEMENT

FOR

Old Welsh Road Residential Subdivision

PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: ______________________ Date: 3/6/24
Applicant

Received: ______________________ Date: ______________
Township

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

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: ______________________ Date: 3/6/24
Applicant

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: 3/7/2024
Municipality: Abington Township
Proposal Name: Old Welsh Road Residential Subdivision
Applicant Name: 2241 Old Welsh, LLC
Address: 2241 Old Welsh Road
City/State/Zip: Abington, PA 19090
Phone: 856-701-3258
Email: dave@sharrowconstruction.com

Applicant's Representative: David Sharrow
Address: PO Box 411
City/State/Zip: Moorestown, NJ 08057
Business Phone (required): 856-701-3258
Business Email (required): dave@sharrowconstruction.com

Type of Review Requested:

(Check All Appropriate Boxes)

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

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

Type of Plan:

- ○ Tentative (Sketch)
- ☒ Preliminary / Final

Type of Submission:

- ☒ New Proposal
- ○ Resubmission*

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

Zoning:

Existing District: R-4 Medium High Density
Special Exception Granted ○ Yes ○ No
Varian Granted ○ Yes ○ No For

Plan Information:

Tax Parcel Number(s) 30-00-48540-00-3
Location *(address or frontage)*
Nearest Cross Street Fairview Ave and Parkview Ave
Total Tract Area 56,250 sf, 1.29 acres
Total Tract Area Impacted By Development 56,250 sf, 1.29 acres

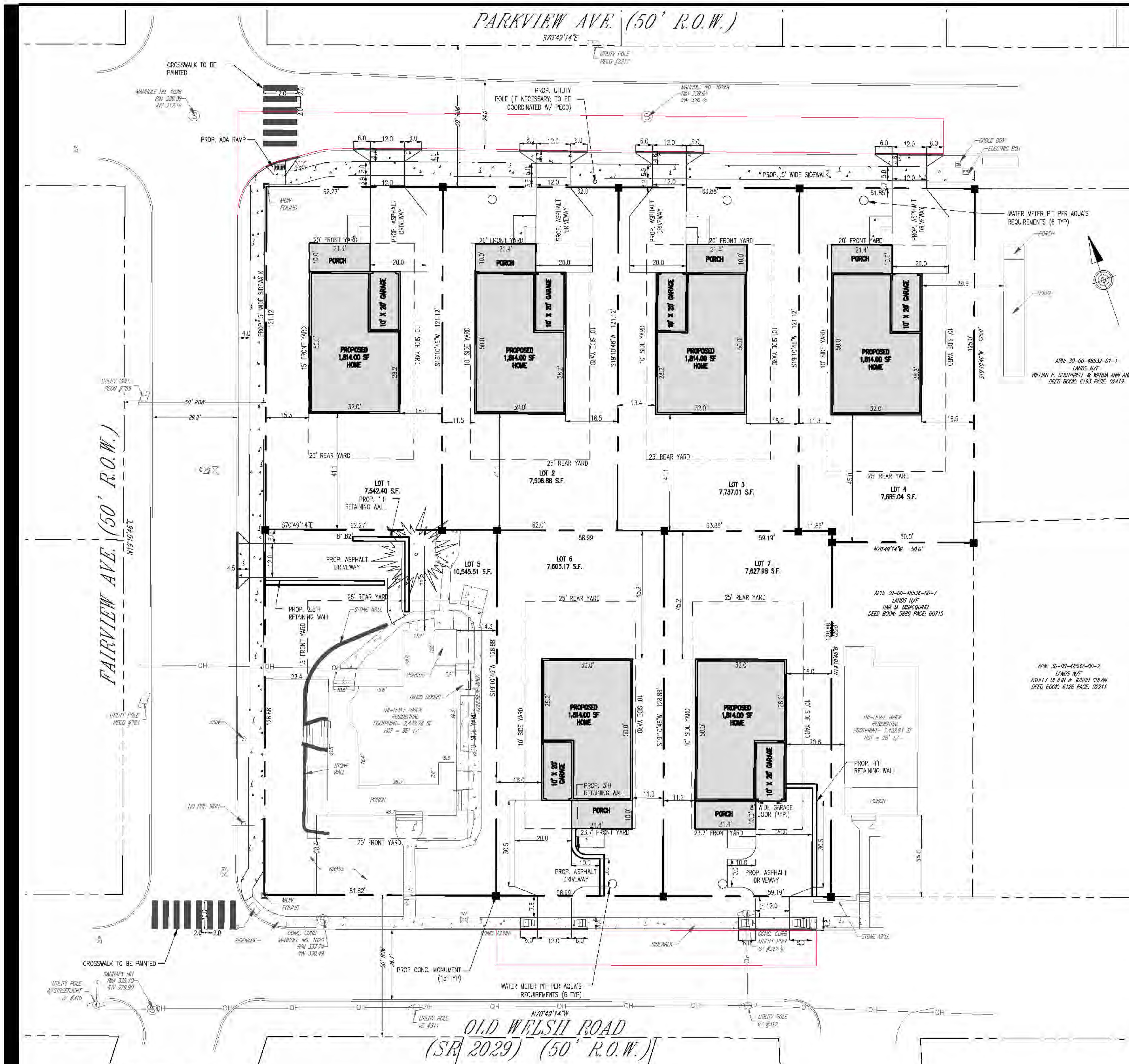
(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

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	6					
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

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

Additional Information:

Effective 5/1/18



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SHEET LIST

1. SITE AND SUBDIVISION PLAN
2. EXISTING CONDITIONS PLAN
3. AERIAL PLAN
4. PROPERTY IDENTIFICATION PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. STORMWATER PLAN
8. EROSION AND SEDIMENTATION CONTROL PLAN
9. EROSION & SEDIMENTATION CONTROL DETAILS
10. SITE DETAILS
11. SITE DETAILS
12. SITE DETAILS
13. SITE DETAILS
14. LANDSCAPE PLAN
15. PCSM PLAN

LOCATION MAP

GENERAL NOTES

1. THIS PLAN REFERENCES A PLAN: CARROLL ENGINEERING CORPORATION
949 EASTON ROAD
WARRINGTON, PA 18976
PLAN TITLED: "PLAN OF BOUNDARY & TOPOGRAPHY"
DATED: 6/25/2023
2. OWNER/APPLICANT: 2241 OLD WELSH, LLC.
712 CANTERBURY LANE
HORSHAM, PA 19044
3. PROJECT LOCATION INFORMATION: 2241 OLD WELSH ROAD
ABINGTON TOWNSHIP, PA 19090
MONTGOMERY COUNTY, PENNSYLVANIA
DEED BOOK 5611 PAGE 2521
4. ZONING INFORMATION: ZONING DISTRICT: R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
EXISTING USE: SINGLE FAMILY RESIDENTIAL HOME
PROPOSED USE: SEVEN (7) LOT SUBDIVISION; SIX (6) H-7 SINGLE FAMILY DETACHED DWELLING UNITS AND A-13 FOR THE FENCES & RETAINING WALLS
5. ZONING BULK AND AREA REQUIREMENTS:
CURRENT R-4 ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED (LOT 1)	PROPOSED (LOT 2)	PROPOSED (LOT 3)	PROPOSED (LOT 4)	PROPOSED (LOT 5)	PROPOSED (LOT 6)	PROPOSED (LOT 7)
MIN. LOT AREA:	7,500 SF	56,250.0 SF	7,542.40 SF	7,508.88 SF	7,737.01 SF	7,685.04 SF	10,545.51 SF	7,603.17 SF	7,627.98 SF
MIN. LOT WIDTH:	50 FT	200.0 FT	62.27 FT	61.99 FT	63.88 FT	61.85 FT	81.82 FT	58.99 FT	59.185 FT
MIN. LOT DEPTH:	100 FT	250.0 FT	121.12 FT	121.12 FT	121.12 FT	125 FT	128.88 FT	128.88 FT	128.88 FT
BUILDING									
MIN. FRONT YARD SETBACK:	20 FT (THE FRONT YARD ON ONE SIDE OF A CORNER LOT MAY BE REDUCED TO A DEPTH OF NOT LESS THAN 15 FT)	22.40 & 28.4 FT	20.0 & 15.3 FT	20.0 FT	20.0 FT	20.0 FT	28.4 & 22.4 FT	23.7 FT	23.7 FT
MIN. REAR YARD:	25 FT	76.32 FT	41.1 FT	41.1 FT	41.1 FT	45.0 FT	35.50 FT	45.2 FT	45.2 FT
MIN. SIDE YARD:	10 FT	132.28 FT	15.5 FT	11.5 & 18.5 FT	13.4 & 18.5 FT	11.3 & 18.5 FT	14.30 FT	16.0 & 11.0 FT	11.2 & 16.0 FT
MAX. BLDG AREA:	40%	5.98% (3,362.56 SF)	24.05% (1,814.0 SF)	24.16% (1,814.0 SF)	23.45% (1,814.0 SF)	23.60% (1,814.0 SF)	23.16% (2,442.78 SF)	23.86% (1,814.0 SF)	23.78% (1,814.0 SF)
MAX. IMPERVIOUS AREA:	55%	17.16% (9,650.0 SF)	34.80% (2,624.84 SF)	34.87% (2,618.27 SF)	33.79% (2,614.35 SF)	33.96% (2,609.58	45.04% (4,749.44 SF)	36.89% (2,804.73 SF)	37.83% (2,885.75 SF)
MIN. GREEN AREA:	45%	82.84% (46,600 SF)	65.20% (4,917.56 SF)	65.13% (4,890.61 SF)	66.21% (5,122.66 SF)	66.04% (5,075.46 SF)	54.96% (5,796.07 SF)	63.11% (4,798.44 SF)	62.17% (4,742.23 SF)
MAX. BLDG HEIGHT:	35 FT	35 FT	<27 FT	<27 FT	<27 FT	<27 FT	<27 FT	<27 FT	<27 FT
MAX. BLDG LENGTH:	100 FT	66.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT
MIN. BLDG SEPARATION:	20 FT	137.43 LF	26.5 FT	26.5 & 31.9 FT	31.9 & 28.9 FT	29.8 & 28.8 FT	30.3 FT	22.2 & 30.3 FT	22.2 & 20.6 FT

6. PER SEC 2103.H: 8' WIDE GARAGE DOOR /32'= 25% (30% PERMITTED)
7. PER SEC 2103.H, H-7.4.c.(4) SINGLE-FAMILY DETACHED DWELLING UNIT = INFILL DEVELOPMENT:
BUILDING FOOTPRINT. THE BUIDLING FOOTPRINT SHALL BE WITHIN 20% OF THE AVERAGE OF THAT OF THE TWO REFERENCE HOUSES.
REFERENCE HOUSE 1: 2241 OLD WELSH = 2,442.77 SF
REFERENCE HOUSE 2: 2227 OLD WELSH = 1,432.91 SF
AVERAGE BUILDING FOOTPRINT = 1,937.84 SF
20% OF THE AVERAGE BUILDING FOOTPRINT = 387.57 SF
PERMITTED FOOTPRINT AREA = 1,550.27 SF TO 2,325.41 SF
PROPOSED FOOTPRINT = 1,814 SF
8. MINIMUM PARKING REQUIREMENTS:
REQUIRED PARKING: 2 OFF-STREET PARKING SPACES EXCLUSIVE OF GARAGE SPACE
PROPOSED PARKING: 2 OFF-STREET PARKING SPACES EXCLUSIVE OF GARAGE SPACE
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
11. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER 42091C03136, EFFECTIVE DATE MARCH 2, 2016.
12. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE INFILTRATION BASIN LOCATED ON THEIR PROPERTY.
13. STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.
14. THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.
15. ACCESS TO OLD WELSH ROAD FOR LOTS 6 AND 7 WILL REQUIRE APPROVAL BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION THROUGH A HIGHWAY OCCUPANCY PERMIT AS REQUIRED BY SECTION 420 P.L. 1242, NO. 428 KNOWN AS THE STATE HIGHWAY LAW
16. AREA OF PARCEL IS 56,250 SQUARE FEET OR 1.29 ACRES.
17. 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.
18. NO REGULATED ACTIVITIES SHALL COMMENCE UNTIL THE TOWNSHIP ISSUES WRITTEN APPROVAL OF A SWM SITE PLAN, WHICH DEMONSTRATES COMPLIANCE WITH THE REQUIREMENTS OF TOWNSHIP CODE CHAPTER 142 STORMWATER MANAGEMENT.
19. PRIOR TO FINAL APPROVAL OF THE PCSM SITE PLAN, THE OWNER SHALL SIGN AND RECORD AN OPERATION AND MAINTENANCE (O&M) AGREEMENT COVERING ALL STORMWATER CONTROL FACILITIES WHICH ARE TO BE PRIVATELY OWNED.
20. TO THE APPLICANT'S KNOWLEDGE, THE PROPERTY HAS NOT RECEIVED PRIOR VARIANCES AND/OR SPECIAL EXCEPTIONS.
21. A BLANKET EASEMENT FOR EACH LOT IS OFFERED TO THE TWP FOR THE STORMWATER MANAGEMENT FACILITIES.
22. VERTICAL DATUM ARE BASED ON NAVD88. FOR CONVERSION TO ABINGTON TOWNSHIP'S SANITARY SEWER DATUM: -4.07 FT.

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- GUY WIRE
- LAMP POST
- SEWER MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- UNKNOWN MANHOLE
- STORM INLET
- GM GAS METER
- WM WATER METER
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- (TBR) TO BE REMOVED
- PROP. BLDG. AREA
- PROP. CONCRETE
- ROADWAY TO BE MILLED AND OVERLAID

OWNER'S STATEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE ________ DAY OF ________________, A.D. 2024, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ________________, PERSONALLY APPEARED ____________________, WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER, BEING AUTHORIZED TO DO SO, HE 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 ____________________

____________________ ____________________
OWNER'S OR AUTHORIZED CORPORATE MEMBER'S SIGNATURES

____________________ ____________________
PRINTED NAME PRINTED NAME

SWORN AND SUBSCRIBED BEFORE THIS ______ DAY OF ______________, 2024.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY AT ABINGTON PENNSYLVANIA IN PLAN BOOK NO. ____________________
PAGE NO. ________ ON ________ 2024.

____
RECORDER OF DEEDS

MCPC No. 24-

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

Certified this date ____________________

MONTGOMERY COUNTY PLANNING COMMISSION

APPROVAL BLOCK

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS ______ DAY OF ________________, 2024.

ATTEST:

____________ ____________ ____________
PRESIDENT SECRETARY ENGINEER

SURVEYOR'S STATEMENT

I, ____________________, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON ____________, 2024 CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED LAND DEVELOPMENT.

____________ ____________________
DATE STEVEN J. ROMICH, PLS PA LICENSE#: SU057592

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

**PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC**

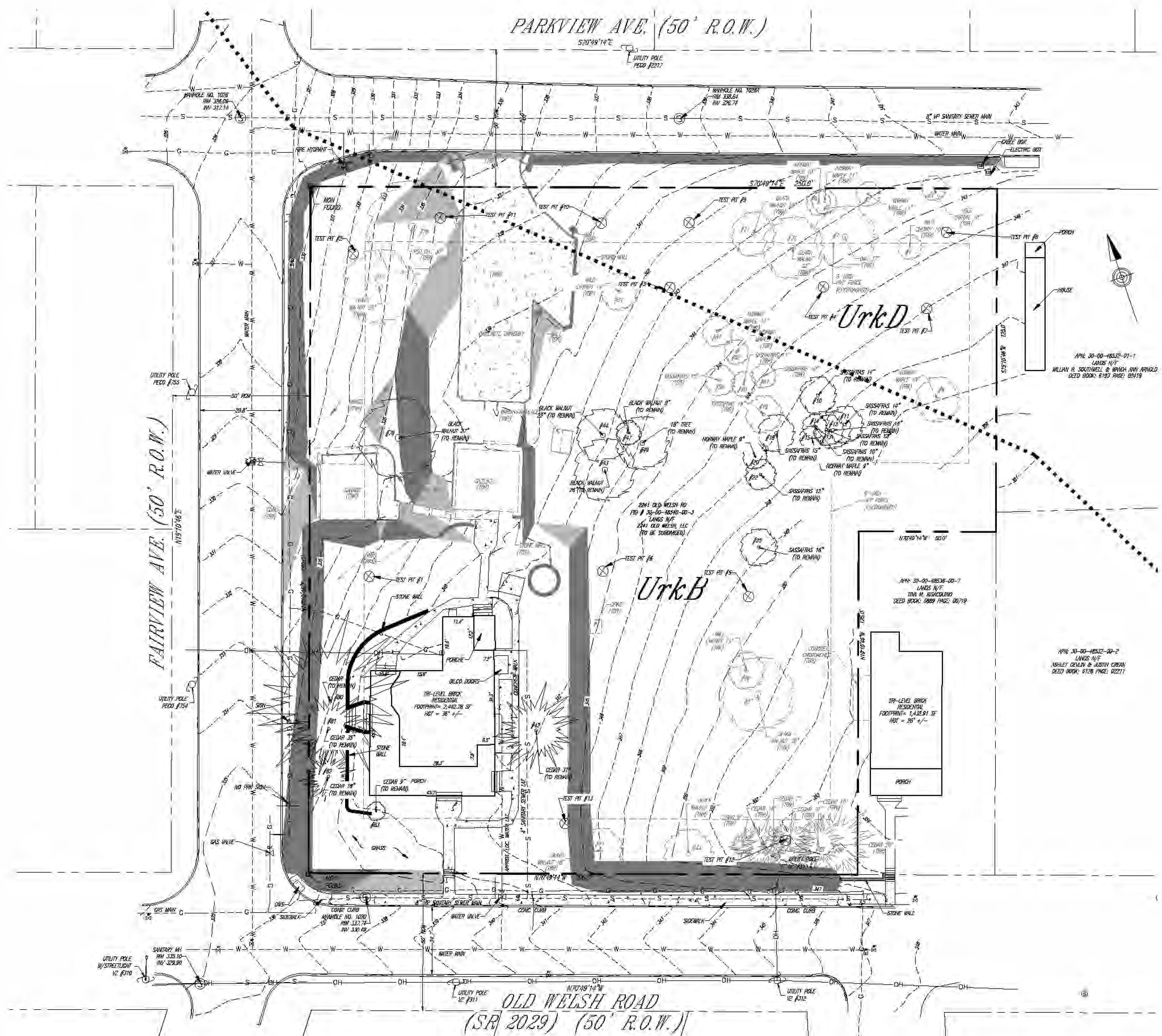
TITLE

SITE AND SUBDIVISION PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 15

REVISION 1



NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCEL 30-00-48540-00-3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ABINGTON, COMMONWEALTH OF PENNSYLVANIA.

2. AREA OF PARCEL IS 56,250 SQUARE FEET OR 1.29 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CARROLL ENGINEERING CORP., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY (& TOPOGRAPHIC) INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CARROLL ENGINEERING CORP. IN JUNE, 2023.

6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. VERTICAL DATUM ARE BASED ON NAVD88, HORIZONTAL DATUM BASED ON PA STATE PLANE NAD\88. FOR CONVERSION TO ABINGTON TOWNSHIP'S SANITARY SEWER DATUM: -4.07 FT.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO

9. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

10. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.

11. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. (SEE MAP REFERENCE #2).

12. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. (DESCRIPTION OF PARCEL, AS RECORDED IN BOOK 5611, PAGE 2521, DOES NOT PRESENT A MATHEMATICAL CLOSURE. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.

13. THERE ARE 28 TREES BEEN REMOVED & 56 TREES ARE PROPOSED. (SEE LANDSCAPE PLAN).

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE TOWNSHIP ABINGTON, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER 42091C0313G, EFFECTIVE MARCH, 2, 2016.

3. DEEDS OF RECORD RECORDED OF SUBJECT PARCEL (BLOCK 5611 PAGE 2521).

4. PLAN PREPARED BY CHARLES K. AIKMAN, TITLED "PLAN OF COTTAGE LOTS OF THE WILLOW GROVE HOMETEAD CO. AT WILLOW GROVE, PENNA. "DATED OCTOBER OF 1896. (PLAN BOOK 419, PAGE 500.

5. PLAN PREPARED BY YERKES ASSOCIATES, INC. TITLED "FINAL MINOR SUBDIVISION PREPARED FOR 2219 OLD WELSH LLC., DATED MAY 23, 2018 AND LAST REVISED JANUARY 15, 2019. (PLAN BOOK 50, PAGE 49).

6. PLAN PREPARED BY PAHUTSKI LAND SURVEYING, TITLED "RECORD PLAN PREPARED FOR STEVE KOZLOWSKI", DATED MARCH 21, 2002, AND LAST REVISED MAY 28, 2002. (PLAN BOOK A60, PAGE 451).

7. PLAN PREPARED BY EASTERN/CHADROW ASSOCIATES, INC., TITLED "FINAL PLAN OF MINOR SUBDIVISION-SAM BRACCIA, DATED APRIL 26, 2002, AND LAST REVISED MAY, 2002. (PLAN BOOK A61, PAGE 46).

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS
BASED ON U.S.D.A. - N.R.C.S. SOILS SURVEY (WEBSOILSURVEY.NRCS.USDA.GOV) 4/25/2024
LIMITATIONS FOR SITE DEVELOPMENT

SOIL	SLOPE	DEPTH TO RESTRICTIVE LAYER	RUNOFF CLASS	DEPTH TO WATER TABLE
UrkB	0-8%	10" TO 99"	VERY LOW	MORE THAN 80 IN
UrkD	8-25%	10" TO 99"	LOW	MORE THAN 80IN

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C - T CONDUIT - TRANSFORMER
- L - M LIGHT - METER
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- 15% TO 25% STEEP SLOPES (1,839.09 SF)
- 25%+ STEEP SLOPES (5,774.14 SF)
- TP ROCK TEST PIT LOCATIONS
- INFILTRATION TEST PIT LOCATIONS
- TREE TO BE REMOVED (TBR)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

TITLE

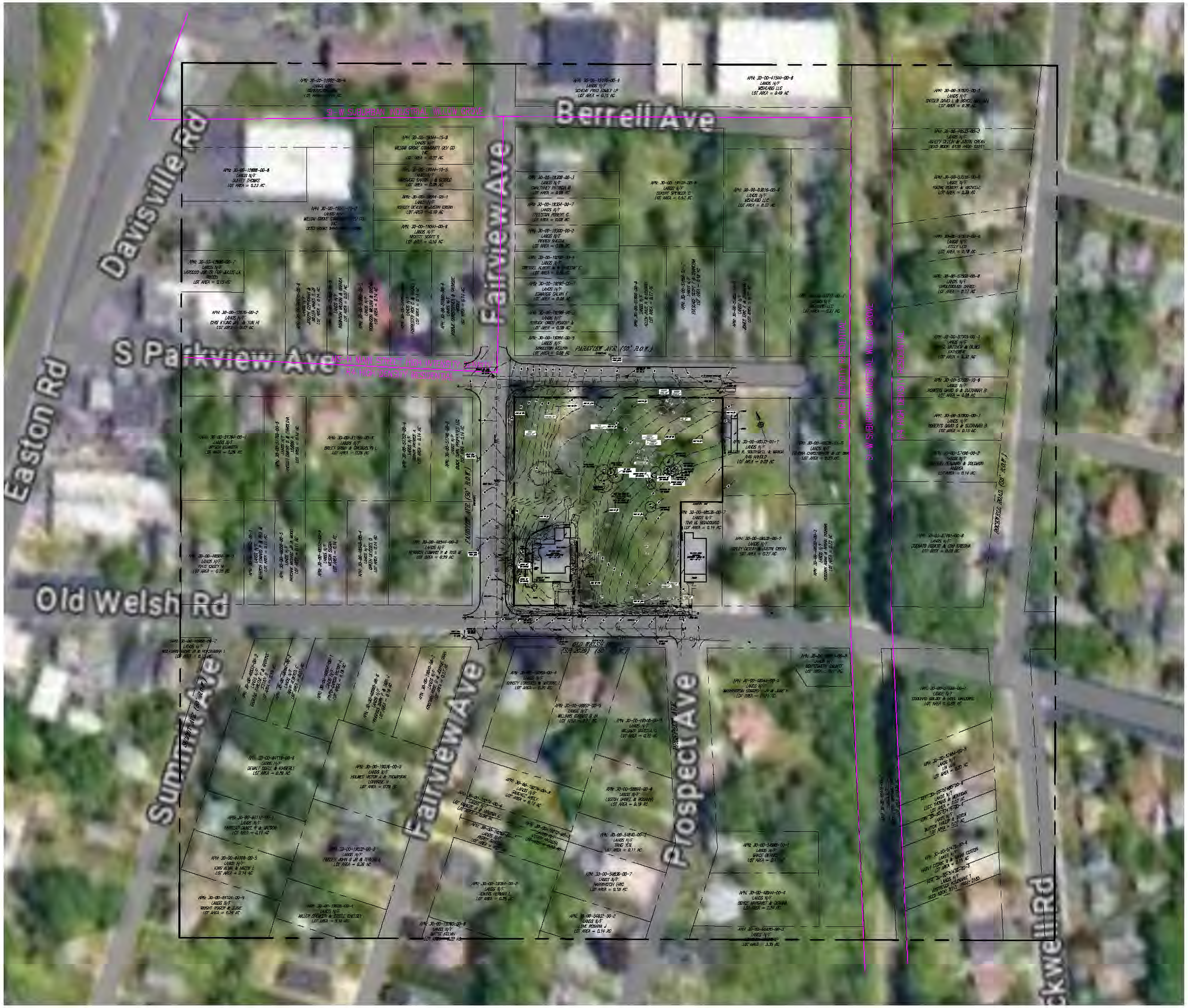
EXISTING CONDITIONS PLAN / EXISTING RESOURCE & SITE ANALYSIS MAP

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 15

REVISION 1

CLIENT DATA



NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCEL 30-00-48540-00-3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ABINGTON, COMMONWEALTH OF PENNSYLVANIA.

2. AREA OF PARCEL IS 56,250 SQUARE FEET OR 1.29 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CARROLL ENGINEERING CORP., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY (& TOPOGRAPHIC) INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CARROLL ENGINEERING CORP. IN JUNE, 2023.

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6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. VERTICAL DATUM ARE BASED ON NAVD88, HORIZONTAL DATUM BASED ON PA STATE PLANE NADV88. FOR CONVERSION TO ABINGTON TOWNSHIP'S SANITARY SEWER DATUM -4.07 FT

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.

9. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

10. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.

11. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. (SEE MAP REFERENCE #2).

12. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. (DESCRIPTION OF PARCEL, AS RECORDED IN BOOK 5611, PAGE 2521, DOES NOT PRESENT A MATHEMATICAL CLOSURE. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.

13. THERE ARE 28 TREES BEEN REMOVED & 56 TREES ARE PROPOSED. (SEE LANDSCAPE PLAN)

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE TOWNSHIP ABINGTON, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER 42091C0313G, EFFECTIVE MARCH, 2, 2016.

3. DEEDS OF RECORD RECORDED OF SUBJECT PARCEL (BLOCK 5611 PAGE 2521).

4. PLAN PREPARED BY CHARLES K. AIKMAN, TITLED "PLAN OF COTTAGE LOTS OF THE WILLOW GROVE HOMETEAD CO. AT WILLOW GROVE, PENNA. "DATED OCTOBER OF 1896. (PLAN BOOK 419, PAGE 500.

5. PLAN PREPARED BY YERKES ASSOCIATES, INC. TITLED "FINAL MINOR SUBDIVISION PREPARED FOR 2219 OLD WELSH LLC., DATED MAY 23, 2018 AND LAST REVISED JANUARY 15, 2019. (PLAN BOOK 50, PAGE 49).

6. PLAN PREPARED BY PAHUTSKI LAND SURVEYING, TITLED "RECORD PLAN PREPARED FOR STEVE KOZLOWSKI", DATED MARCH 21, 2002, AND LAST REVISED MAY 28, 2002. (PLAN BOOK A60, PAGE 451).

7. PLAN PREPARED BY EASTERN/CHADROW ASSOCIATES, INC., TITLED "FINAL PLAN OF MINOR SUBDIVISION-SAM BRACCIA, DATED APRIL 26, 2002, AND LAST REVISED MAY, 2002. (PLAN BOOK A61, PAGE 46).

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C - T CONDUIT - TRANSFORMER
- L - M LIGHT - METER
- OH APPROXIMATE OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- ROCK TEST PIT LOCATIONS
- INFILTRATION TEST PIT LOCATIONS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Cornerstone
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PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

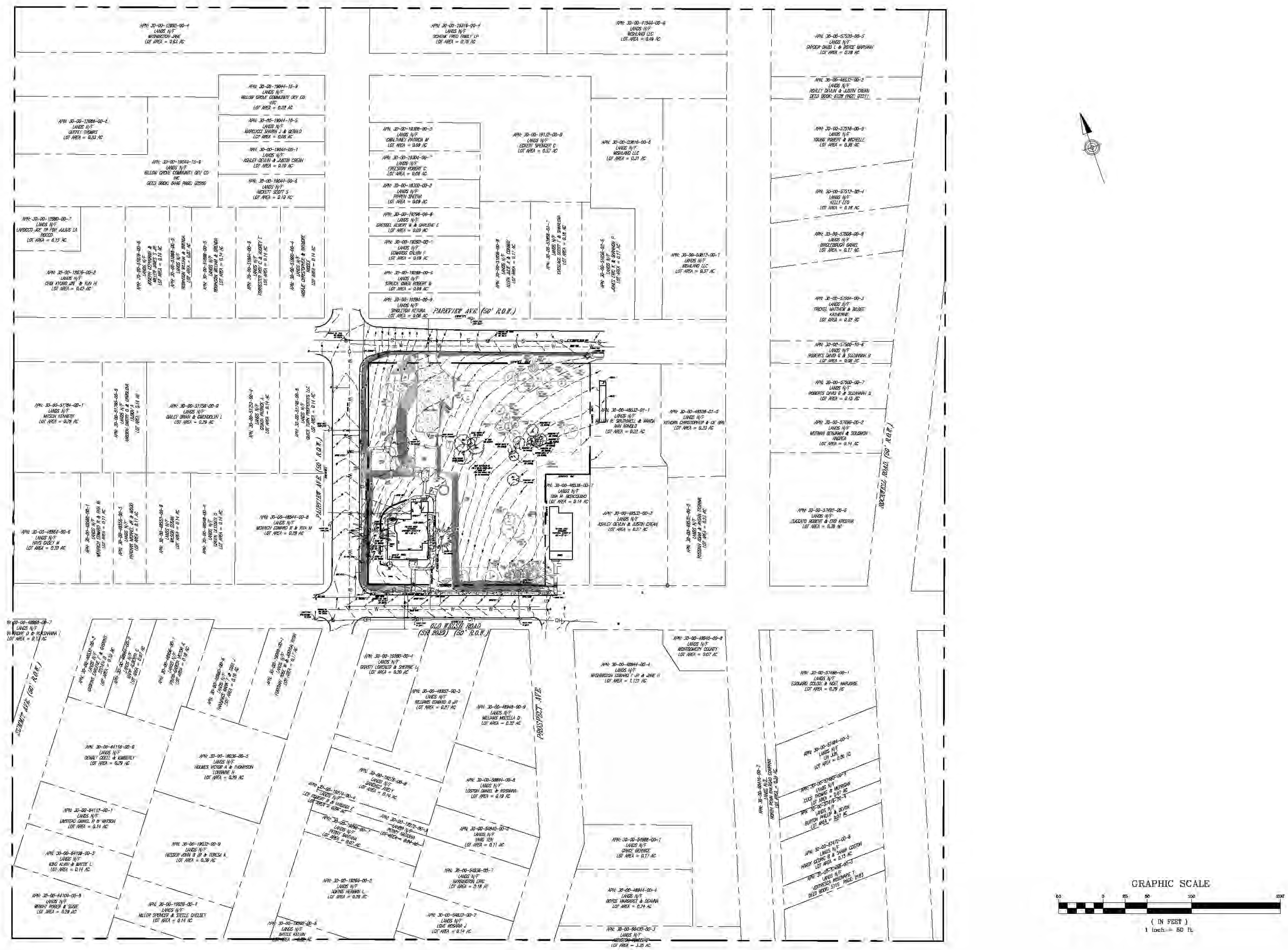
TITLE

AERIAL PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 3 OF 15

REVISION 1



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ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

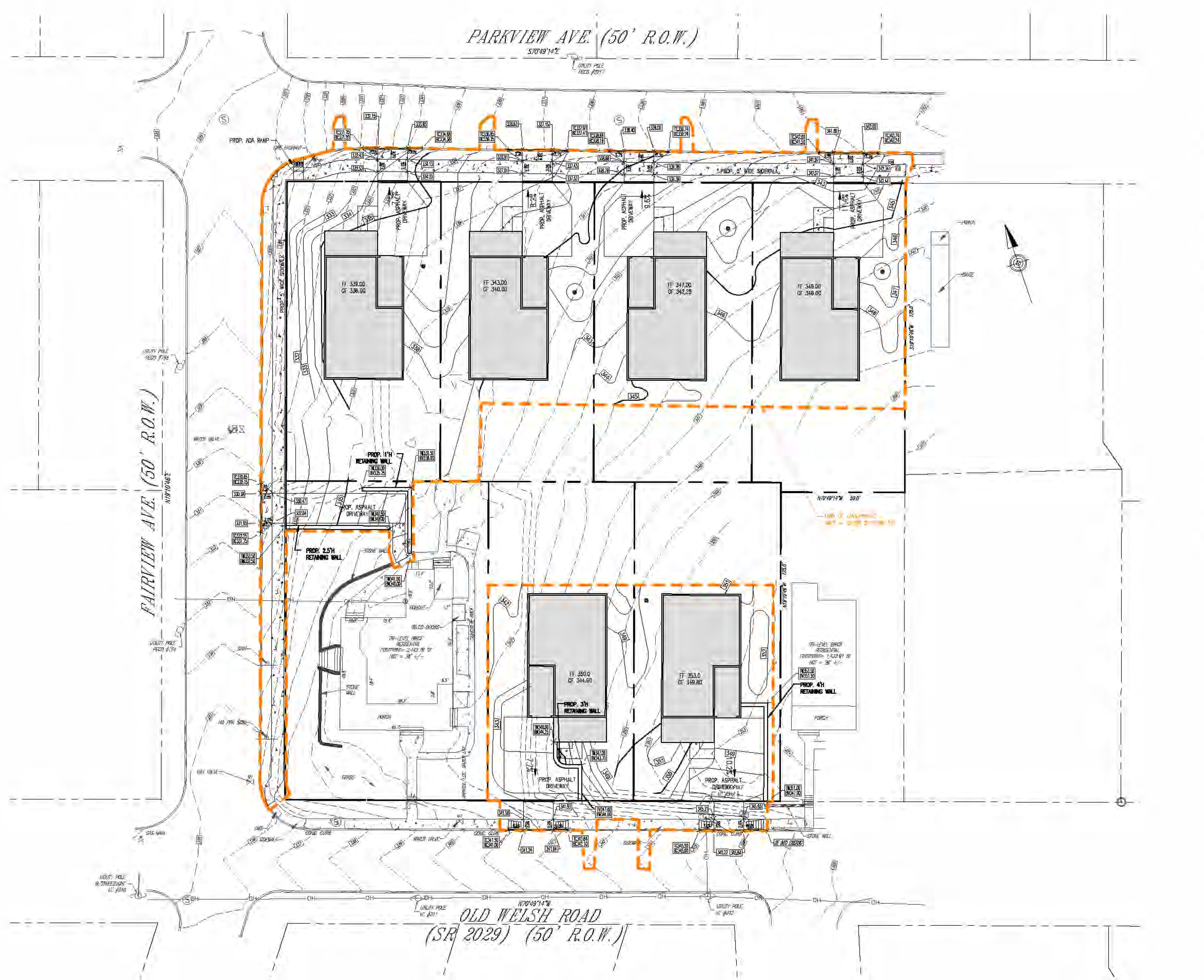
TITLE

PROPERTY IDENTIFICATION PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 4 OF 15

REVISION 1



GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED . MOISTURE CONTENT AT TIME OF UA.S.T.M. TEST D-1557 PROCTOR MAXIMUM DENSITY PER PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 2.0% ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

4. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.

5. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.

8. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION AS WELL AS ON ALL SIDEWALK CROSS SLOPES.

9. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.

10. SITE IS LOCATED OUTSIDE OF THE 100 YR. AND 500 YR. FLOOD ZONE.

11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

12. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.

13. INLETS SHALL BE PENNDOT TYPE M. OR TYPE C. INLETS EXCEEDING 5 FT. IN DEPTH SHALL BE EQUIPPED WITH STEPS IN ACCORDANCE WITH PENNDOT PUB. 408.

14. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.

15. NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1). SPECIAL SLOPE REQUIREMENTS APPLY TO THE DETENTION POND. SEE APPLICABLE DETAILS.

16. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.

17. THE PROPOSED CONCRETE CURB REVEAL IS 6" (INCH).

18. RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.

19. ALL STORMPIPE SHALL BE SMOOTH BORE HIGH DENSITY POLYETHEYLENE PIPE UNLESS OTHERWISE SHOWN.

20. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.

21. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING CURB
- PROPOSED CONTOURS (250)
- EXISTING CONTOURS
- EXISTING TREES
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- C.O. PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- 15% TO 25% STEEP SLOPES (1,832.25 SF) 1,591.06 SF DISTURBED
- 25%+ STEEP SLOPES (5,774.14 SF) 4,896.35 SF DISTURBED
- LIMIT OF DISTURBANCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLIENT DATA

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ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

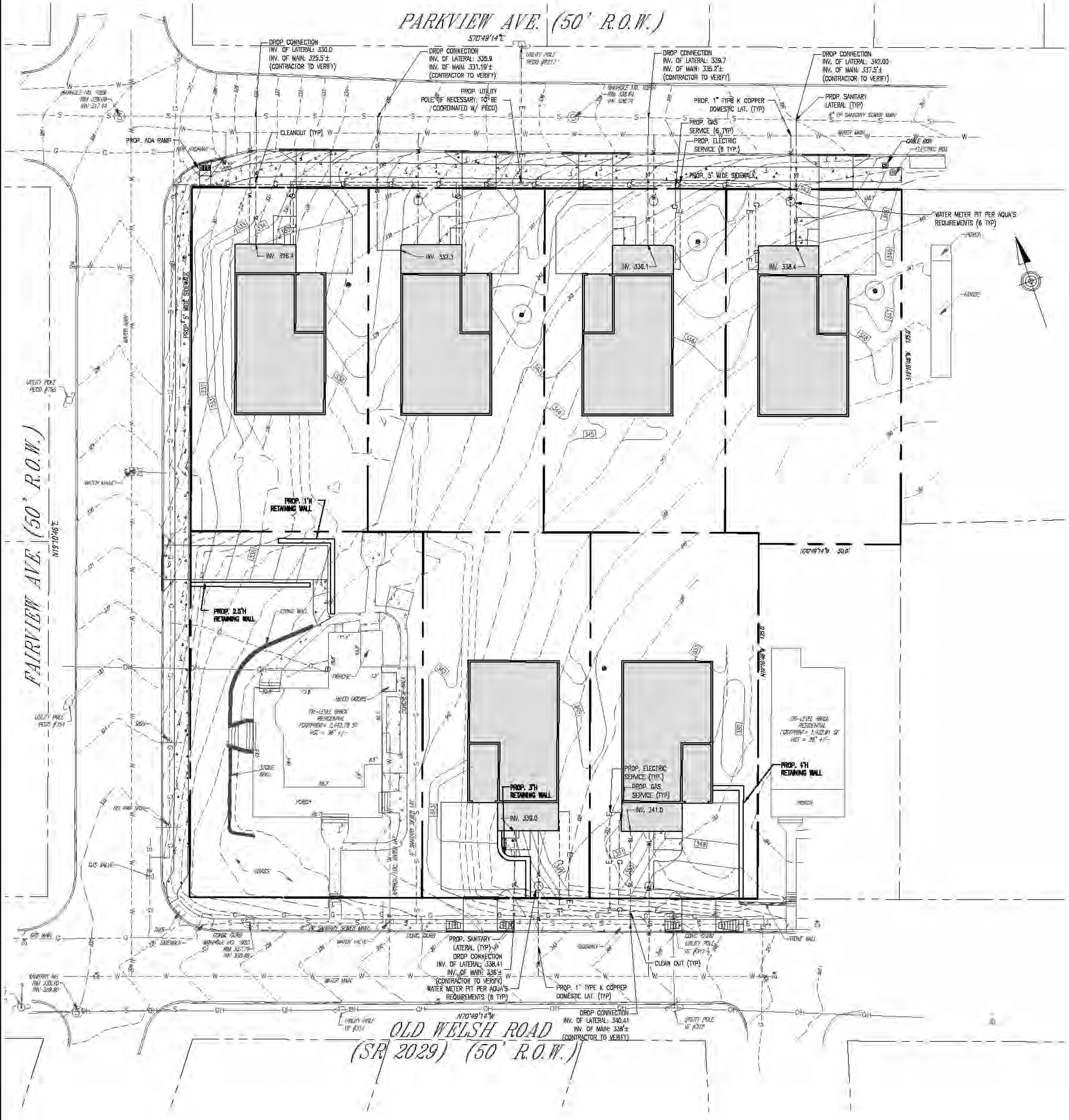
TITLE

GRADING PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 5 OF 15

REVISION 1



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20. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
21. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE-IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. PA ONE CALL SERIAL NO. 20161682749.
4. ALL ELECTRICAL LINES TO LIGHT POLES SHALL BE INSTALLED IN 1 1/2" PVC CONDUIT WITH NECESSARY PULL/JUNCTION BOXES.
5. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFICE LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
6. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

WATER NOTES

1. ALL WATER PIPES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET. A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET SHALL BE MAINTAINED AT ALL CROSSINGS OF WATER LINES WITH SANITARY OR STORM SEWERS. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER, SEWER LATERAL OR WATER LINE IF NECESSARY SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA. D.E.P. REQUIREMENTS.
2. ALL WATER SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AQUA PENNSYLVANIA STANDARDS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE WITHIN THE TOWNSHIP R.O.W. SHALL BE CLASS 52 DUCTILE IRON PIPE.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/ PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. WITHIN EXISTING OR PROPOSED SEWER EASEMENTS, THERE SHALL NOT BE BUILT, INSTALLED, CONSTRUCTED, PLANTED , OR LOCATED ANY TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES, OR ANY TREES, SHRUBS, OR OTHER LANDSCAPING, EXCEPT TREES, SHRUBS, AND OTHER LANDSCAPING WHICH WILL NOT GROW MORE THAN SIX FEET (6') IN HEIGHT.
6. A MINIMUM SLOPE OF 2% SHOULD BE PROVIDED FOR SEWER LATERALS, UNLESS OTHERWISE NOTED.
7. ALL SEWER LATERAL CONNECTIONS TO THE GRAVITY MAIN SHALL UTILIZE A WYE AND A 45 DEGREE ELBOW.
8. CONTRACTOR SHALL RESTORE TO EXISTING CONDITIONS ALL SURFACE AREA WITHIN THE RIGHT-OF-WAY OVER THE PROPOSED SANITARY LATERAL. ALL PAVEMENT ENCOUNTERED SHALL BE REPLACED IN KIND.

LEGEND

PROPERTY BOUNDARY
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRE
EXISTING CURB
EXISTING CONTOURS
EXISTING TREES
EXISTING WATER MAIN
EXISTING ELECTRICAL LINE
EXISTING SANITARY LINE
EXISTING GAS LINE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED ELECTRICAL LINE
PROPOSED TELEPHONE LINE
INFILTRATION TEST PIT LOCATION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM

Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

NO.	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

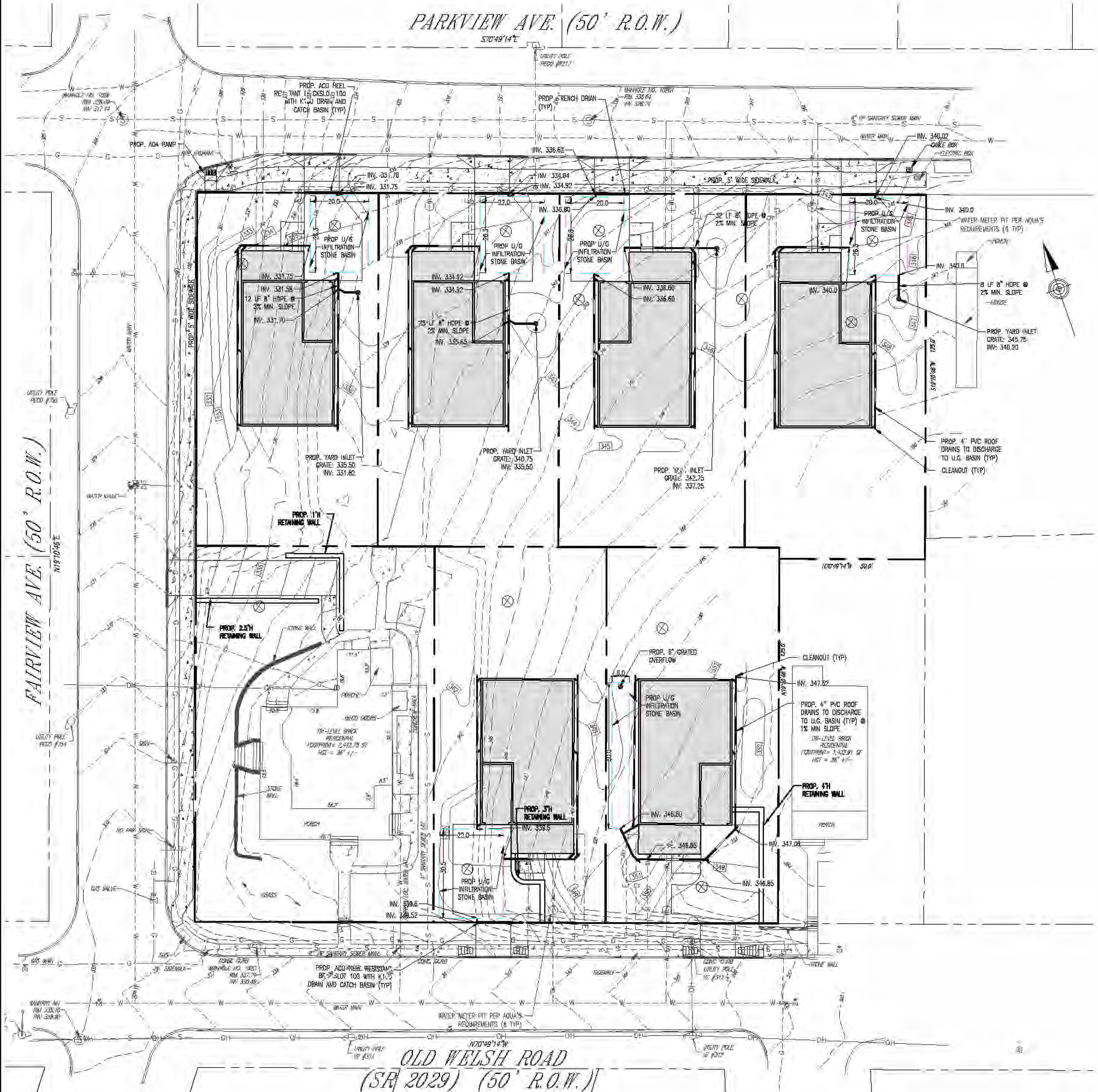
TITLE

UTILITY PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RJ
SCALE	AS NOTED	CHK BY	JBA

SHEET 6 OF 15

REVISION 1



GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED . MOISTURE CONTENT AT TIME OF U.A.S.T.M. TEST D-1557 PROCTOR MAXIMUM DENSITY PER PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 2.0% ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD)
4. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
5. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION, SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
8. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION AS WELL AS ON ALL SIDEWALK CROSS SLOPES.
9. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
10. SITE IS LOCATED OUTSIDE OF THE 100 YR. AND 500 YR. FLOOD ZONE.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
12. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
13. INLETS SHALL BE PENNDOT TYPE M. OR TYPE C. INLETS EXCEEDING 5 FT. IN DEPTH SHALL BE EQUIPPED WITH STEPS IN ACCORDANCE WITH PENNDOT PUB. 408.
14. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
15. NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1). SPECIAL SLOPE REQUIREMENTS APPLY TO THE DETENTION POND. SEE APPLICABLE DETAILS.
16. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
17. THE PROPOSED CONCRETE CURB REVEAL IS 6" (INCH).
18. RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.
19. ALL STORMPIPE SHALL BE SMOOTH BORE HIGH DENSITY POLYETHEYLENE PIPE UNLESS OTHERWISE SHOWN
20. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
21. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE-IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. PA ONE CALL SERIAL NO. 20161682749.
4. ALL ELECTRICAL LINES TO LIGHT POLES SHALL BE INSTALLED IN 1 1/2" PVC CONDUIT WITH NECESSARY PULL/JUNCTION BOXES.
5. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFICE LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
6. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

WATER NOTES

1. ALL WATER PIPES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET. A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET SHALL BE MAINTAINED AT ALL CROSSINGS OF WATER LINES WITH SANITARY OR STORM SEWERS. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER, SEWER LATERAL OR WATER LINE IF NECESSARY SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA. D.E.P. REQUIREMENTS.
2. ALL WATER SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AQUA PENNSYLVANIA STANDARDS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE WITHIN THE TOWNSHIP R.O.W. SHALL BE CLASS 52 DUCTILE IRON PIPE.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. WITHIN EXISTING OR PROPOSED SEWER EASEMENTS, THERE SHALL NOT BE BUILT, INSTALLED, CONSTRUCTED, PLANTED , OR LOCATED ANY TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES, OR ANY TREES, SHRUBS, OR OTHER LANDSCAPING, EXCEPT TREES, SHRUBS, AND OTHER LANDSCAPING WHICH WILL NOT GROW MORE THAN SIX FEET (6') IN HEIGHT.
6. A MINIMUM SLOPE OF 2% SHOULD BE PROVIDED FOR SEWER LATERALS, UNLESS OTHERWISE NOTED.
7. ALL SEWER LATERAL CONNECTIONS TO THE GRAVITY MAIN SHALL UTILIZE A WYE AND A 45 DEGREE ELBOW.
8. CONTRACTOR SHALL RESTORE TO EXISTING CONDITIONS ALL SURFACE AREA WITHIN THE RIGHT-OF-WAY OVER THE PROPOSED SANITARY LATERAL. ALL PAVEMENT ENCOUNTERED SHALL BE REPLACED IN KIND.

LEGEND

PROPERTY BOUNDARY
EXISTING UTILITY POLE
OH EXISTING OVERHEAD WIRE
EXISTING CURB
EXISTING CONTOURS
EXISTING TREES
EXISTING WATER MAIN
EXISTING ELECTRICAL LINE
EXISTING SANITARY LINE
EXISTING GAS LINE
PROPOSED STORM SEWER
S PROPOSED SANITARY SEWER
W PROPOSED WATER LINE
E PROPOSED ELECTRICAL LINE
T PROPOSED TELEPHONE LINE
INFILTRATION TEST PIT LOCATION
PROPOSED UNDERGROUND STONE BASIN FOOTPRINT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
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MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

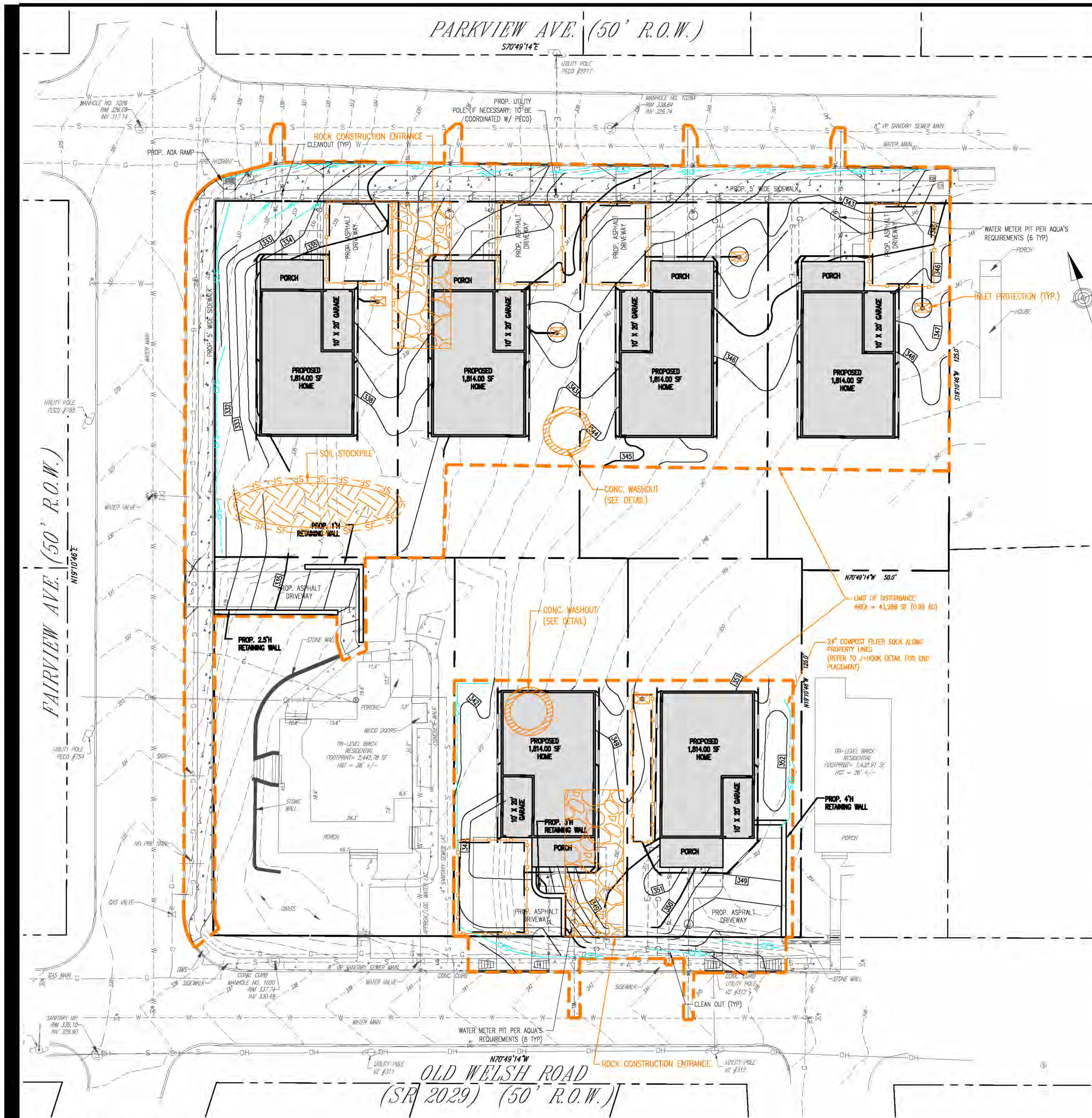
TITLE

STORMWATER PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 7 OF 15

REVISION 1



LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- N/A — BUILDING SETBACK LINE
- 95 — EXISTING CONTOUR
- x 95 — EXISTING SPOT ELEVATION
- EXISTING FENCE
- OH — EXISTING OVERHEAD WIRE
- G — APPROXIMATE GAS LINE
- W — APPROXIMATE WATER LINE
- C — APPROXIMATE CABLE LINE
- E — APPROXIMATE ELECTRIC LINE
- S — APPROXIMATE SANITARY LINE
- STORM SEWER LINE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- SEWER MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM INLET
- UTILITY VALVE
- TBR — TO BE REMOVED
- PROP. STORM SEWER LINE
- S — PROP. SANITARY SEWER LINE
- WL — PROP. WATER LINE
- E — PROP. ELECTRIC SERVICE
- PROP. CONTOUR LINE
- PROP. BUILDING AREA
- PROP. CONCRETE AREA
- CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- SF — 18" SILT FENCE
- CFS — COMPOST FILTER SOCK
- INLET TO BE COVERED WITH PLYWOOD
- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE

E&S CONTROL PLAN DESIGN NOTES

THE E&S PLAN HAS BEEN DESIGNED TO ACHIEVE THE FOLLOWING;

1. MINIMIZE THE EXTENT AND THE DURATION OF EARTH DISTURBANCE
2. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION
3. MINIMIZE SOIL COMPACTION
4. UTILIZE CONTROL MEASURES THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEQUENCE OF CONSTRUCTION

NOTES:

A. CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD), ABINGTON TOWNSHIP, PROPERTY OWNER AND/OR DEVELOPMENT REPRESENTATIVE, DESIGN ENGINEER, AND CONSTRUCTION REVIEW PROFESSIONALS.

B. CONTRACTOR SHALL CONTACT MCCD SEVEN (7) DAYS PRIOR TO THE START OF WORK.

C. CONTRACTOR SHALL PROVIDE MCCD WITH CO-PERMITTEE FORMS PRIOR TO PRE-CONSTRUCTION MEETING (IF NECESSARY).

D. THE CONTRACTOR IS ADVISED TO FULLY REVIEW THE SEQUENCE OF CONSTRUCTION AND ENSURE PROPER SEQUENCING CAN BE MAINTAINED WITH THE ANTICIPATED CONTRACTOR WORK METHODS. SHOULD THE CONTRACTOR FEEL THAT MODIFICATIONS ARE DESIRED, HE SHALL PROVIDE THE MODIFIED SEQUENCE IN WRITING TO THE MCCD FOR APPROVAL.

E. THE CONTRACTOR IS REQUIRED TO HAVE AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLANS AND NARRATIVE ON SITE AT ALL TIMES. THESE DOCUMENTS ARE TO BE CONTINUALLY REFERENCED DURING CONSTRUCTION.

1. INSTALL CONSTRUCTION ENTRANCES AND SILT SOCK. CLEARLY MARK LIMITS OF PROPOSED BASINS USING STAKES AND CONSTRUCTION FENCE. THESE AREAS ARE TO BE PROTECTED FROM COMPACTION AND SEDIMENTATION THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL COMMENCE CLEARING THE VEGETATION FOR THE SITE AND STRIPPING THE TOPSOIL. CONTRACTOR TO STOCKPILE TOPSOIL AND INSTALL THE ASSOCIATED SILT FENCE. CONTRACTOR TO STABILIZE THE STOCKPILE WITH TEMPORARY SEEDING AS DIRECTED IN FERTILIZATION NOTES. STABILIZATION OF ALL BMPS SHALL BE COMPLETED BEFORE ANY MASS GRADING TO THE SITE OCCURS.
3. CLEAR REMAINDER OF THE SITE AND ROUGH GRADE THE SITE. CONTRACTOR TO BEGIN CONSTRUCTION OF UNDERGROUND DETENTION BASINS ON EACH LOT. THIS IS A CRITICAL STAGE IN THE PROJECT THAT REQUIRES REVIEW BY THE CONSTRUCTION REVIEW PROFESSIONAL. CONSTRUCTION REVIEW PROFESSIONAL SHALL FIELD MEASURE THE BASINS TO VERIFY THAT THE VOLUME OF RECORD AND THE LOCATION, AND ELEVATIONS ARE CONSISTENT WITH THE APPROVED PLANS AND REVIEW THE GENERAL CONDITIONS OF THE CONSTRUCTION. WHEN THE INLETS ASSOCIATED WITH THE UNDERGROUND DETENTION BASINS ARE INSTALLED, THE ASSOCIATED INLET PROTECTION SHALL ALSO BE INSTALLED.
4. CONTINUE GRADING THE SITE TO NEAR FINAL GRADE.
5. CONSTRUCTION OF THE HOMES' FOUNDATION SYSTEM CAN BEGIN AT THIS POINT IN TIME.
6. INSTALL DRAINAGE PIPE OUTLINED ON THE PLAN. ALL PIPING SHALL BE INSTALLED FROM THE LOWEST INVERT ELEVATION AND PROGRESS UPSLOPE. INSTALL INLET PROTECTION IMMEDIATELY ON ALL INLETS.
7. INSTALL WATER, SEWER, ELECTRIC AND GAS UTILITIES. INSTALLATIONS SHALL BE COMPLETED FROM THE LOWEST INVERT UPSLOPE.
8. FINISH GRADING SITE TO SUBGRADE. INSTALL CONCRETE CURB, SIDEWALK, AND POROUS PAVERS WITHIN DRIVE AREAS.
9. INSTALL LANDSCAPING AND FINAL SEED DISTURBED AREAS.
10. EROSION AND SEDIMENT CONTROL PROTECTIONS CAN BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS, ETC.
11. UPON ACHIEVEMENT OF FINAL STABILIZATION, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WITH THE MCCD.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON U.S.D.A. - N.R.C.S. SOILS SURVEY (WEBSOILSURVEY.NRCS.USDA.GOV) 2/29/2024 LIMITATIONS FOR SITE DEVELOPMENT			
SOIL	SLOPE	DEPTH TO RESTRICTIVE LAYER	RUNOFF CLASS
UrkB	0-8%	10"+	HIGH
UrkD	8-25%	10"+	HIGH

UrkB & UrkD – URBAN LAND, 0–25% SLOPES

TABLE E.1 LIMITATION OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS FROM THE EROSION AND SEDIMENT CONTROL MANUAL DOES NOT LIST THESE SOIL TYPES. USE LIMITATIONS AND RESOLUTIONS FROM BELOW IF ANY LIMITATIONS ARE ENCOUNTERED.

RESOLUTIONS FOR LIMITATIONS:

- CUTBANKS CAVE = APPROPRIATE PRECASUTIONS SHALL BE TAKEN TO SAFEGUARD WORKERS DURING ALL TRENCHING AND EXCAVATION OPERATIONS. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES.
- CORROSIVE TO CONCRETE/STEEL = UNDERGROUND PIPES SHALL BE PROTECTED AND/OR DIFFERENT MATERIAL SPECIFIED.
- DROUGHTY = PROVIDE IRRIGATION TO SOILS.
- EASILY ERODIBLE = DESIGN AN EROSION AND SEDIMENTATION PLAN DETAILING A SEQUENCE OF CONSTRUCTION AND EROSION CONTROL MEASURES WHICH SHALL BE IMPLEMENTED THROUGHOUT CONSTRUCTION.
- FLOODING = INSTALL FLOOD CONTROL MEASURES; IMPROVE CHANNELS; RAISE FOUDNATIONS.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE = OBTAIN SOIL FROM OTHER AREA OF SITE OR OFF SITE; SELECT APPROPRIATE SEED MIXTURE; PROVIDE DRAINAGE CHANNELS OR UNDERDRAINS.
- HYDRIC/HYDRIC INCLUSIONS = DESIGN SITE TO AVOID AREAS OF HYDRIC SOILS; PERFORM A WETLAND SURVEY.
- LOW STRENGTH/LANDSLIDE PRONE = PRECAUTIONS SHALL BE TAKEN TO PREVENT SLOPE FAILURES (SUCH AS AVOIDING OVER-STEEPING, OVERLOADING SLOPES, REMOVAL OF LATERAL SUPPORT, AND/OR FAILURE TO PREVENT SATURATION OF SLOPES). SETBACKS SHALL BE MAINTIANED FROM AREAS OF WEAK SOILS, AND/OR FILL MATERIAL MAY NEED TO BE IMPORTED TO INCREASE STRENGTH.
- SLOW PERCOLATION = AVOID LOCATING INFILTRATION AREAS WITHIN THESE AREAS; SOIL TESTING SHALL BE USED TO IDENTIFY AREAS OF CONCERN; AND UNDERDRAINS SHALL BE USED.
- PIPING = INSTALL A CLAY PLUG IF PIPING BEGINS TO FORM.
- POOR SOURCE OF TOPSOIL = SOIL AMENDMENTS SHALL BE USED TO PROMOTE GROWTH OF DESIRED VEGETATION. AREAS OF GOOD TOPSOIL ON SITE SHALL BE RELOCATED AND STORED FOR LATER USE ON THE SITE.
- FROST ACTION = PRECAUTIONS SHALL BE IMPLEMENTED TO PREVENT DAMAGE WHEN FROST IS ANTICIPATED.
- WETNESS = INSTALL SURFACE DRAINAGE MEASURES; DESIGN THE E&S PLAN TO AVOID ADDITIONAL PONDING IN THESE AREAS, GRADE THE SITE TO ELEVATE THESE AREAS.
- LOW DEPTH TO BEDROCK = REVISE DESIGN TO RELOCATE; EXCAVATE RIPPABLE ROCK OR BLAST

SITE INSPECTION LOG REQUIREMENTS:

UNTIL THIS SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION POLLUTION CONTROL (E&SPC) FACILITIES MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL E&SPC FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. SITE INSPECTIONS SHALL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE LOG SHALL INCLUDE THE DATE, AND TIME OF THE INSPECTIONS, DESCRIPTIONS OF ANY E&SPC FACILITY DEFICIENCIES, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG SHALL BE KEPT ONSITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.

ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, E&SPC REPAIR OR REPLACEMENT, AND ANY STABILIZATION SATISFACTORILY, REPLACEMENT FACILITIES OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

WHERE E&SPC FACILITIES FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE INSPECTION LOG SHALL INCLUDE THE FOLLOWING INFORMATION:

1. THE LOCATION & SEVERITY OF E&SPC FACILITY FAILURE, AND ANY POLLUTION EVENTS RESULTING FROM THE FAILURE.
2. REMEDIAL STEPS TAKEN TO REDUCE, ELIMINATE, AND PREVENT THE RECURRENCE OF THE FACILITY FAILURE AND/OR POLLUTION EVENT.
3. A TIMEFRAME TO CORRECT THE FACILITY FAILURE AND/OR POLLUTION EVENT, INCLUDING THE APPROXIMATE FUTURE DATE WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

CONSTRUCTION WASTE AND PROPER WASTE DISPOSAL NOTES

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE , OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE PRODUCTS 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. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTE PRODUCTS AT THE SITE.

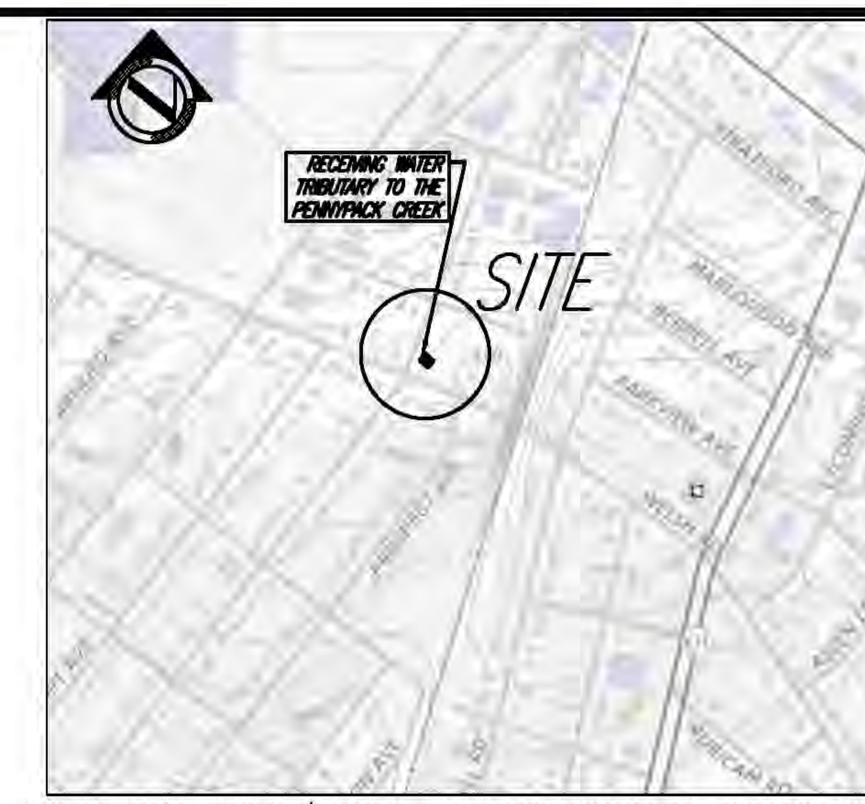
THE DEVELOPMENT OF THE SITE WILL CREATE DEBRIS MATERIAL TO BE REMOVED FROM THE PROPERTY. IT WILL CONSIST OF THE EXISTING ASPHALT, CONCRETE, BRICKS, AND OTHER BUILDING MATERIAL FROM THE EXISTING STRUCTRUES TO BE DEMOLISHED. THE ASPHALT, BRICK, AND CONCRETE WILL BE TAKEN TO A RECYCLE CENTER AND THE OTHER DEBRIS WILL BE TAKEN TO THE APPROPRIATE LANDFILL SITE.

GEOLOGIC FORMATION NOTE

THERE ARE NO GEOLOGIC FORMATIONS OR SOILS CONDITIONS ON THE PROJECT SITE THAT HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. EXPOSED SOIL WILL BE CONTAINED WITH SILT FENCE.

POTENTIAL THERMAL IMPACT NOTE

THIS IS A RESIDENTIAL DEVELOPMENT WITH MINIMUM PROPOSED IMPERVIOUS COVERAGE. PROPOSED IMPERVIOUS COVERAGE INCLUDES THE HOMES. THE PROPOSED DESIGN PROVIDES FOR NATIVE LANDSCAPE COVERAGE SO MUCH OF THE POST DEVELOPMENT RUNOFF WILL FLOW OVERLAND AND DIRECTLY TO THE SUBSURFACE BASINS WHERE THE RUNOFF WILL BE DETAINED BELOW GROUND AND INFILTRATED; THUS REDUCING ANY HEATED HEATED RUNOFF FROM ENTERING THE RECEIVING WATERS.



LOCATION MAP (USGS GERMANTOWN QUADRANGLE)

PROJECT NARRATIVE

THE PURPOSE OF THIS SEDIMENTATION AND EROSION CONTROL PLAN IS TO PROVIDE THE CONTRACTOR WITH THE MINIMUM REQUIREMENTS NECESSARY TO IMPLEMENT EROSION AND SEDIMENT CONTROL FEATURES TO REDUCE THE AMOUNT OF DENUDED SOILS FROM LEAVING THE SITE DURING THE DEMOLITION PROCESS. THE PLAN IS NOT INTENDED TO ADDRESS ALL THE POSSIBLE TOPOGRAPHIC CONDITIONS WHICH WOULD AFFECT CONSTRUCTION AND PLACEMENT OF SEDIMENTATION AND EROSION CONTROL FEATURES, HOWEVER, THE PLAN DOES ILLUSTRATE THE FOLLOWING CONSTRUCTION PROCEDURES FOR IMPLEMENTING SEDIMENTATION AND CONTROL FEATURES FOR THIS TYPE OF DEVELOPMENT.

RESPONSIBLE AGENT: 2241 OLD WELSH LLC
PO BOX 411
MOORESTOWN, NJ 08057

THE APPLICANT IS PROPOSING TO CONSTRUCT A RESIDENTIAL DEVELOPMENT CONSISTING OF 6 SINGLE FAMILY DETACHED DWELLING UNITS WITH ASSOCIATED SITE IMPROVEMENTS, INCLUDING STORMWATER MANAGEMENT.

EROSION AND SEDIMENT CONTOL NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 TO MARK 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 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. 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.
15. 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.
16. 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.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. 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.
19. 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
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. 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.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. CONTRACTOR SHALL COORDINATE ANY CHANGE OF WASHOUT LOCATION WITH CONSERVATION DISTRICT.
34. SEDIMENT FROM E&S BMPs SHALL BE PLACED IN LANDSCAPED AREAS THAT ARE NOT BMP'S AND STABILIZED WITH SEED AND MULCH IMMEDIATELY. IF PLACED ON SLOPES GREATER THAN 3:1, APPLY EROSION CONTROL MATTING OR HYDRO SEED.

CLIENT DATA

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WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

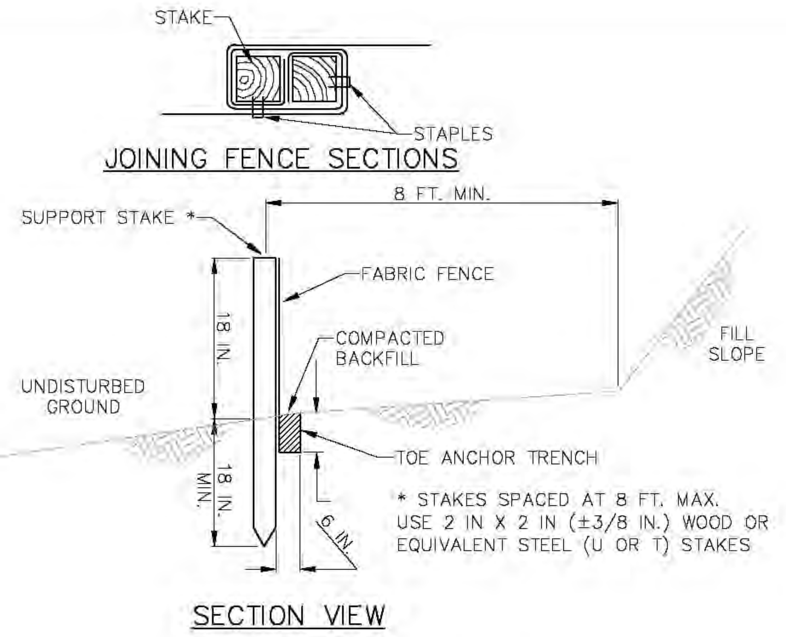
TITLE

EROSION AND SEDIMENTATION CONTROL PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 8 OF 15

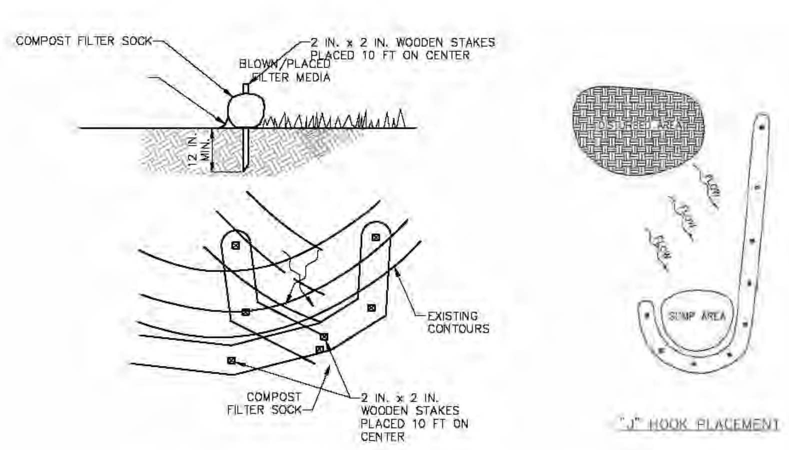
REVISION 1



NOTES:

- FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
- FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
- SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
- ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
- FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)



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.

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.

MAINTENANCE ITEMS:

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.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting			HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" X 3/4" Max. aperture size		
Outer Filtration Mesh			Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size		
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

Filtrexx & JMD

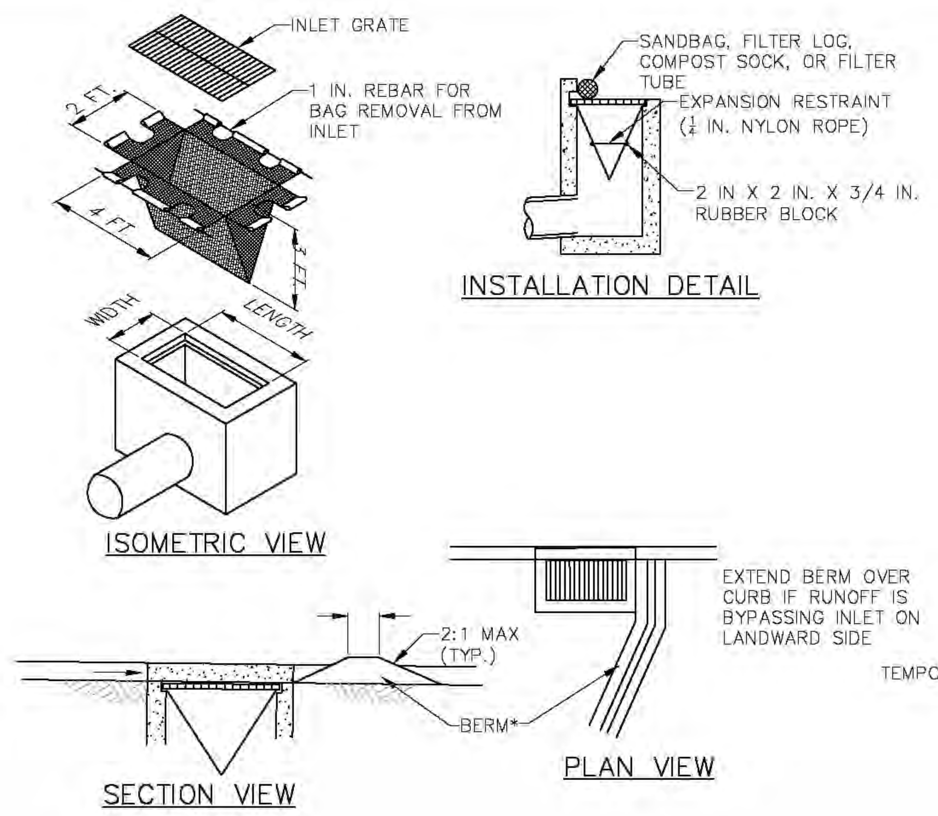
Compost should be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or wood/bark organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% by dry weight) of man-made foreign matter. The compost product should not resemble the raw material from which it was derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix.

The physical parameters of the compost should comply with the standards in Table 4.2. The standards contained in the PennDOT Publication 408 are an acceptable alternative.

TABLE 4.2
Compost Standards

Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

Filtrexx



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 NOT WITHIN THE PUBLIC RIGHT-OF-WAY.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. BERMS SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

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

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

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

* BERMS SHALL NOT BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

1. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
2. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. E&SPCPM P168
4. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLNADS, FLOOPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

TEMPORARY SEEDING SPECIFICATIONS

ALL DISTURBED EARTH SURFACES OR TOPSOIL SHALL BE STABILIZED AND SEEDED WITH A CONTRACTOR'S MIX IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012, CURRENT EDITION, AS FOLLOWS:

MIXTURE 1- ANNUAL RYEGRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SQ. YDS.
MIXTURE 2- PERENNIAL RYEGRASS SPREAD AT A SEEDING RATE OF 15 LBS PER 1,000 SQ. YDS.

OTHER MIXTURES PER TABLE 11.4 MAY BE USED WITH CONSERVATION DISTRICT APPROVAL

LIME AND FERTILIZER AND MULCH SPECIFICATIONS
TEMPORARY SEEDING -
- LIME 2000 LB PER ACRE
- FERTILIZER 10-10-10 500 LB PER ACRE
- MULCH, HAY OR STRAW - 3 TONS PER ACRE (AFTER TEMPORARY SEEDING HAS BEEN PERFORMED)

PERMANENT SEEDING SPECIFICATIONS

IMMEDIATELY UPON FINAL GRADING OF ANY PHASE OR SECTION, TOPSOIL SHALL BE BROUGHT BACK OVER THE DISTURBED AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. THIS TOPSOIL SHALL BE SPREAD TO A SMOOTH FINISH GRADE WITH A MINIMUM DEPTH OF SIX (6) INCHES. THE TOPSOIL SHALL THEN BE:

A. RAKED FREE OF STONES;
B. LIMED AND FERTILIZED AS NECESSARY;
C. PLANTED WITH GRASS OR OTHER SPECIFIED SEED, AND
D. MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1240 LB. PER 1000 SQ. YDS.)

PERMANENT SEEDING SHALL BE UNDERTAKEN IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012, CURRENT EDITION, AS FOLLOWS:

MIXTURE 2- PRIMARILY KENTUCKY BLUEGRASS, SPREAD AT A SEEDING RATE OF 25 LB. PER 1000 SQ. YDS.

OTHER MIXTURES PER TABLE 11.4 MAY BE USED WITH CONSERVATION DISTRICT APPROVAL

NOTE: SLURRY APPLICATIONS MUST INCLUDE A STRAW MULCH BINDER AT A RATE OF 3.0 TONS PER ACRE.

LIME AND FERTILIZER SPECIFICATIONS
PERMANENT SEEDING -

-PULVERIZED AGR. LIMESTONE- 410 LBS. PER 1,000 S.Y.
-10-10-20 ANALYSIS COMMERCIAL- 140 LBS. PER 1,000 S.Y.

MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1240 LB. PER 1000 SQ. YDS.)

PCSM BMP OPERATIONS AND MAINTENANCE REQUIREMENTS

BMP TYPE: SUBSURFACE BASIN

APPLIED AREAS: THIS BMP APPLIES TO SUBSURFACE BASIN

EQUIPMENT: VISUAL INSPECTION, VAC TRUCK AS NEEDED

RECORD KEEPING: THE SITE OPERATOR/MANAGER SHOULD KEEP LOGS OF WHEN THE FACILITY IS CLEANED AND FILE THE RECEIPTS OR LOGS FOR THEIR RECORDS SHOULD THE MUNICIPALITY REQUIRE DOCUMENTATION OF THE BMP IMPLEMENTATION.

RESPONSIBLE PARTY: THE OWNER, OR AUTHORIZED OWNER REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S ONCE CONSTRUCTION IS COMPLETED.

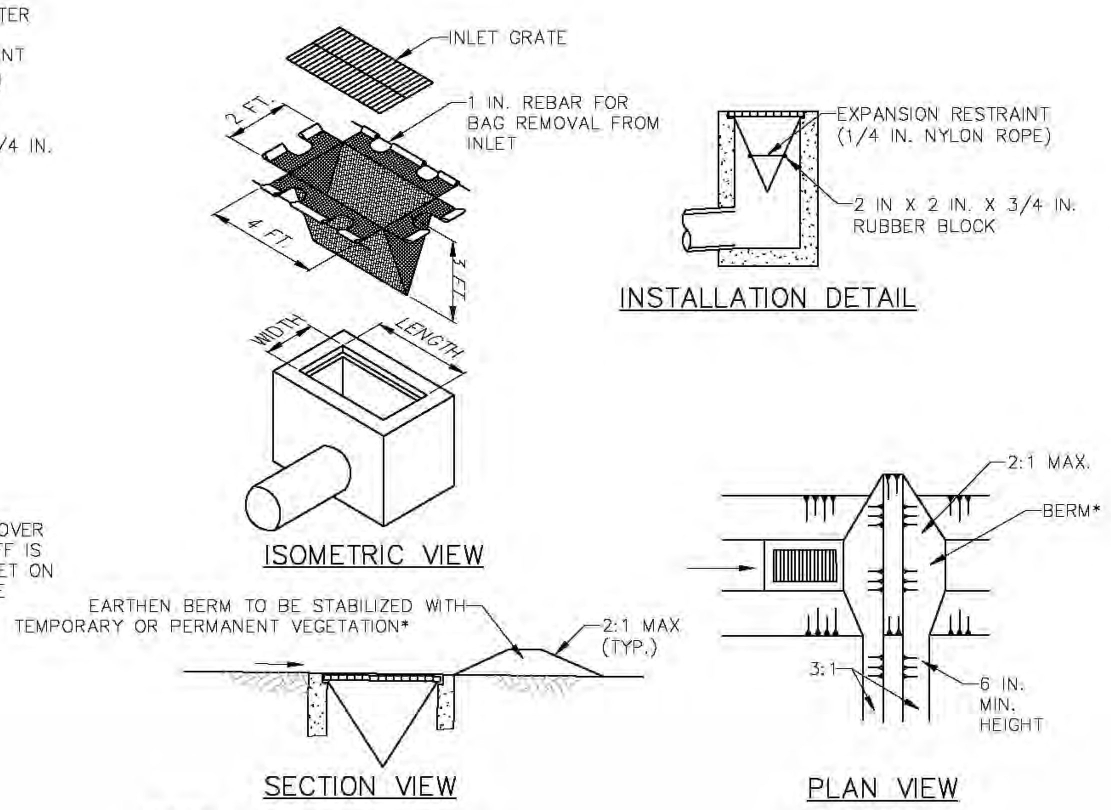
VISUAL INSPECTION

THE UNDERGROUND BASINS SHALL BE INSPECTED AT THE END OF THE WINTER SEASON, AT LEAST ONCE EVERY THREE MONTHS AND AFTER ANY MAJOR RAINFALL EVENT TO ENSURE THAT THE BED HAS DRAINED. SHOULD THE VISUAL INSPECTION REVEAL THAT THERE IS PONDED WATER, OR THERE HAVE BEEN CONTINUOUS RAIN EVENTS, ALLOW AN ADDITIONAL 24 HOURS FOR DRAWDOWN.

THE BED SHALL BE INSPECTED AT THE POP-UP EMITTER. LOG BOOK ENTRIES SHALL NOTE THE DATE, TIME, APPROXIMATE NUMBERS OF DAYS AFTER A RAINFALL EVENT, AND NAME OF PERSON INSPECTING THE FACILITY. INSPECTIONS DO NOT NEED TO BE COMPLETED BY A PROFESSIONAL AND CAN BE COMPLETED BY ON-SITE STAFF.

BED MAINTENANCE

OWNER SHALL FIELD VERIFY DRAW DOWN TIME AFTER EACH MAJOR STORM. SHOULD IT BE DETERMINED THAT THE BASIN IS NOT DRAINING PROPERLY, THEN THE BASIN SHALL BE DRAINED BY USE OF A VAC TRUCK AND THE BOTTOM CLEANED ACCORDINGLY. IT IS IMPERATIVE THAT IF THIS OCCURS, THAT A MORE STRINGENT MAINTENANCE REGIME OCCUR IN THE UPSTREAM DRAINAGE FACILITIES. SEDIMENT BUILD-UP AND CLOGS SHALL BE REMOVED IMMEDIATELY. IF THE BASIN CONTINUES TO HOLD WATER A PROFESSIONAL ENGINEER AND THE CONSERVATION DISTRICT SHOULD BE CONSULTED FOR FURTHER INVESTIGATION AND REMEDIATION AS NECESSARY.



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 NOT WITHIN THE PUBLIC RIGHT-OF-WAY.

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. BERMS SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

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.

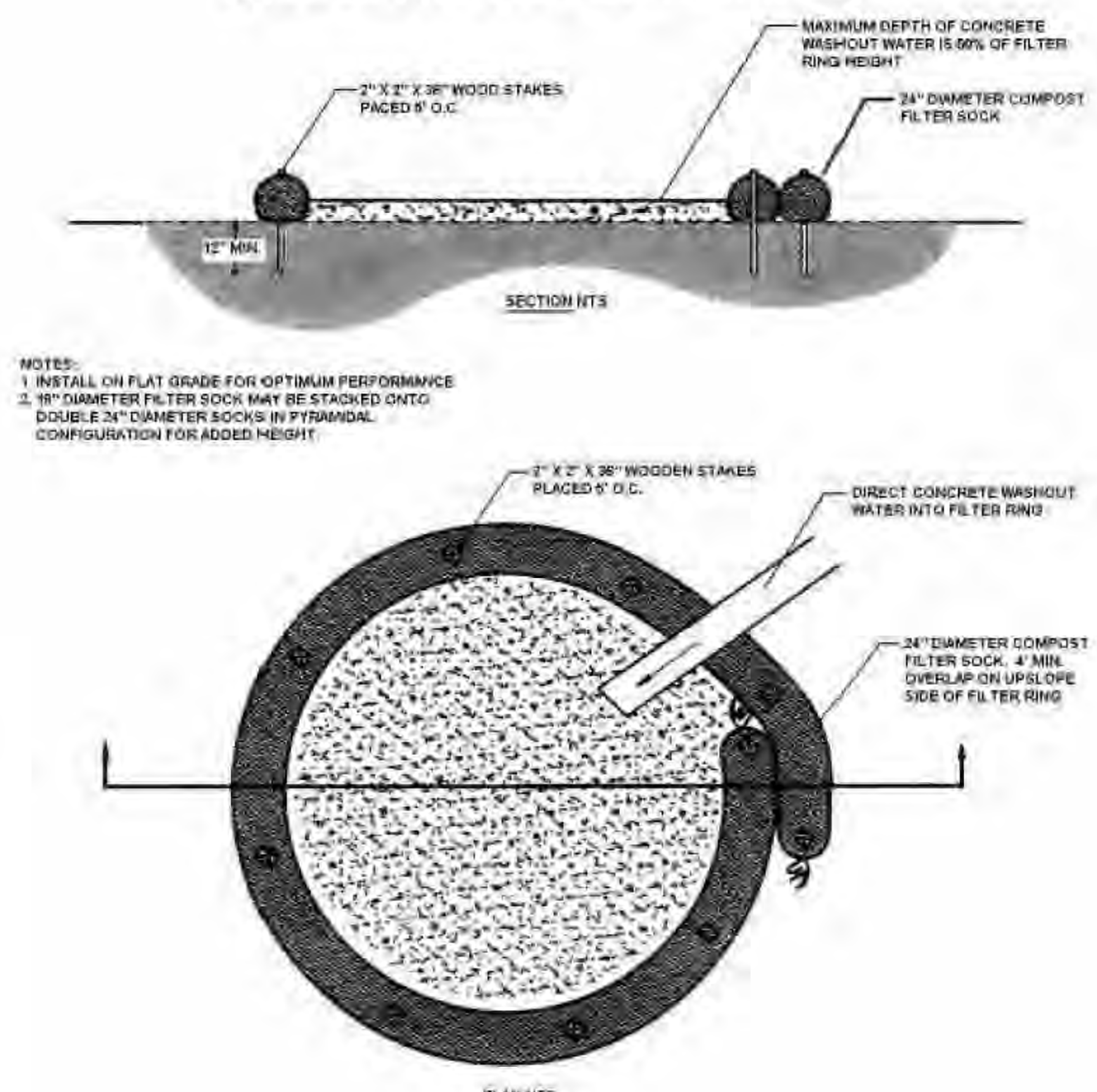
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED 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.

* BERMS SHALL NOT BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.

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

FIGURE 3.18
Typical Compost Sock Washout Installation

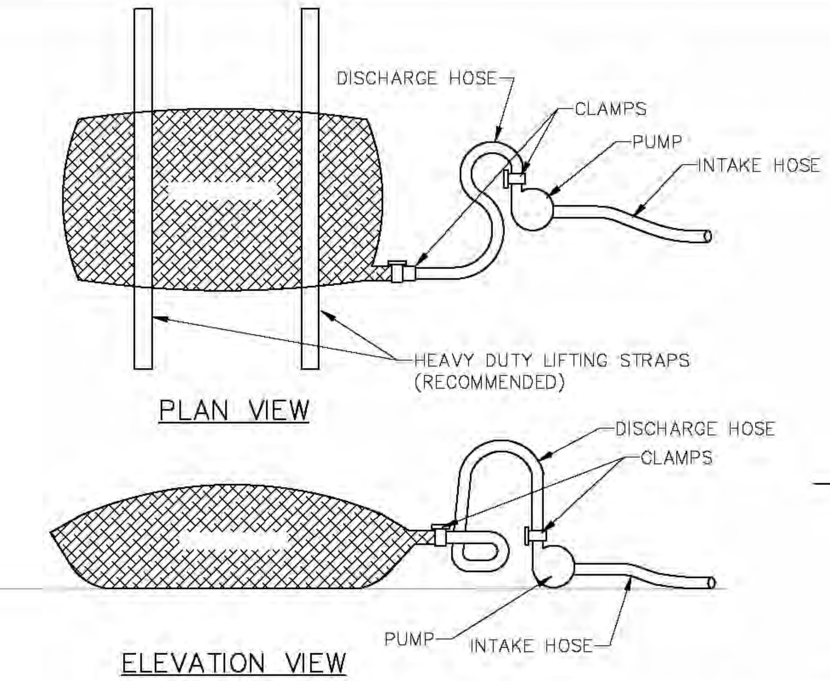


1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
3. ACCUMULATED MATERIALS HSOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
4. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

NOTES:
1. CONCRETE TRUCKS SHALL BE EQUIPPED WITH AT LEAST 50 GALLONS OF WATER TO CLEAN THE TRUCK AND HOPPER, PLUS AT LEAST 7 GALLONS OF WATER TO CLEAN CONCRETE CHUTE.

MAINTENANCE:
1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
2. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
3. ANY PLASTIC LINERS USED SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL



NOTES:

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

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

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

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

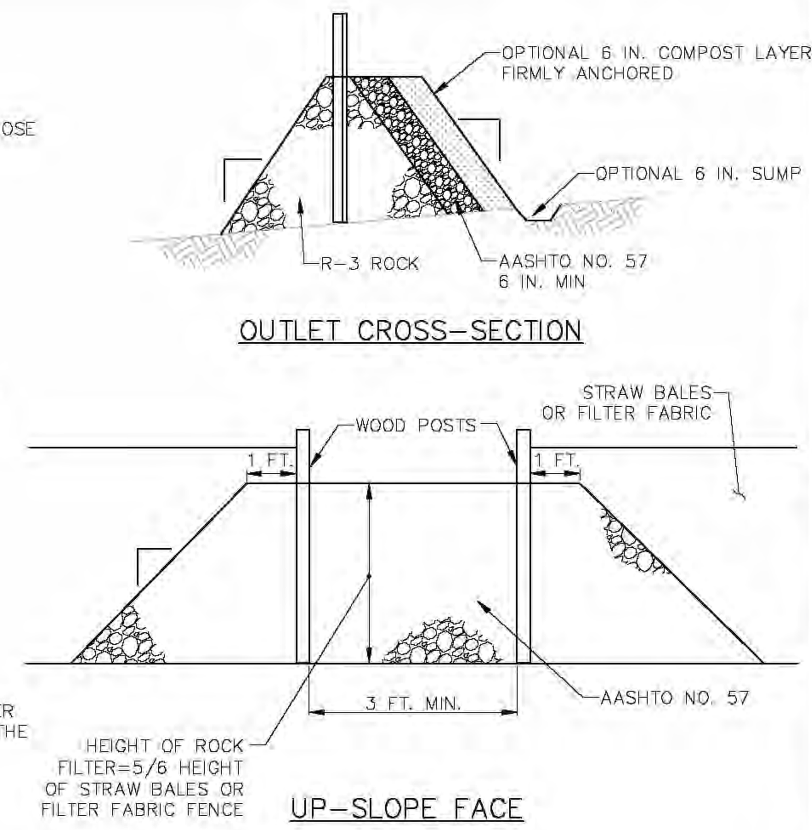
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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

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

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

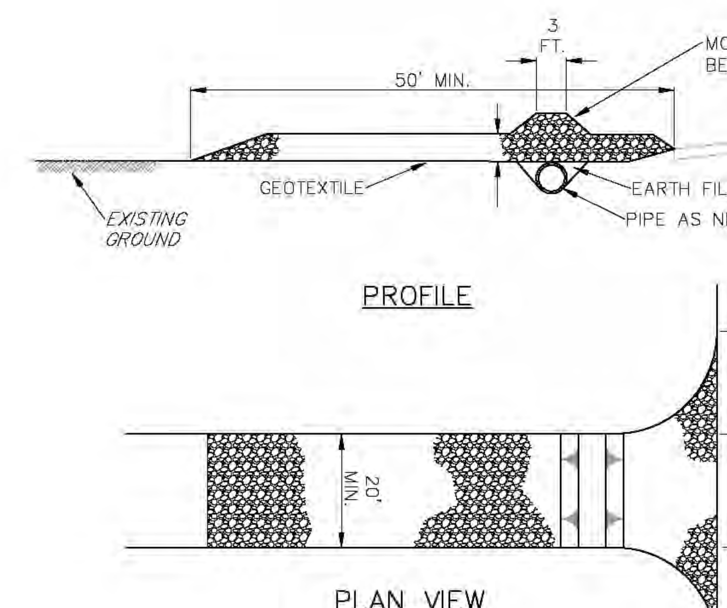
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG



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



NOTES:

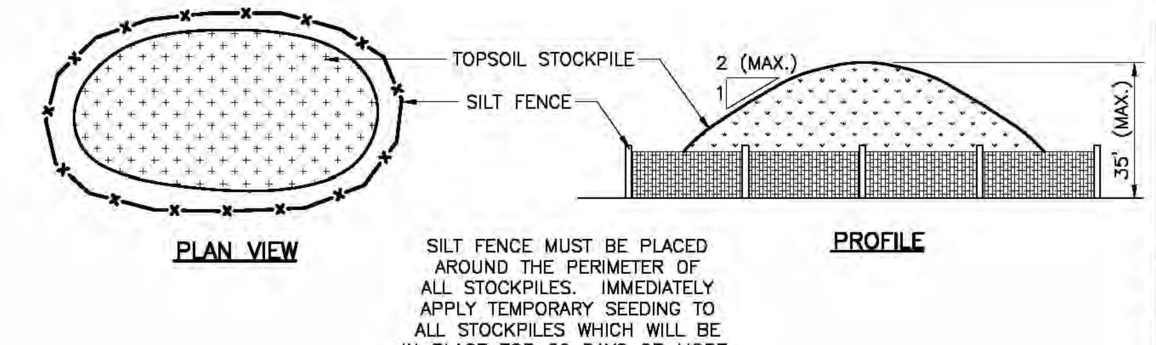
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE



SILT FENCE MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL BE IN PLACE FOR 20 DAYS OR MORE.

SOIL STOCKPILE AREA DETAIL
NOT TO SCALE

CLIENT DATA

Cornerstone Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

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LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

TITLE

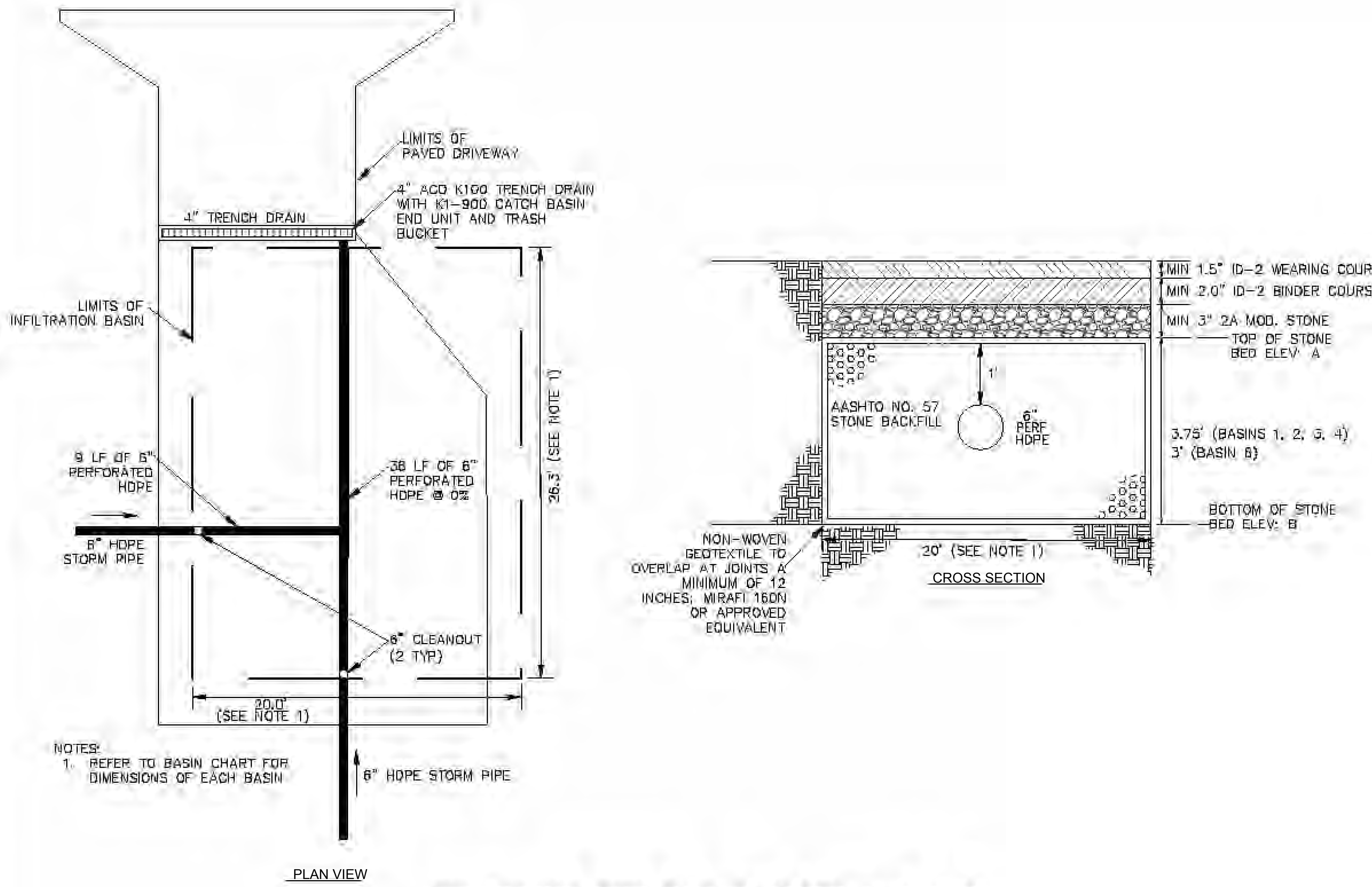
EROSION AND SEDIMENTATION CONTROL DETAILS

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	BA

SHEET 9 OF 15

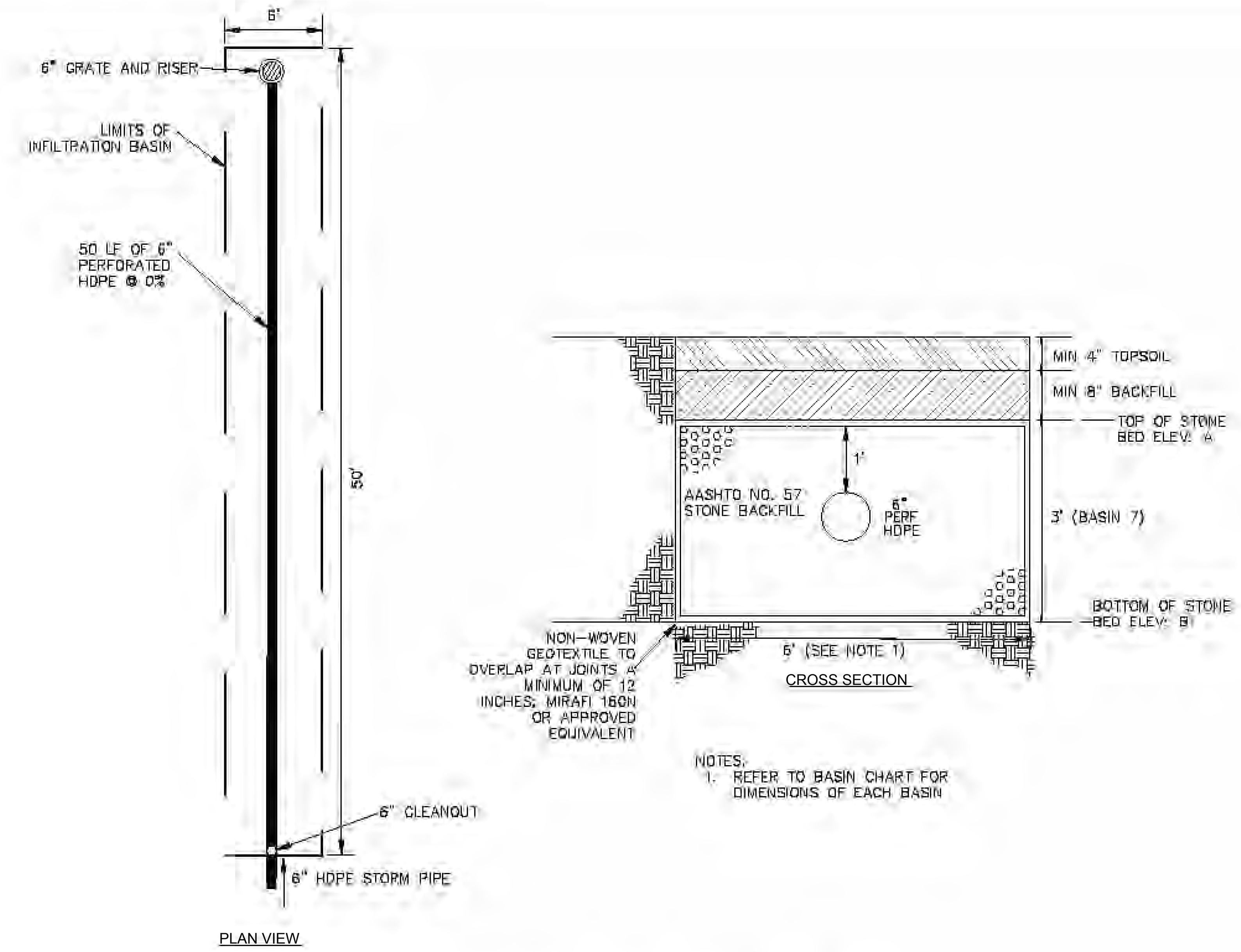
REVISION 1

CLIENT DATA



DETENTION BED DETAIL LLOTS 1-4 & 6

N.T.S.



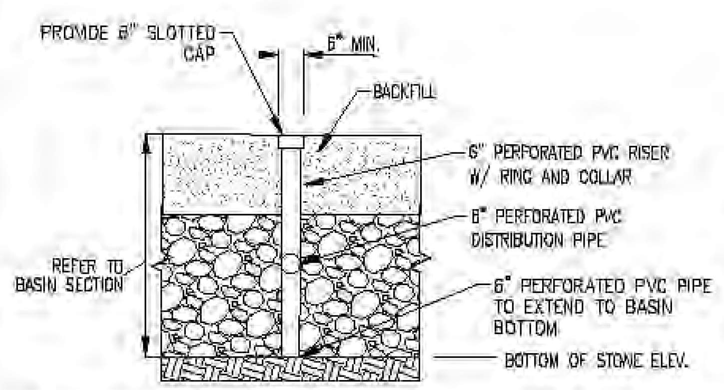
DETENTION BED DETAIL LOT 7

N.T.S.

BASIN INFORMATION AND INFILTRATION DRAW DOWN CALCULATIONS

LOT NUMBER	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
TEST PIT # AND INFILTRATION RATE	TEST PIT # 11 DESIGN RATE: 0.69 IN/HR	TEST PIT # 10 DESIGN RATE: 0.63 IN/HR	TEST PIT # 9 DESIGN RATE: 0.75 IN/HR	TEST PIT # 8 DESIGN RATE: 0.75 IN/HR	NO BASIN PROPOSED FOR LOT 5 WITH EXISTING HOUSE	TEST PIT # 13 DESIGN RATE: 0.50 IN/HR	TEST PIT # 12 DESIGN RATE: 0.63 IN/HR
BASIN SIZE AND STORAGE VOLUME*	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	22'x26.3'x3.75' 2,169.75x0.40= 868 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF		22'x30.5'x3' 2,013x0.40= 805 CF	6'x50'x3' 900x0.40= 360 CF
TOP OF BASIN (A)	332.80'	335.92'	337.66'	341.01'		340.50'	348.00'
BOTTOM OF BASIN (B)	329.05'	332.17'	333.91'	337.26'		337.50'	345.00'
LIMITING ZONE ELEV	NOT ENCOUNTER AT ELEV. 328'	NOT ENCOUNTER AT ELEV. 332'	NOT ENCOUNTER AT ELEV. 334'	NOT ENCOUNTER AT ELEV. 337'		NOT ENCOUNTER AT ELEV. 336'	BEDROCK AT ELEV. 343'
DRAIN DOWN CALCULATION	3.75 x (1 HR/0.69 IN) x (12 IN/1 FT) = 65 HRS	3.75 x (1 HR/0.63 IN) x (12 IN/1 FT) = 71 HRS	3.75 x (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS	3.75 x (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS		3.0 x (1 HR/0.50 IN) x (12 IN/1 FT) = 72 HRS	3.0 x (1 HR/0.63 IN) x (12 IN/1 FT) = 57 HRS

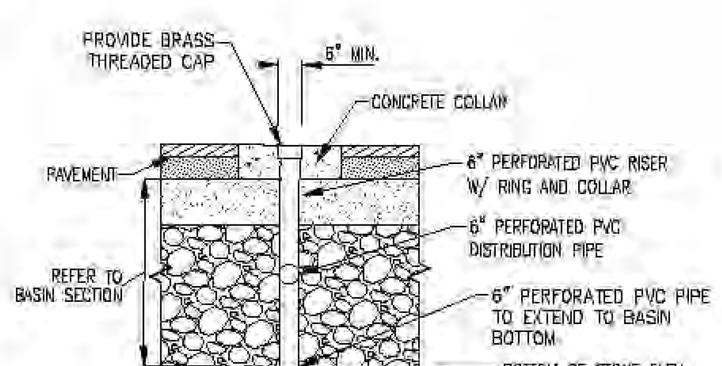
*BASIN VOLUME IS BASED ON 40% VOID SPACE WITHIN STONE AREA.



6" GRATED OVERFLOW AND OBSERVATION WELL

OBSERVATION WELL NOTES:

1. THE OBSERVATION WELL MUST BE PLACED AT THE INVERT OF THE STONE BED.
2. AN OBSERVATION WELL MUST BE LOCATED NEAR THE CENTER OF THE STONE BED SYSTEM TO MONITOR THE LEVEL AND DURATION OF WATER STORED WITHIN THE SMP (DRAIN DOWN TIME).
3. ADEQUATE INSPECTION AND MAINTENANCE ACCESS TO THE OBSERVATION WELL MUST BE PROVIDED.
4. A MANHOLE MAY BE USED IN LIEU OF AN OBSERVATION WELL IF THE INVERT OF THE MANHOLE IS INSTALLED AT OR BELOW THE BOTTOM OF THE SMP AND THE MANHOLE IS CONFIGURED IN SUCH A WAY THAT STORMWATER CAN FLOW FREELY BETWEEN THE SMP AND THE MANHOLE AT THE SMP'S INVERT.



TYPICAL CLEANOUT AND OBSERVATION WELL

OBSERVATION WELL NOTES:

1. THE OBSERVATION WELL MUST BE PLACED AT THE INVERT OF THE STONE BED.
2. AN OBSERVATION WELL MUST BE LOCATED NEAR THE CENTER OF THE STONE BED SYSTEM TO MONITOR THE LEVEL AND DURATION OF WATER STORED WITHIN THE SMP (DRAIN DOWN TIME).
3. ADEQUATE INSPECTION AND MAINTENANCE ACCESS TO THE OBSERVATION WELL MUST BE PROVIDED
4. A MANHOLE MAY BE USED IN LIEU OF AN OBSERVATION WELL IF THE INVERT OF THE MANHOLE IS INSTALLED AT OR BELOW THE BOTTOM OF THE SMP AND THE MANHOLE IS CONFIGURED IN SUCH A WAY THAT STORMWATER CAN FLOW FREELY BETWEEN THE SMP AND THE MANHOLE AT THE SMP'S INVERT.

MAINTENANCE: SUBSURFACE DETENTION BASIN

APPLIED AREAS: THIS BMP APPLIES TO THE SUBSURFACE DETENTION BASIN

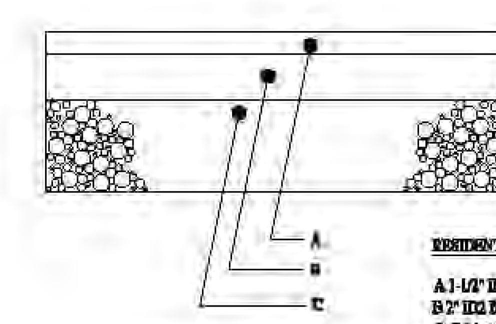
EQUIPMENT: VISUAL INSPECTION, VAC TRUCK AS NEEDED

RECORD KEEPING: THE SITE OPERATOR/MANAGER SHOULD KEEP LOGS OF WHEN THE FACILITY IS CLEANED AND FILE THE RECEIPTS OR LOGS FOR THEIR RECORDS SHOULD THE MUNICIPALITY REQUIRE DOCUMENTATION OF THE BMP IMPLEMENTATION.

RESPONSIBLE PARTY: THE OWNER, OR AUTHORIZED OWNER REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S ONCE CONSTRUCTION IS COMPLETED.

EARLY MAINTENANCE ACTIVITY	FREQUENCY
INSPECT EROSION CONTROL AND FLOW SPREADING DEVICES UNTIL SOIL SETTLEMENT AND VEGETATIVE ESTABLISHMENT OF CONTRIBUTING AREAS HAS OCCURRED.	BIWEEKLY
INSPECT INLET CONTROLS, OUTLET STRUCTURES, AND STORAGE AREAS FOR TRASH AND SEDIMENT ACCUMULATION.	MONTHLY FOR THE FIRST YEAR AFTER INSTALLATION TO DETERMINE ONGOING MAINTENANCE FREQUENCY

ONGOING MAINTENANCE ACTIVITY	FREQUENCY
REGULARLY CLEAN OUT GUTTERS AND CATCH BASINS TO REDUCE SEDIMENT LOAD TO DETENTION SYSTEM. CLEAN INTERMEDIATE SUMP BOXES, REPLACE FILTERS, AND OTHERWISE CLEAN PRETREATMENT AREAS IN DIRECTLY CONNECTED SYSTEMS.	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM SUBSURFACE DETENTION SMP SEDIMENTATION CHAMBER, AS APPLICABLE, WHEN THE SEDIMENT ZONE IS 3/4 FULL.	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM PIPE/VAULT SYSTEMS. SEDIMENT DEPTH IS NOT TO REACH A MAXIMUM DEPTH OF FOUR INCHES BELOW THE SMP'S OUTLET INVERT ELEVATION. REMOVAL OF SEDIMENT FROM GRID SYSTEMS MUST BE PER MANUFACTURER'S RECOMMENDATIONS OR AS PER THE SITE-SPECIFIC MAINTENANCE SCHEDULE.	AS NEEDED
INSPECT SUBSURFACE DETENTION FACILITY AND CONTROL STRUCTURES.	QUARTERLY
REMOVE FLOATING DEBRIS AND ACCUMULATED PETROLEUM PRODUCTS.	QUARTERLY
MAINTAIN RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITY	ONGOING



RESIDENTIAL DRIVEWAY:

A 1-1/2" ID2 WEARING COURSE
B 2" ID2 BINDER COURSE
C 6" 2A MODIFIED STONE BASE

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PADOT
408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of subbase material. a triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representative in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked
in the field. The areas noted and or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. all areas that are to be paved and or curbed are required to be proof rolled by this method.

TYPICAL RESIDENTIAL DRIVEWAY PAVEMENT SECTION (ON-SITE)

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONEENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO.	BY	DESCRIPTION	DATE

J.B. ANDERSON
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MARYLAND LICENSE No. 29313 NEW
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ABINGTON TOWNSHIP
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PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

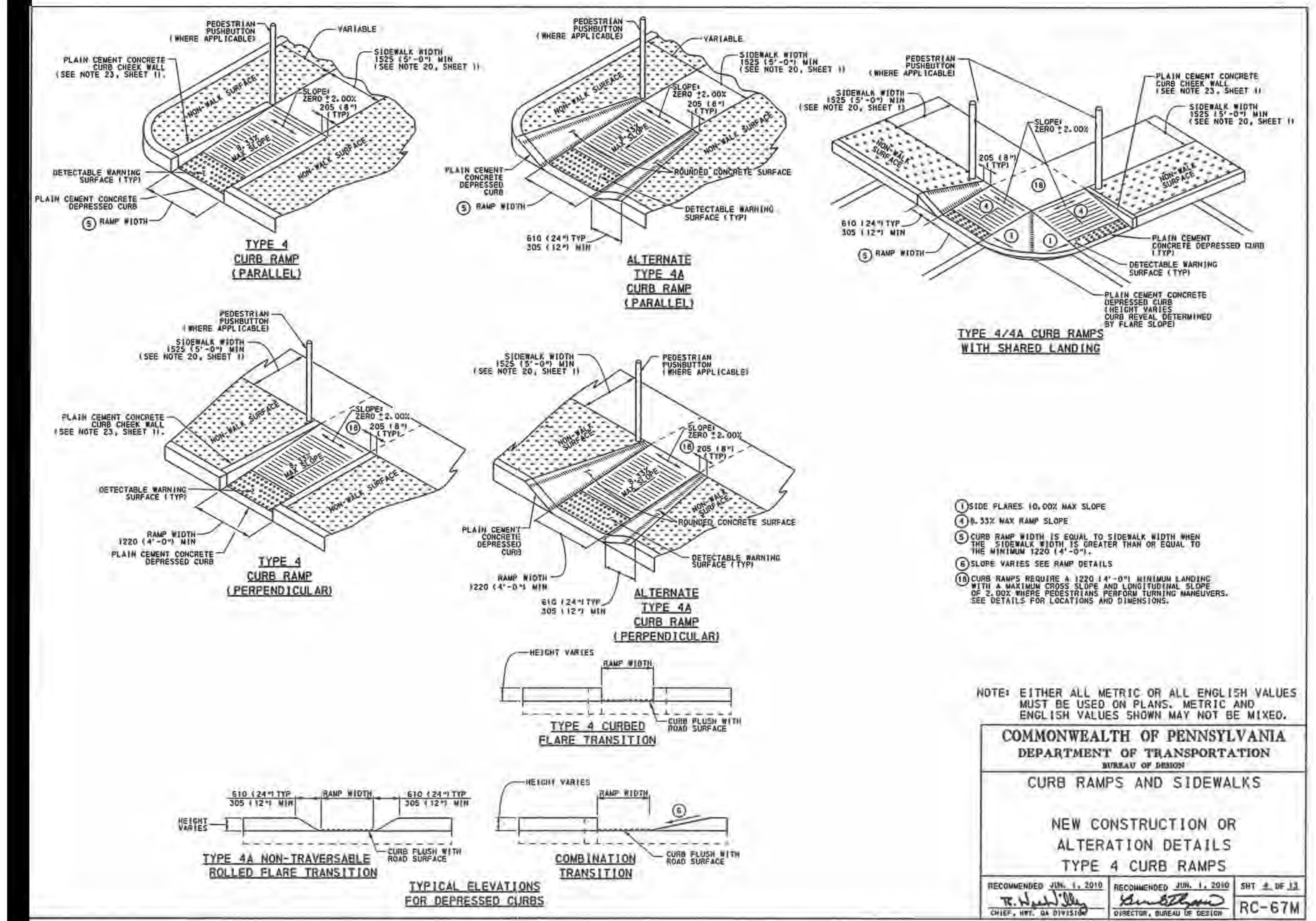
TITLE

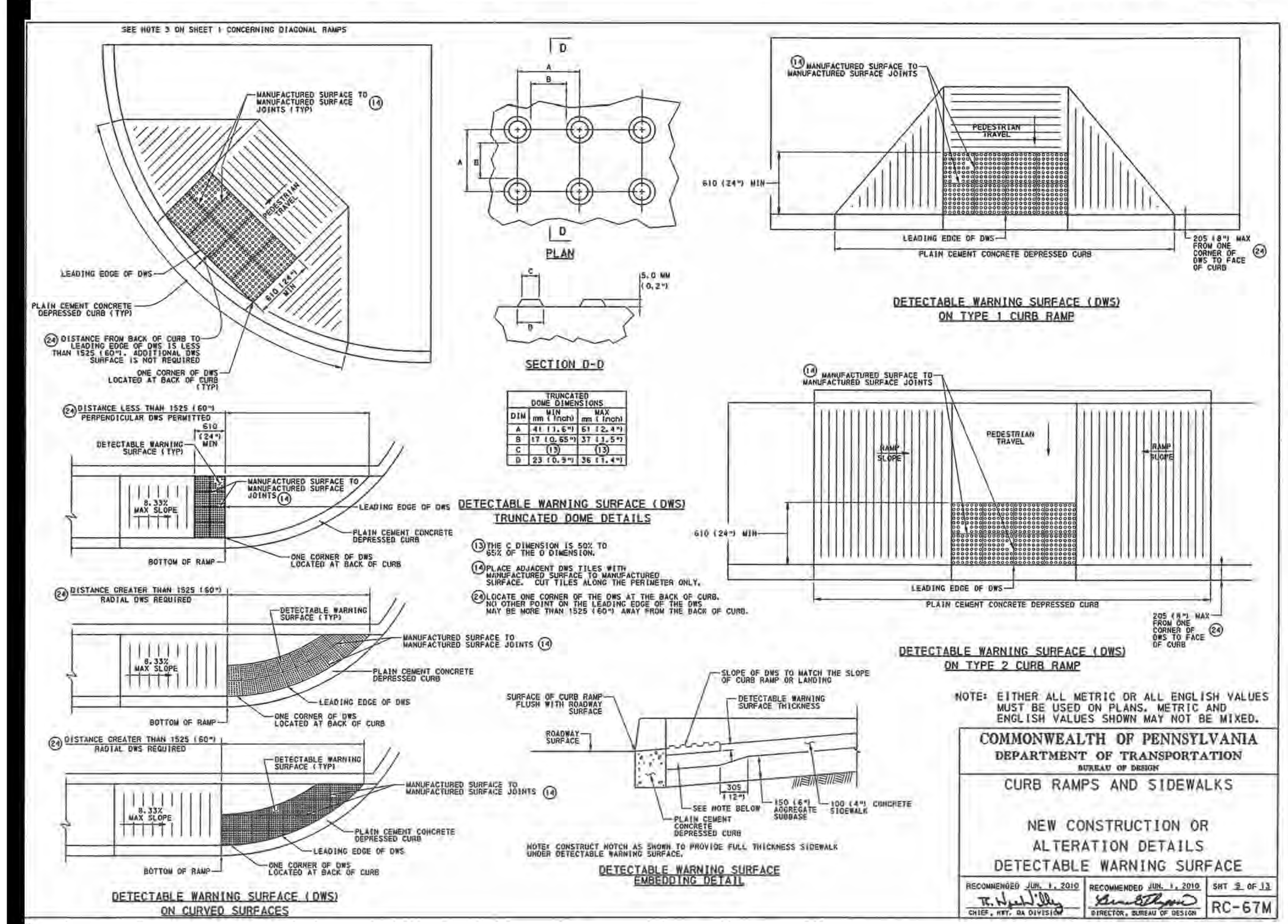
DETAILS

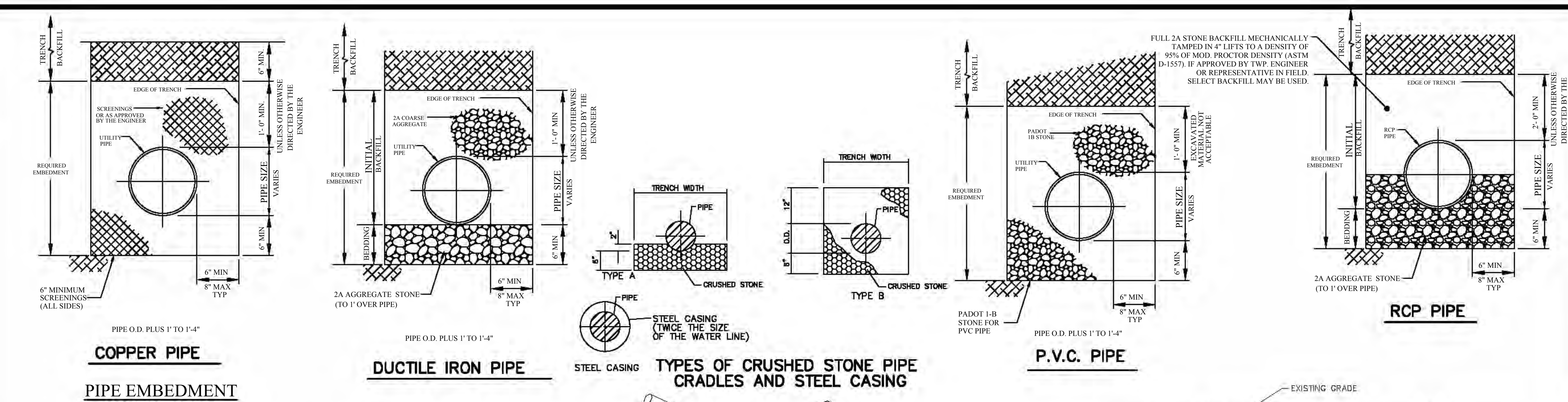
PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

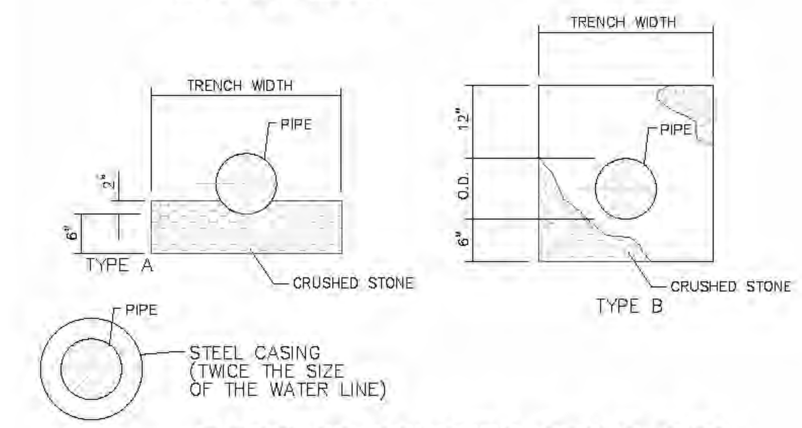
SHEET 10 OF 15

REVISION 1







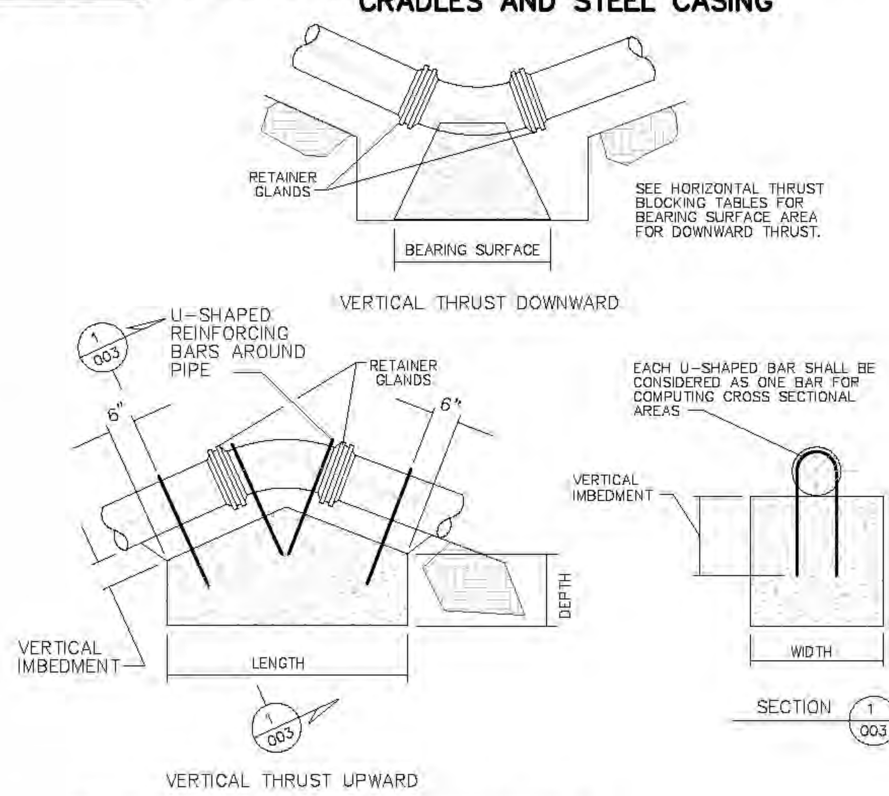


TYPES OF CRUSHED STONE PIPE CRADLES AND STEEL CASING

PIPE SIZE	6" AND 8"			10" AND 12"			14" AND 16"		
DEGREE BEND OR DEFLECTION	11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°
LENGTH	3.00	4.00	6.00	4.50	6.00	8.00	6.00	8.00	11.00
WIDTH	3.00	3.00	3.00	3.00	3.00	4.00	3.50	3.50	5.00
DEPTH	2.00	3.00	4.00	3.00	4.50	5.00	3.50	5.00	5.00
SQ. IN. REINFORCING	0.17	0.33	0.65	0.37	0.74	1.46	0.66	1.32	2.60

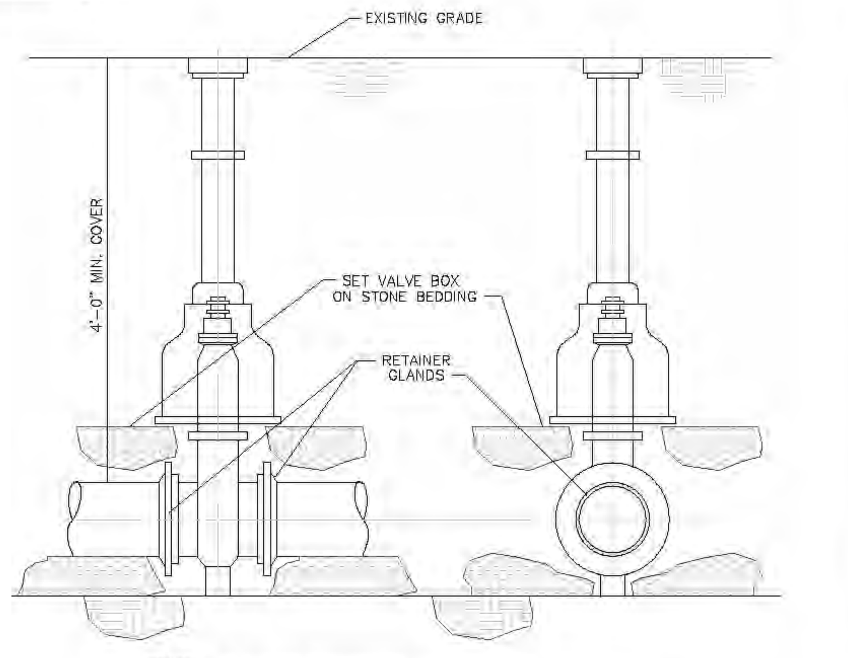
BAR NO.	5	6	7	8	9	10	11
CROSS-SECTION IN.^{2} PER BAR	0.31	0.44	0.60	0.79	1.00	1.27	1.56
VERTICAL IMBEDMENT	15"	19"	26"	35"	44"	56"	68"

VERTICAL THRUST BLOCKING – UPWARD THRUSTS SCHEDULE OF DIMENSIONS 150 P.S.I. WORKING PRESSURE



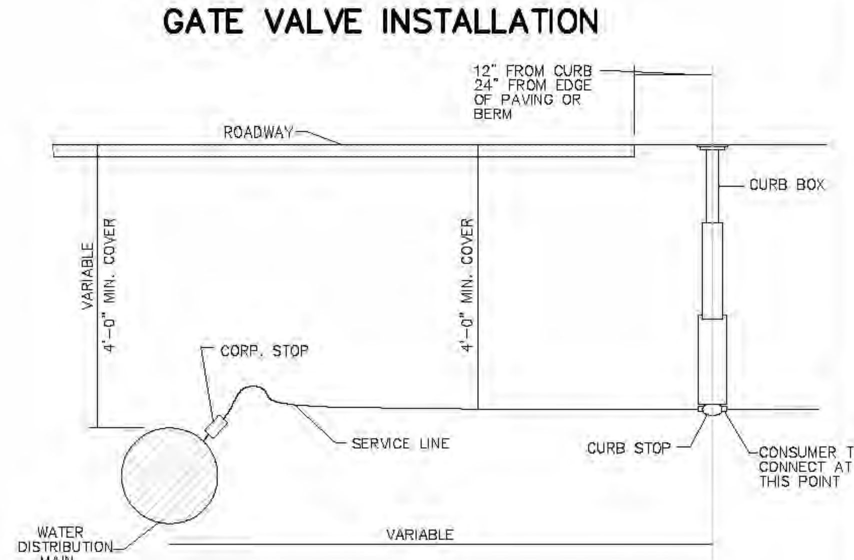
NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT THE END OF 28 DAYS.
2. PAINT ALL EXPOSED STEEL WITH TWO COATS OF ASPHALT PAINT.
3. NO COUPLING OR JOINTS SHALL BE CONVEYED WITH CONCRETE.
4. ALL-THREADS WITH PIPE STRAPS MAY BE USED IN PLACE OF REINFORCING BARS.
5. ALL THRUST BLOCKS SHOWN ARE INTENDED AS A GUIDE AND SHALL WITHSTAND THE REQUIRED PRESSURE.
6. RETAINER GLANDS REQUIRED ON ALL MECHANICAL JOINT FITTINGS.
7. CERTAIN SITUATIONS MAY WARRENT THE USE OF TIE RODS, AUTHORIZED BY THE WATER COMPANY ONLY.

VERTICAL THRUST BLOCKING



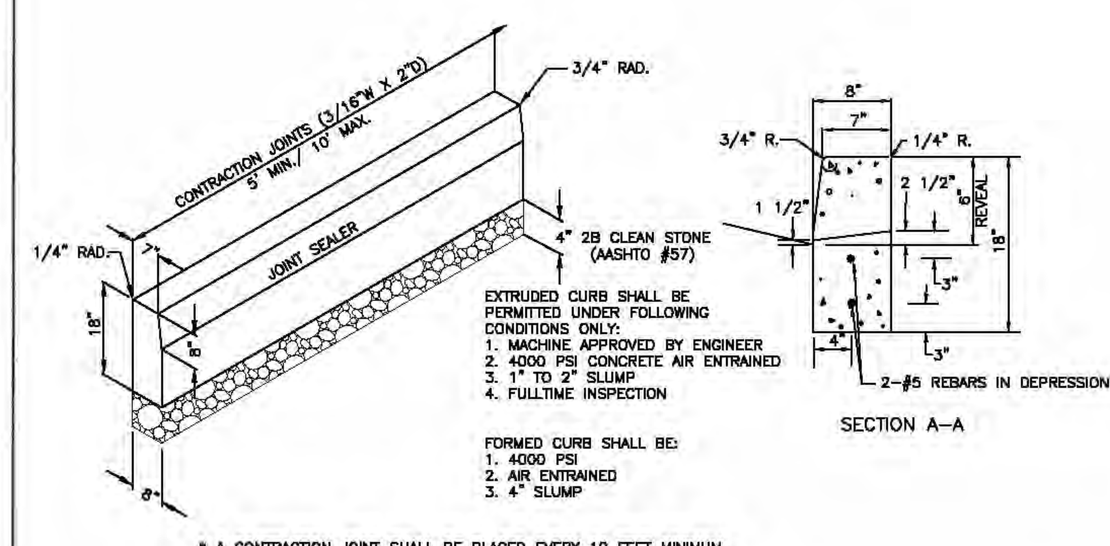
NOTES:
1. RETAINER GLANDS REQUIRED ON ALL MECHANICAL JOINT FITTINGS.
2. VALVE BOX SHALL BE 2 PIECE SCREW TYPE.

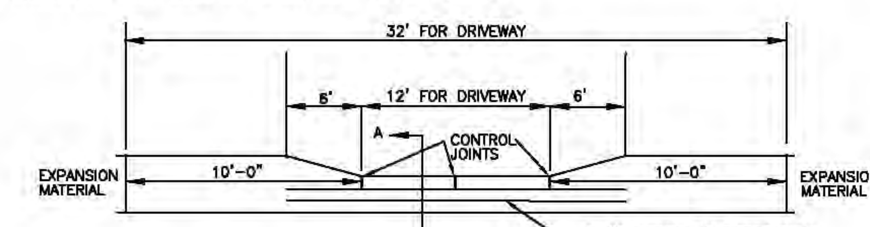
GATE VALVE INSTALLATION



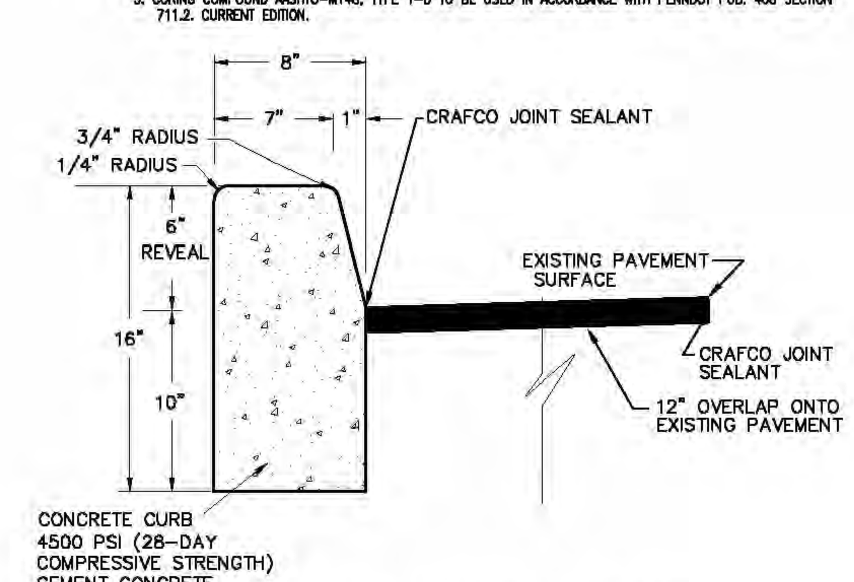
NOTES:
1. FOR A STANDARD 3/4" CONNECTION TO AC MAINS, USE A DOUBLE-STRAPPED SADDLE.
2. COPPER SHALL BE TYPE "K".
3. COMPRESSION FITTINGS SHALL BE USED ON COPPER SERVICE.
4. COPPER SERVICE SHALL BE LAID LOOSELY HORIZONTALLY TO PREVENT DAMAGE UPON SETTING OF TRENCH.

WATER LINE SERVICE CONNECTION

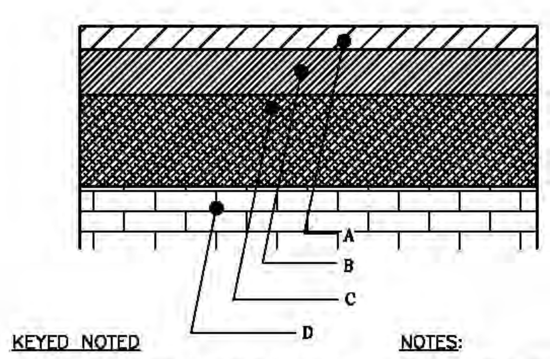




NOTES:
1. 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 30 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB. (40 FOOT MAXIMUM FOR EXTRUDED CURB)
2. CURB SHALL BE DOWEL PINNED INTO INLETS. 2-#6X1'-0" DOWEL BARS ON BOTH SIDES OF INLET.
3. 4" 2B CLEAN STONE UNDER CURB.
4. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECS. PUB. 408. CURRENT EDITION.
5. CURING COMPOUND AASHTO-M148, TYPE 1-D TO BE USED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTION 711.2. CURRENT EDITION.



CONCRETE CURB DETAIL



KEYED NOTED

A – 1.5 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN. 9.5mm, PG 64–22, HMA WEARING COURSE, 3–10 MILLION Esals, SRL–E

B – 2.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN. 19mm, PG 64–22, HMA BINDER COURSE, 3–10 MILLION Esals

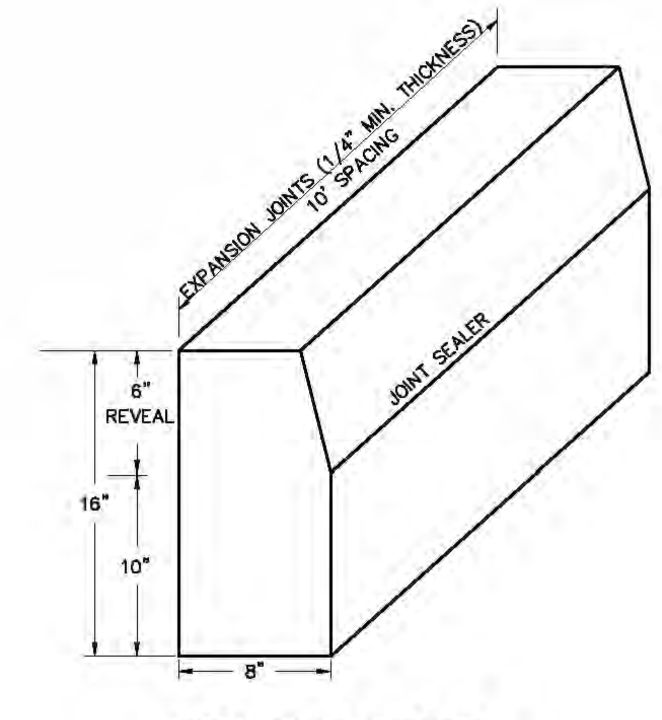
C – 9.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN. 25mm, PG 64–22, HMA BASE COURSE, 3–10 MILLION Esals

D – 8.0 INCHES SUBBASE (NO. 2A)

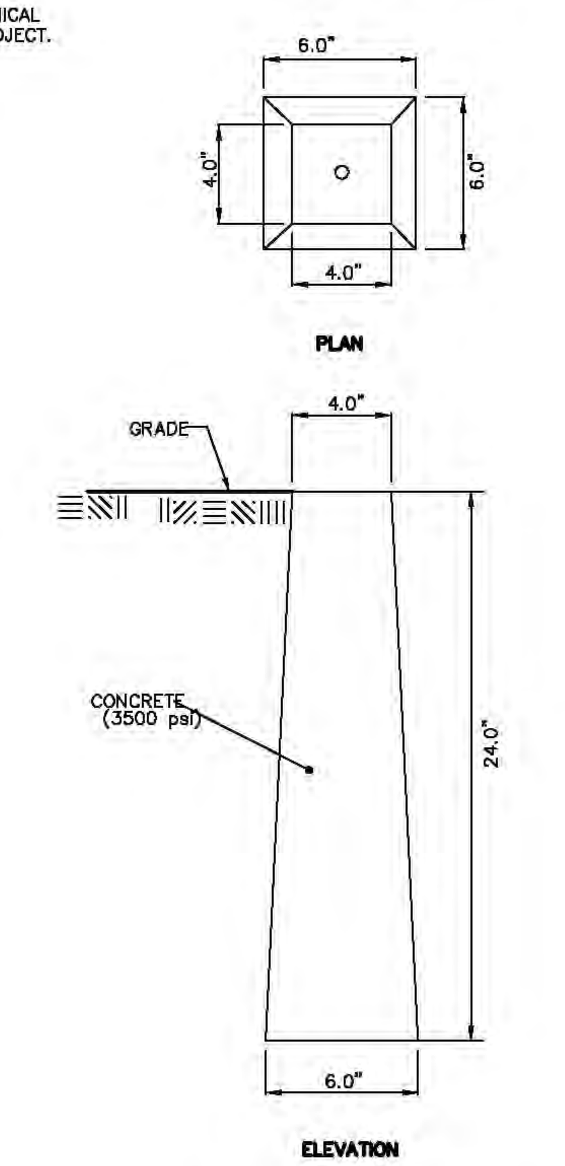
NOTES:

THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEO–TECHNICAL DATA OF SPECIFIC PROJECT.

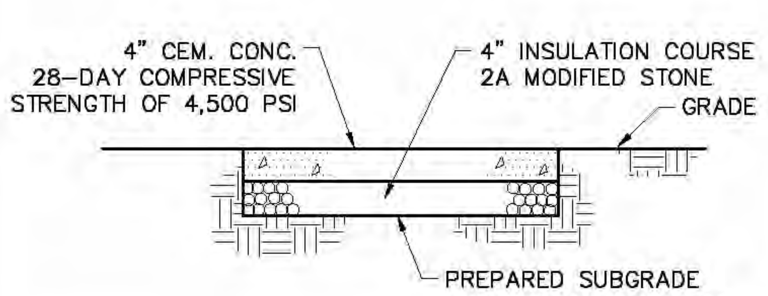
(FOR USE WITHIN RIGHT–OF–WAY LINES) PAVEMENT SECTION DETAIL



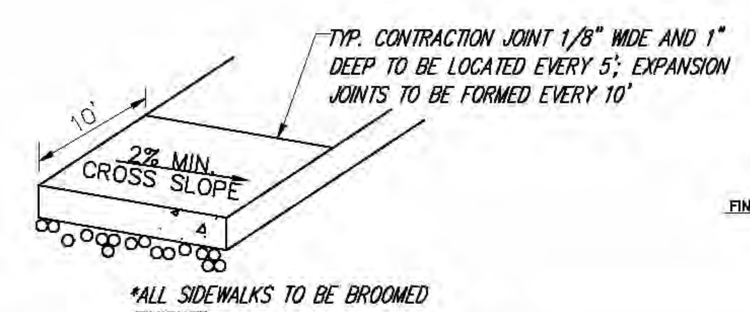
TYPICAL CONCRETE CURB DETAIL
NOT TO SCALE



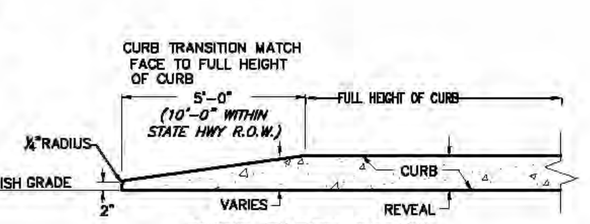
CONCRETE MONUMENT (TYP.)



SIDEWALK DETAIL
NOT TO SCALE



*ALL SIDEWALKS TO BE BROOMED FINISHED.



CURB TAPER DETAIL
NOT TO SCALE

CLIENT DATA

Cornerstone Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

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LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

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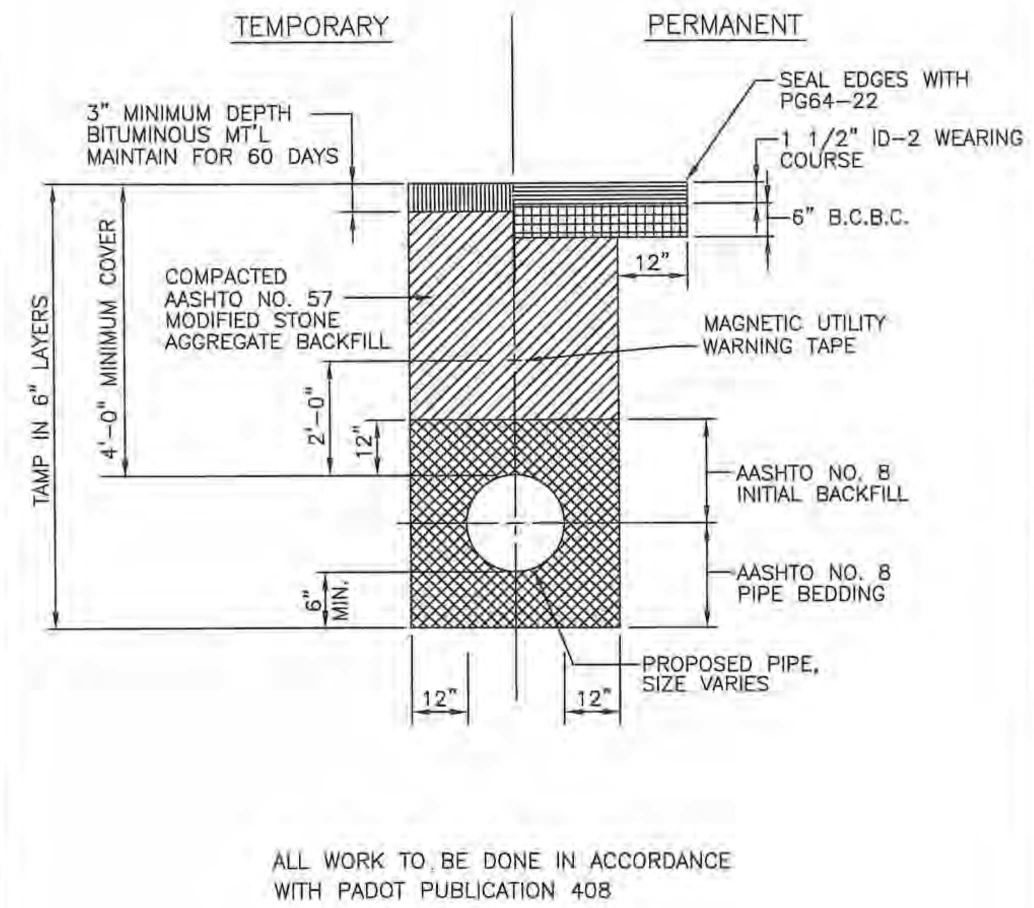
SCALE	AS NOTED	CHK BY	JBA

SHEET 11 OF 15

REVISION 1

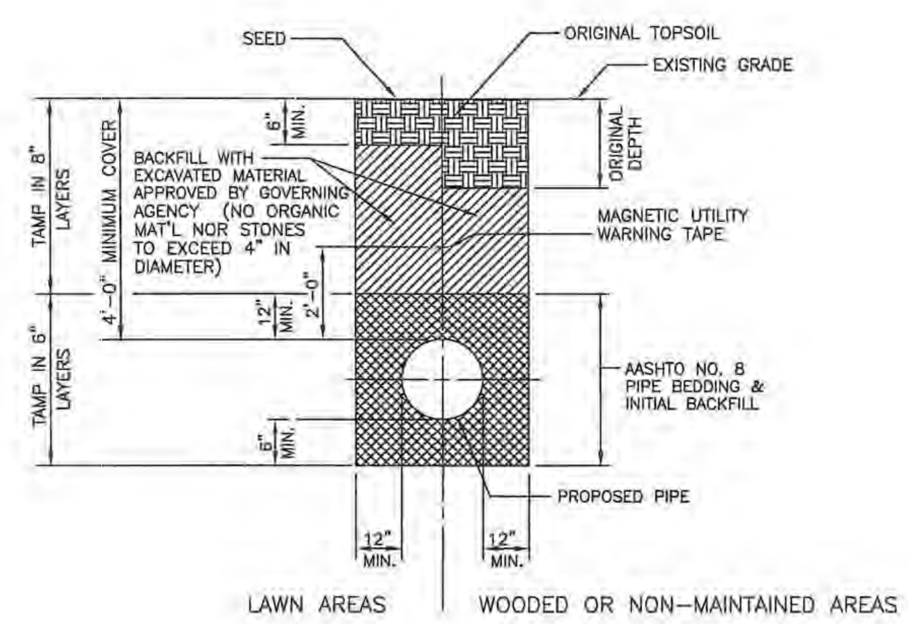


ALL WORK TO BE DONE IN ACCORDANCE WITH PADOT PUBLICATION 408

Township of Abington
STANDARD DETAIL - SANITARY SEWER

BACKFILL AND PAVEMENT RESTORATION DETAIL FOR STATE / TWP. ROADS

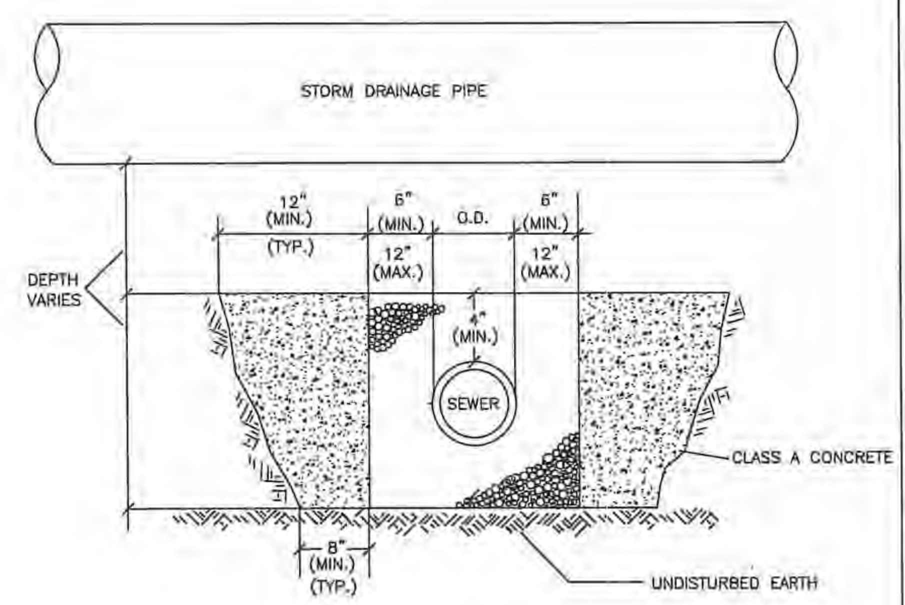
DATE: OCTOBER 2015
DETAIL: 1



Township of Abington
STANDARD DETAIL - SEWER SYSTEM

TRENCH RESTORATION
LAWN / WOODED AREAS

DATE: NOVEMBER 2015
DETAIL: 2



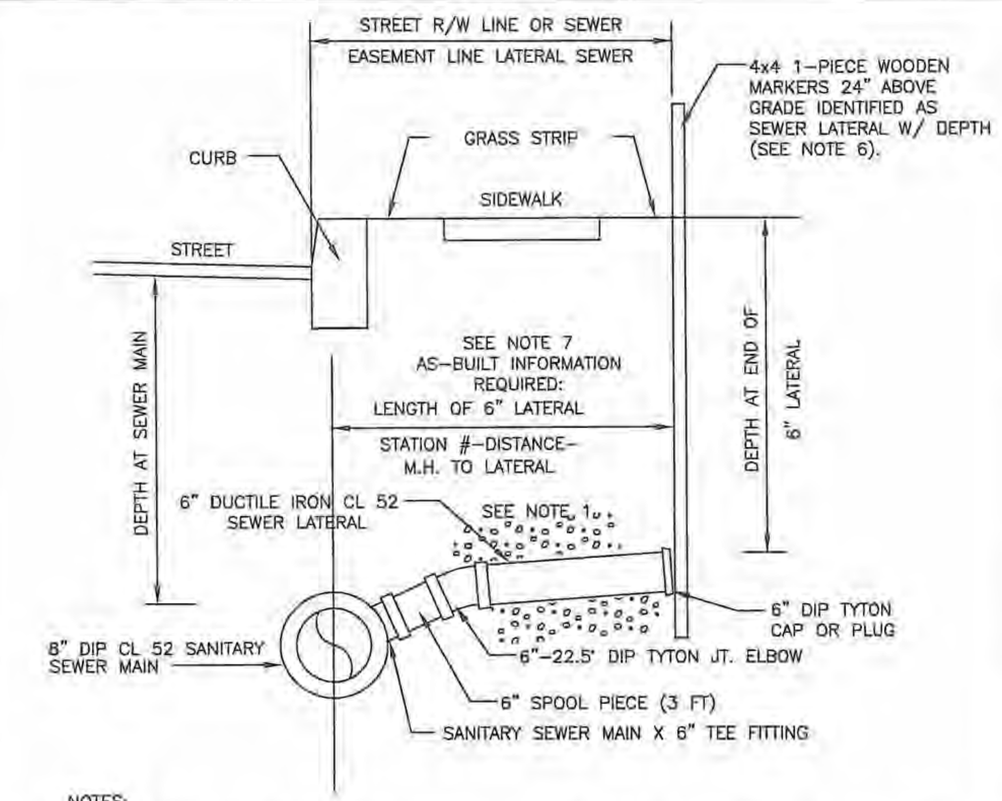
NOTES:

1. PIERS TO BE 5 FT. LONG CENTERED ON STORM DRAIN.
2. USE 3000 PSI CLASS A CONCRETE.
3. FORM PIERS AGAINST SOLID TRENCH WALLS.
4. PIERS REQUIRED WHEN CLEARANCE BETWEEN PIPES IS LESS THAN 18".
5. MAINTAIN SLOPE OF EACH UTILITY AT CROSSING.

Township of Abington
STANDARD DETAIL - SEWER SYSTEM

GRAVITY SEWER CROSSING DETAIL USING PIER SUPPORTS

DATE: NOVEMBER 2015
DETAIL: 7



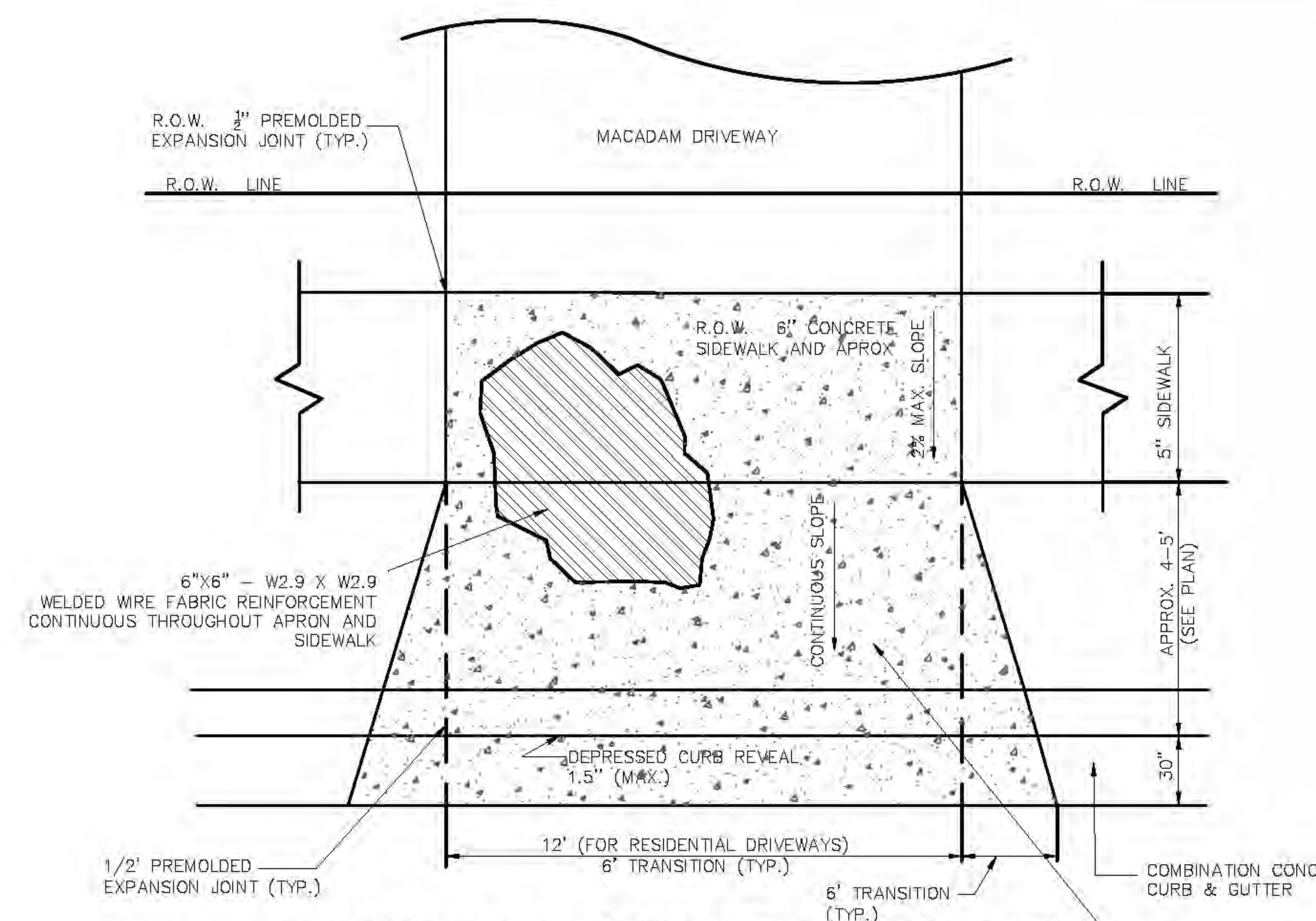
NOTES:

1) PROVIDE 6" OF AASHTO NO. 8 (1B) OR 2B STONE BELOW PIPE AND 12" ABOVE PIPE (TYPICAL ENTIRE LENGTH OF LATERAL).
2) MINIMUM SLOPE = 1% (1/8" PER FT.)
3) MINIMUM DEPTH OF COVER = 4 FT
4) PIPE MATERIALS: ALL PIPES TO BE DUCTILE IRON PIPE CLASS 52 WALL THICKNESS
5) DEVELOPER SHALL TEST AGAINST 6" TYTON CAP OR PLUG.
6) DEVELOPER SHALL INSTALL THE LATERAL SEWER TO THE EDGE OF THE SEWER EASEMENT FOR SEWERS LOCATED IN AN EASEMENT OR TO THE STREET RIGHT-OF-WAY AS A MINIMUM, OR TO SUCH POINT, AS REQUIRED, TO CLEAR STREET SIDEWALKS AND UNDERGROUND UTILITIES.
7) INFORMATION THAT IS REQUIRED FOR RECORD PLANS

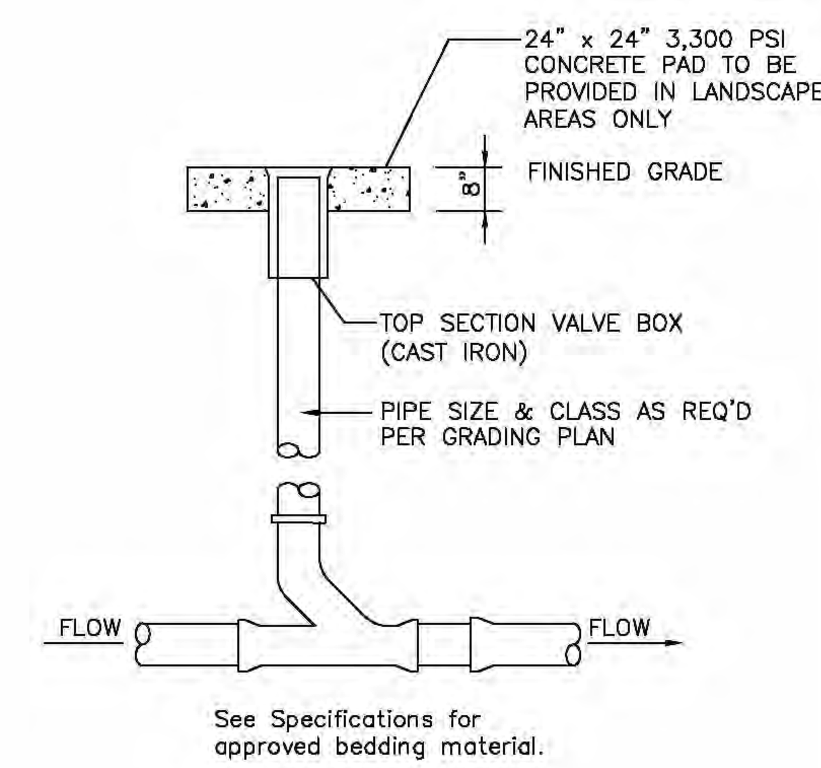
Township of Abington
STANDARD DETAIL - SEWER SYSTEM

SEWER LATERAL INSTALLATION DETAIL

DATE: JANUARY 2106
DETAIL: 18

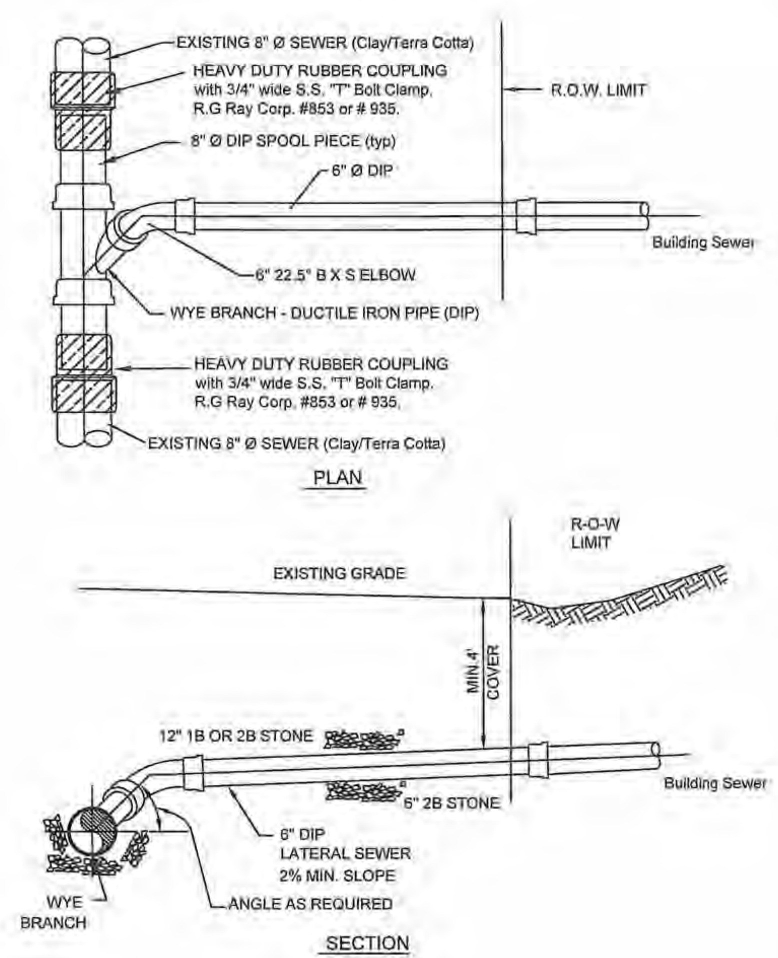


DRIVEWAY AND APRON DETAIL (LOTS 1–5)
N.T.S.



See Specifications for approved bedding material.

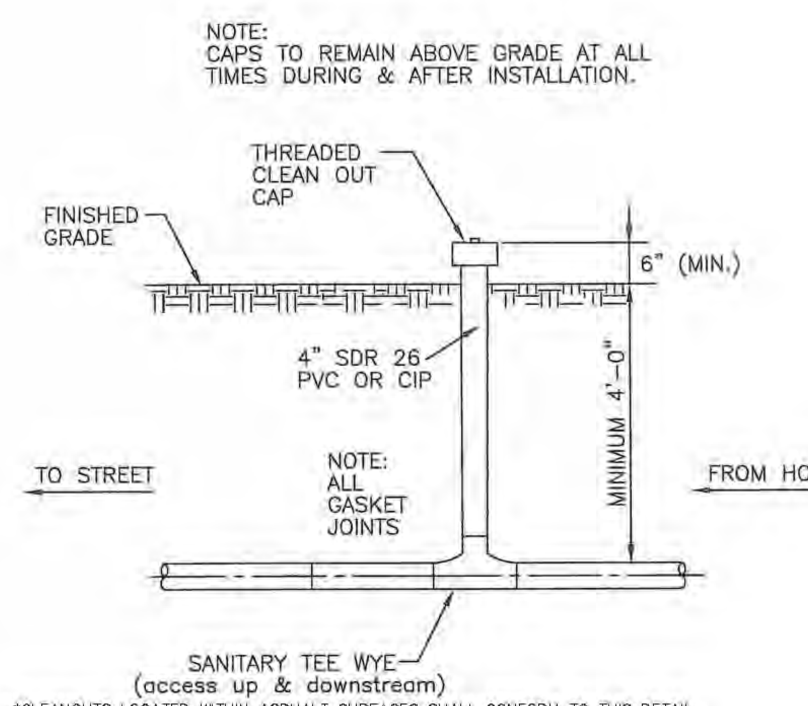
ONE WAY CLEAN–OUT
N.T.S.



Township of Abington
STANDARD DETAIL - SANITARY SEWER

LATERAL CONNECTION TO EXISTING CLAY OR TERRA COTTA SEWER MAIN

DATE: OCTOBER 2015
DETAIL: 25

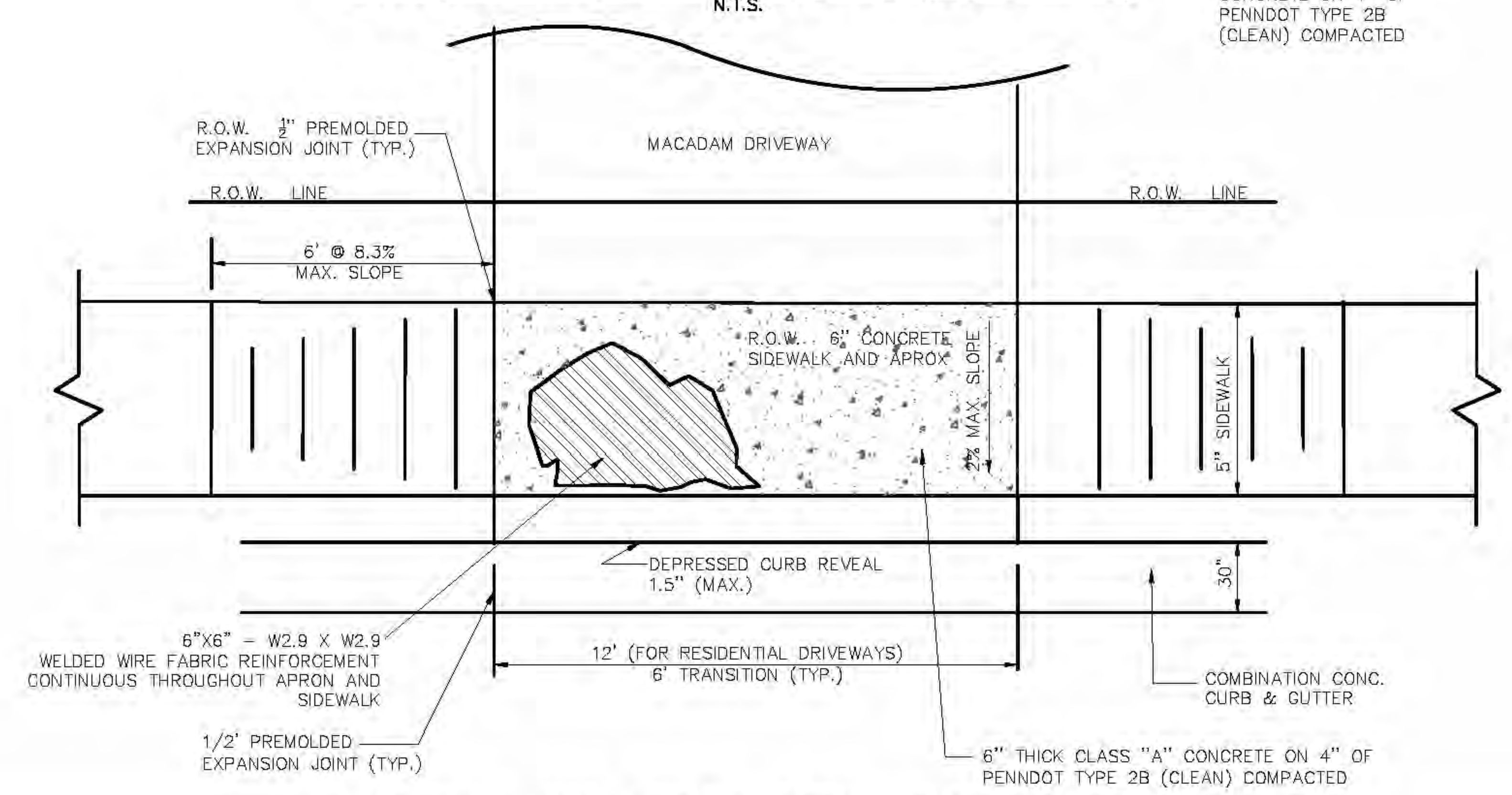


*CLEANOUTS LOCATED WITHIN ASPHALT SURFACES SHALL CONFORM TO THIS DETAIL BUT BE MODIFIED TO USE THE "CLEAN-OUT PROTECTION SLEEVE" DETAIL.

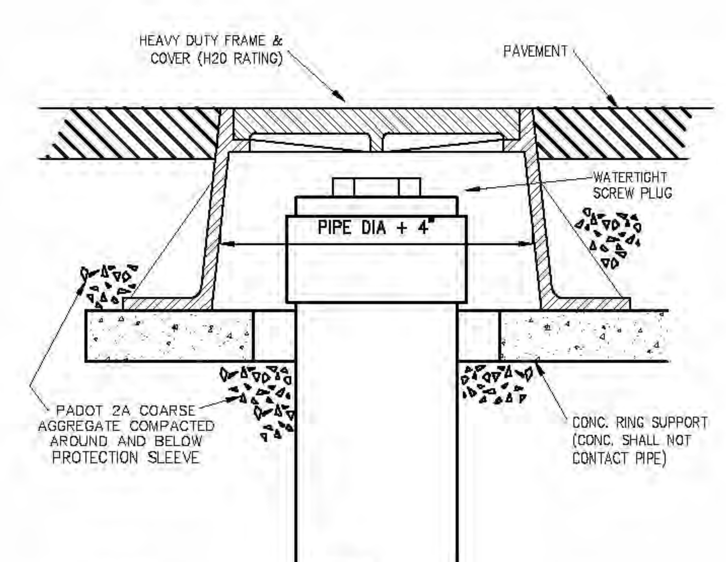
Township of Abington
STANDARD DETAIL - SEWER SYSTEM

TYPICAL BUILDING SEWER CLEANOUT ASSEMBLY

DATE: JANUARY 2016
DETAIL: 28



DRIVEWAY AND APRON DETAIL (LOTS 6–7)
N.T.S.



NOTES:

FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL.

CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS, OR LESS THAN 3 FEET FROM A PAVED AREA.

CLEAN–OUT PROTECTION SLEEVE
(FOR USE IN OR NEAR PAVED AREAS)
N.T.S.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM

Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

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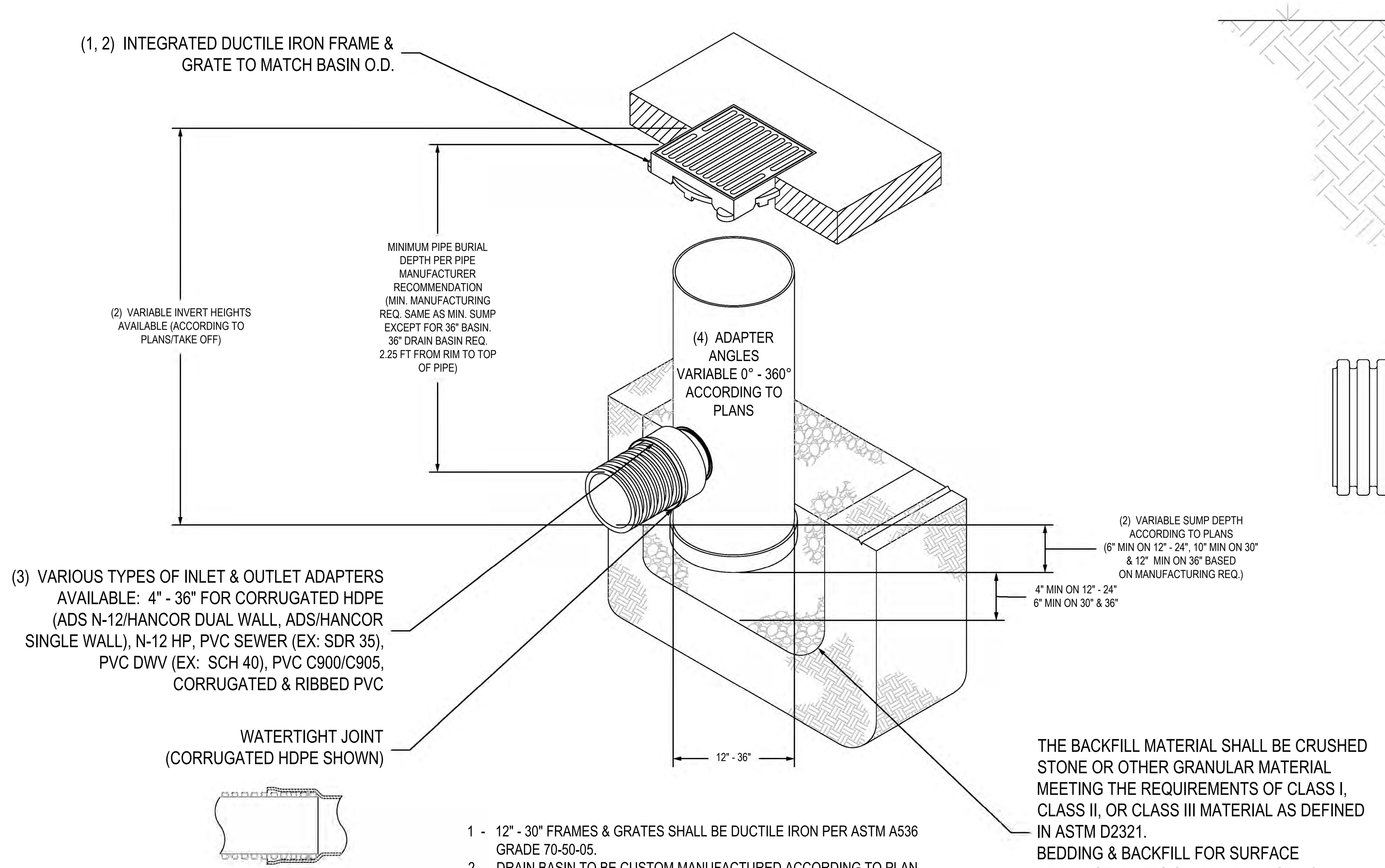
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 12 OF 15

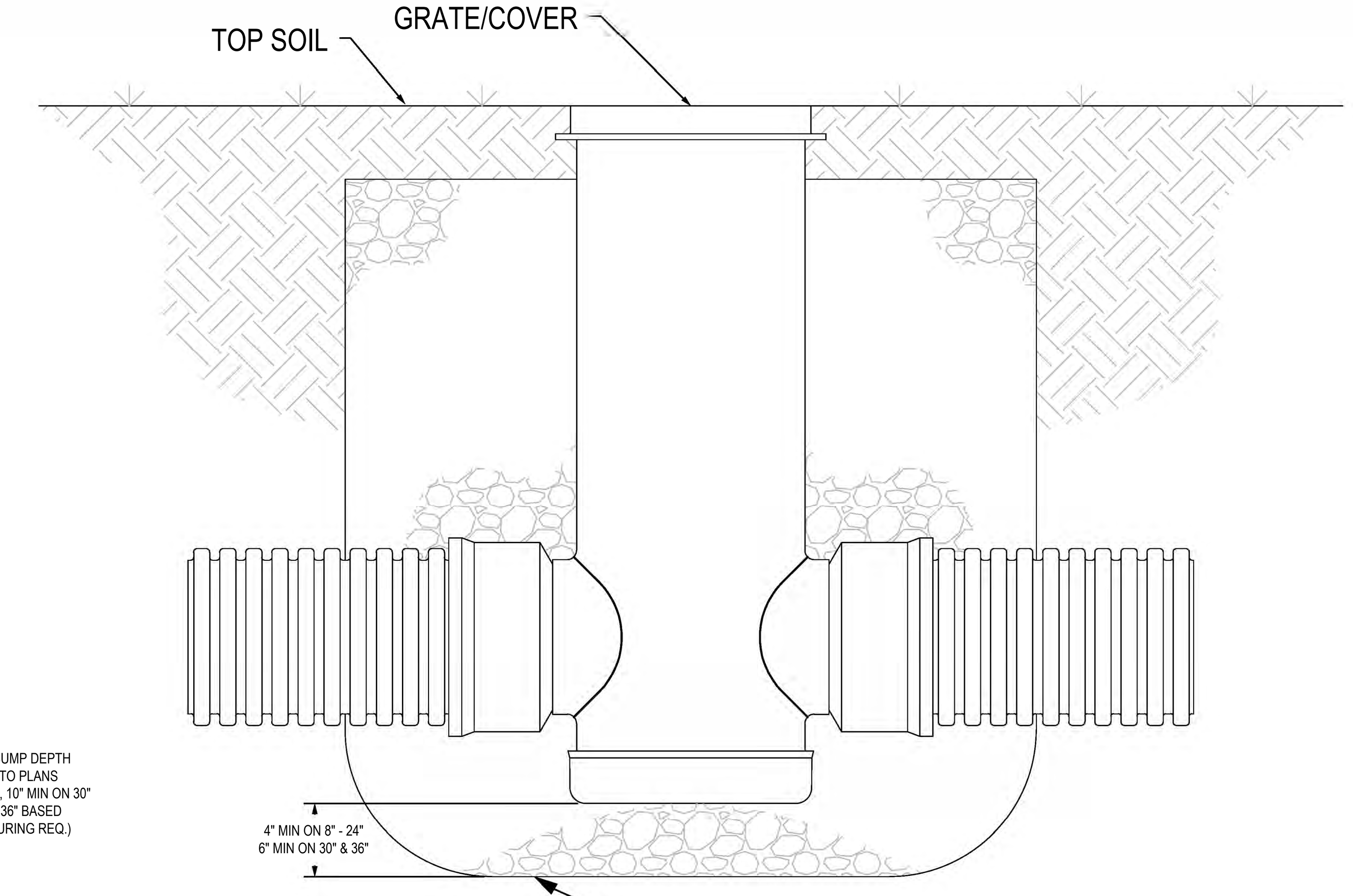
REVISION 1

CLIENT DATA

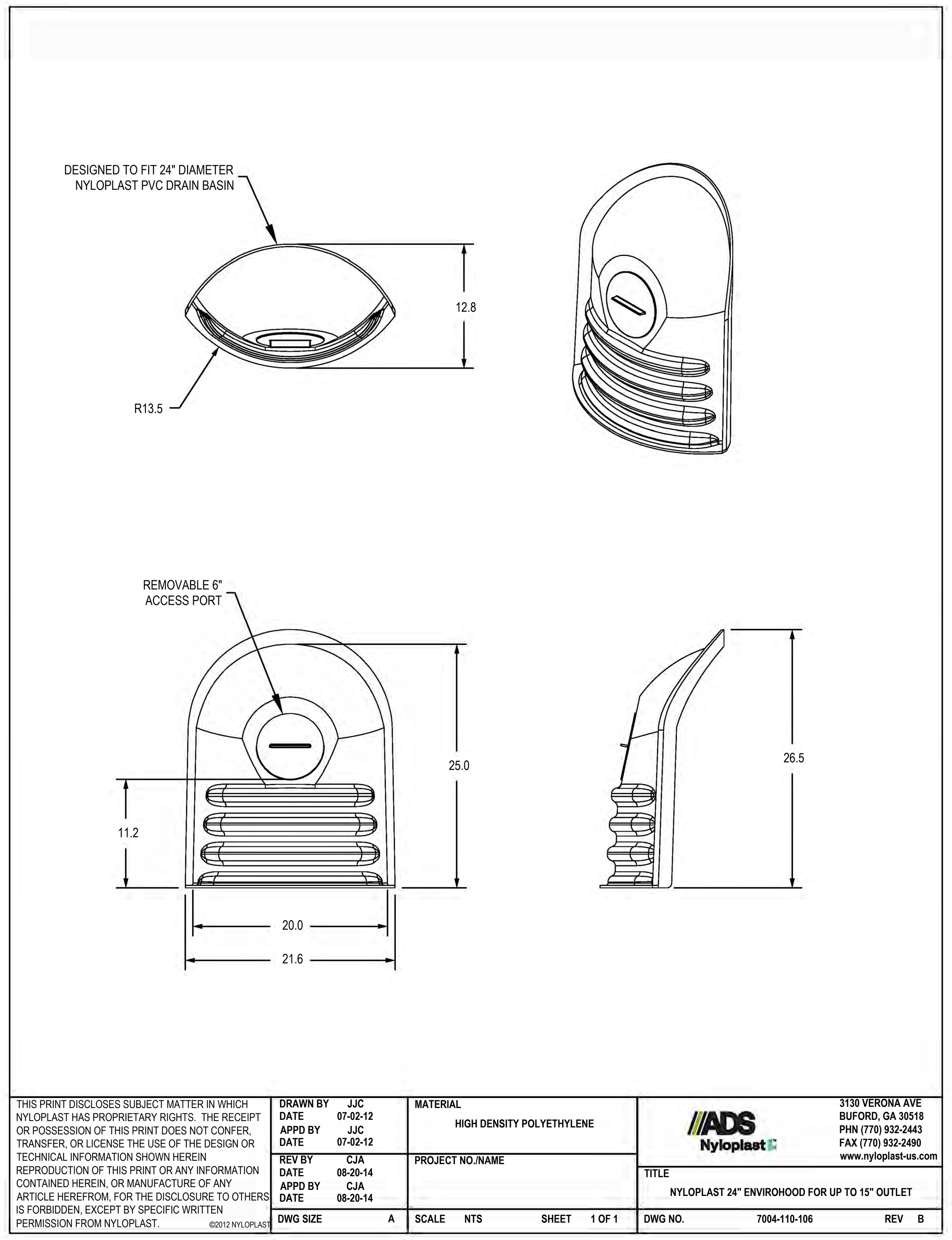
ADS NYLOPLAST 2 FT X 2FT STRUCTURE



1 - 12" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ROAD & HIGHWAY GRATE SHALL MEET H-20 LOAD RATING.

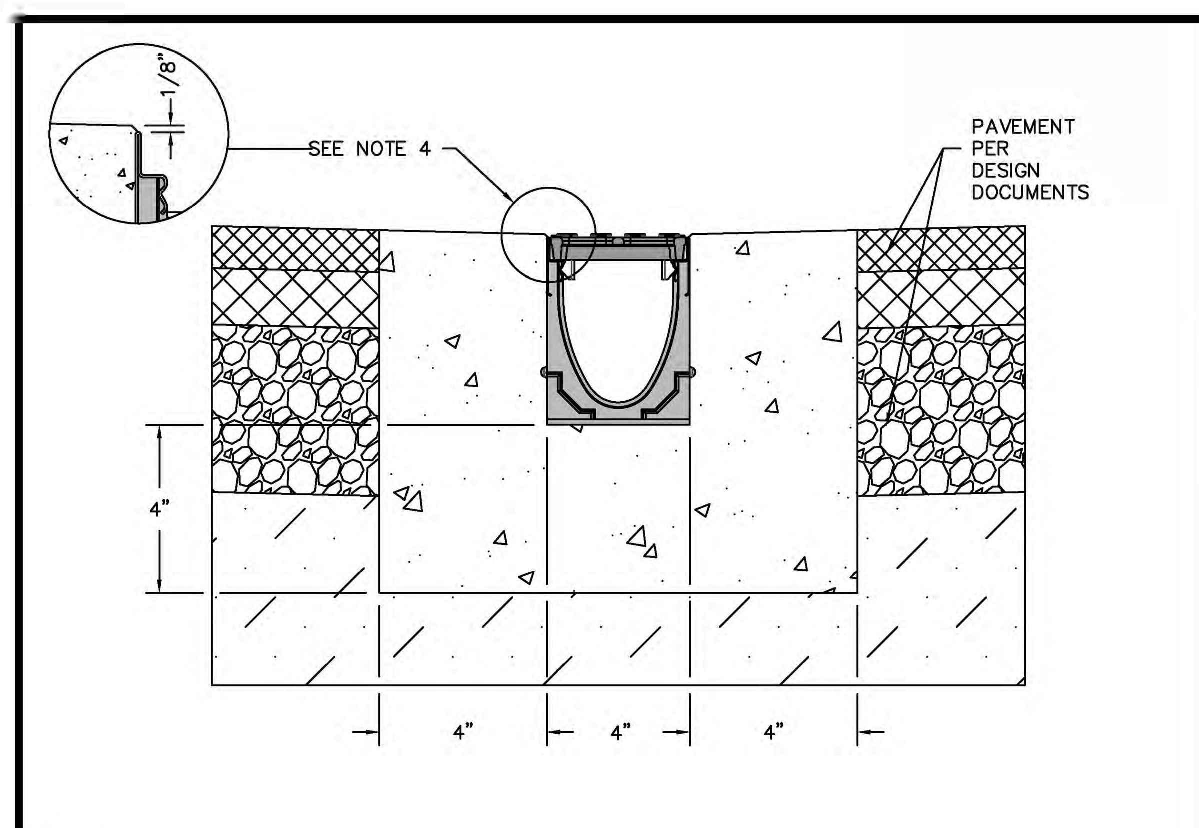


THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321.
BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



ADS DRAIN BASIN

NON TRAFFIC INSTALLATION



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS B

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

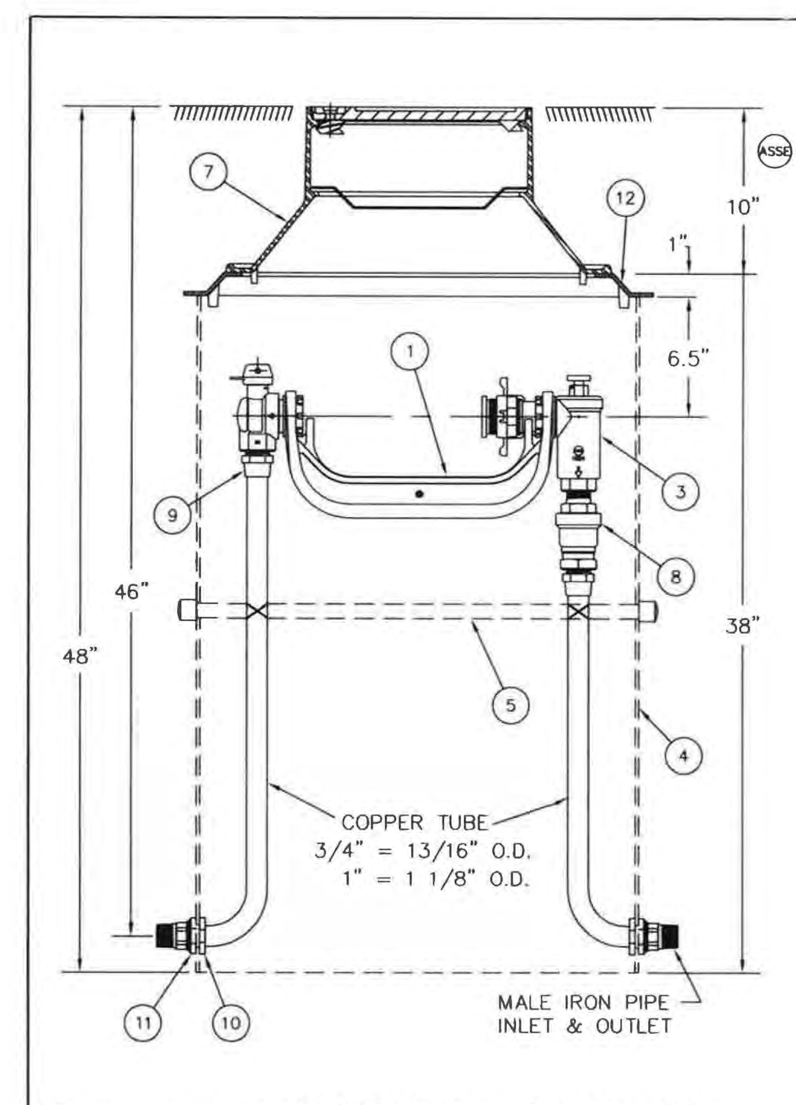
K1D-B-EAP
ACO
DATE: 08/16/16

K100 - KLASSIKDRAIN - LOAD CLASS: B
Exposed Asphalt Pavement
INSTALLATION DRAWING — ACO DRAIN

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

TRENCH DRAIN AT DRIVEWAY



			3/4"	1"
NO.	ITEM	QTY.	DWG or P/N	DWG or P/N
1	TWIN YOKE BAR	1	Y503	Y504
2	FULL-PORT ANGLE BALL VLV	1	BA91-323-W-NL	BA91-444-W-NL
3	CARTRIDGE DUAL CHECK VLE	1	HHCA91-323-D-NL	HHCA91-444-D-NL
4	DIAMETER PVC PIPE	1	20"	24"
5	12" PVC SUPPORT CAPS	1		
6	EXPANSION CONNECTION	2	EC-23-NL	EC-4-NL
7 *	COVER	1	W3-T	W3-T
8	BALL VALVE	1	B81-333-NL	B81-444-NL
9	SOLDER BUSHING	2	CS8-23-NL	CS8-44-NL
10	INLET & OUTLET CONNECTION	2	A-31400-02-NL	A-31400-02-NL
11	LOCK NUT	2	A-42716-01	A-42716-01
12 *	EXTENSION RING	1	NONE	EXT-2
	* ORDERED SEPARATELY			

REQUIRED ADAPTERS		
METER SIZE	YOKE	PART NO.
5/8"	Y503	A-13-NL *
5/8" x 3/4"	Y503	A-23-NL *
3/4"	Y503	NONE
5/8"	Y504	A-14-NL *
5/8" x 3/4"	Y504	A-24-NL *
3/4"	Y504	A-34-NL *
1"	Y504	NONE

ASSY. SINGLE YOKE, 3/4" & 1" METER, BALL VALVE INLET & CHECK VALVE OUTLET
REF: FORD M. B. Co. PLAN A-95095-042 & 043
DRAWN BY DLG DATE 1-3-2000 DRAWING NO. MB-1
CHK'D BY MJF SCALE N.T.S.
AQUA

Each part must be NSF/ANSI 61, Annex F & G compliant.
Entire unit must be NSF/ANSI 372 compliant.
Rev. 5-6-2013

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
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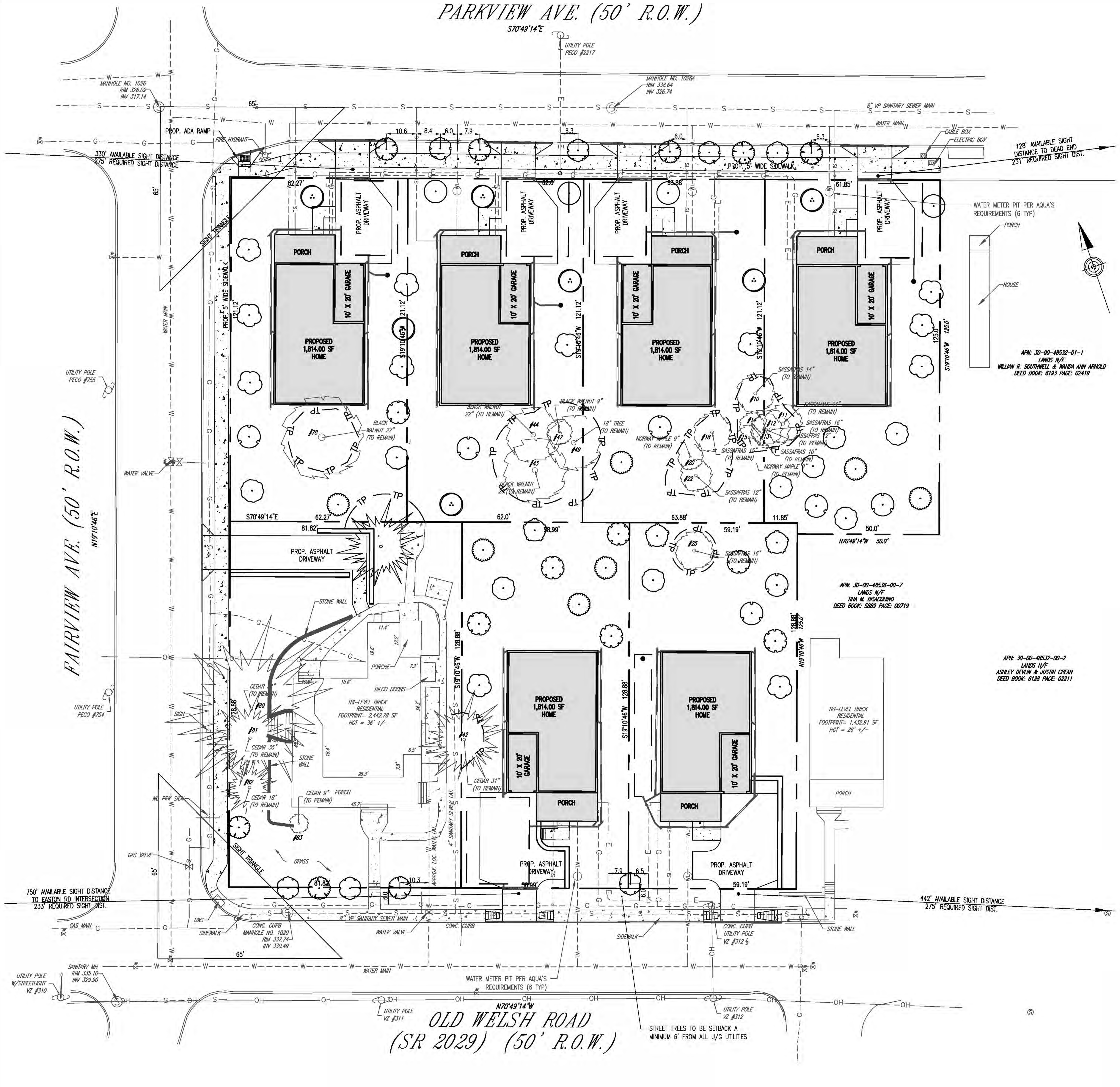
SHEET 13 OF 15

REVISION 1



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREE REPLACEMENT					
	AS	Acer saccharum / Sugar Maple	3" Cal.	B&B	7
	AM	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	3" Cal.	B&B	7
	CA	Carya ovata / Shagbark Hickory	3" Cal.	B&B	9
	CP	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry	3" Cal.	B&B	3
	CC	Cercis canadensis / Eastern Redbud	3" Cal.	B&B	12
	CV	Chionanthus virginicus / White Fringetree	2.5" Cal.	B&B	4
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B	7
	QM	Quercus muehlenbergii / Chinkapin Oak	3" Cal.	B&B	7
STREET TREES					
	GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2.5" Cal.	B&B	8
	NS	Nyssa sylvatica / Black Tupelo	2.5" Cal.	B&B	7

ABINGTON TOWNSHIP – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: R-4; MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT		
SEC. 2401.A.2.d.(1) TREE REPLACEMENT FOR EACH TREE WITH A MINIMUM CALIPER OF SIX INCHES (6") IS REMOVED, IT SHALL BE REPLACED WITH TWO (2) 3 TO 3 ½" CAL. TREES TREES TO BE REMOVED: 28 TREES TO REPLACED: 28 x 2 = 56	56 TREES	56 TREES
SEC. 2402.B.2. STREET TREES ONE CANOPY TREE PER 40 LF OF FRONTAGE. TOTAL LINEAR FRONTAGE OF SITE = 700 / 40 = 18	18 STREET TREES	15 STREET TREES (1–3 EXISTING IN LOT 5 ALONG FAIRVIEW AVE.)

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- OH — EXISTING OVERHEAD WIRE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- C — EXISTING TELCO LINE
- E — EXISTING ELECTRIC LINE
- E — PROPOSED ELECTRIC LINE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- S — EXISTING SANITARY LINE
- S — PROPOSED SANITARY LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G – A/G UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- MW MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LSA LANDSCAPE AREA
- —TP —TP —TP — TREE PROTECTION FENCE

GENERAL NOTES:

1. THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS.
3. ALL SIGHT TRIANGLES SHALL REMAIN CLEAR AND ANY PLANT, WHICH WOULD ENDANGER SAFETY SUCH AS UNSTABLE LIMBS, SHALL BE REMOVED AND THE PLANT MATERIAL REPLACED. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUCCESSIVE PROPERTY OWNERS TO ENSURE ALL PLANTINGS AND ARCHITECTURAL ELEMENTS ARE MAINTAINED TO PROVIDE A SAFE ENVIRONMENT.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. ALL PLANT MATERIALS AND PLANTING PRACTICES SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY BY THE CONTRACTOR AT LEAST THREE (3) TIMES IN THE FIRST MONTH AFTER PLANTING. ADDITIONAL WATERING MAY BE REQUIRED DURING THE SUMMER MONTHS, DEPENDING ON RAINFALL AMOUNTS.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

JB ANDERSON
DANA H. MILLER
PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

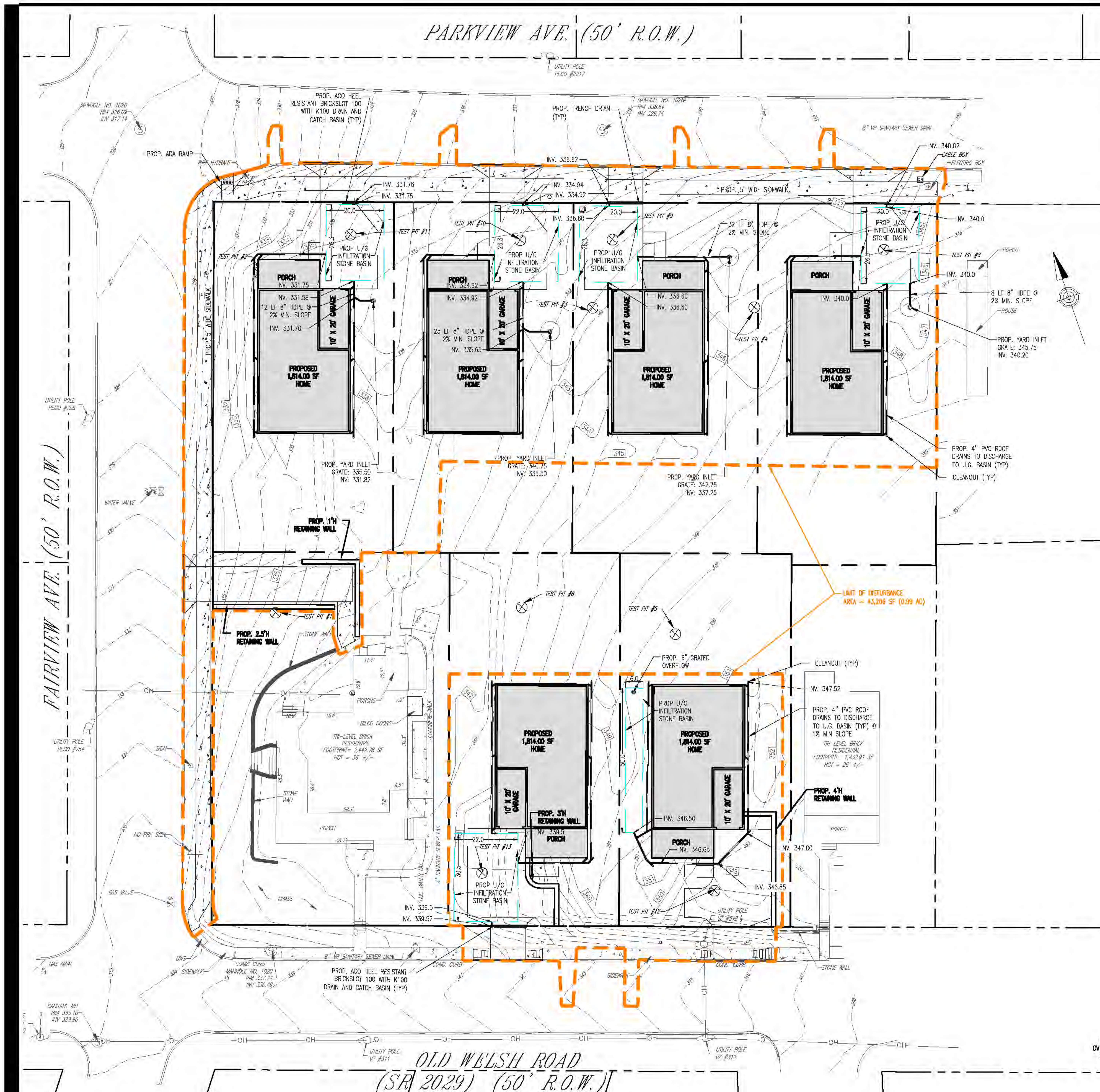
PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

TITLE

LANDSCAPE PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

REVISION 1



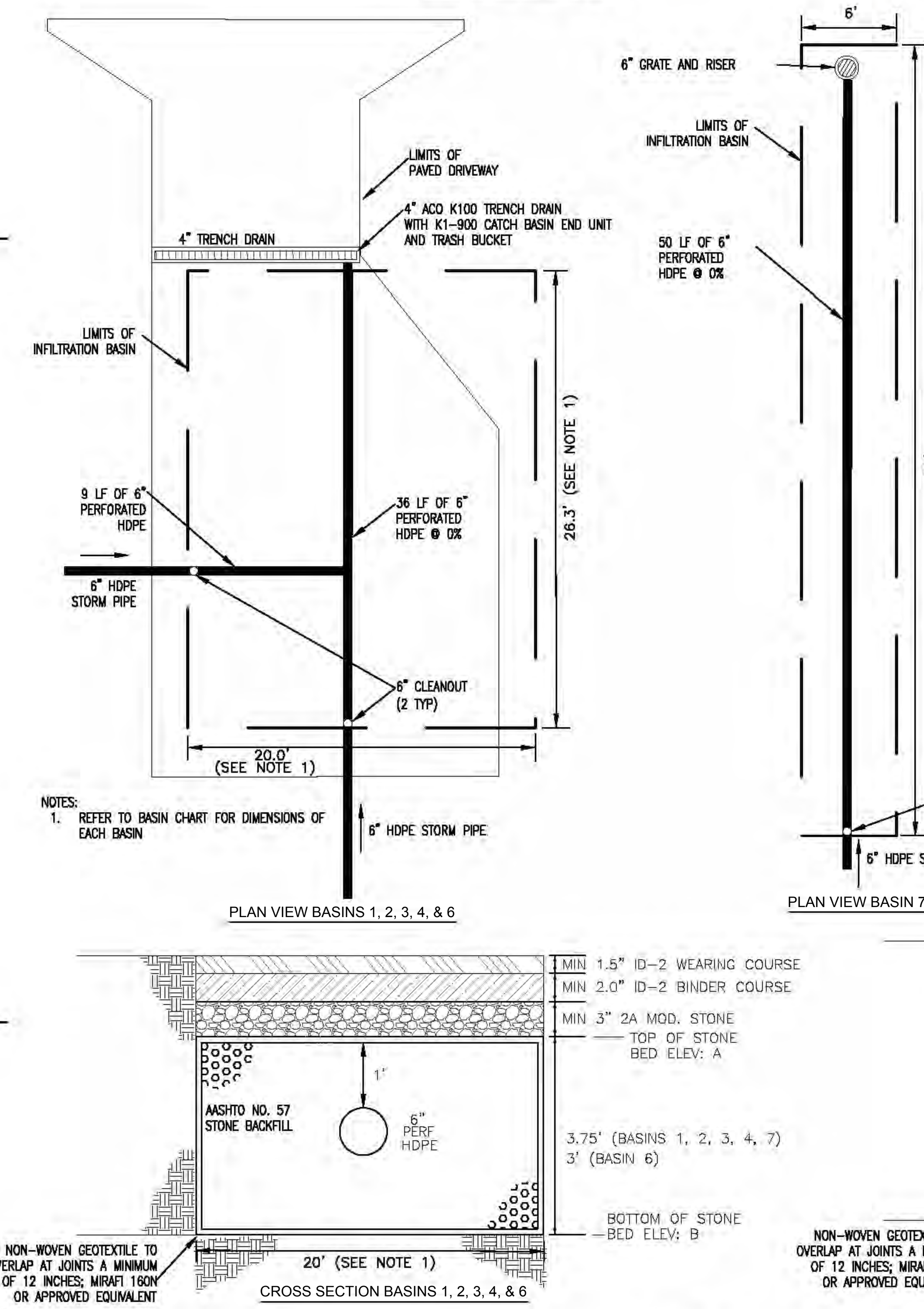
LOCATION MAP

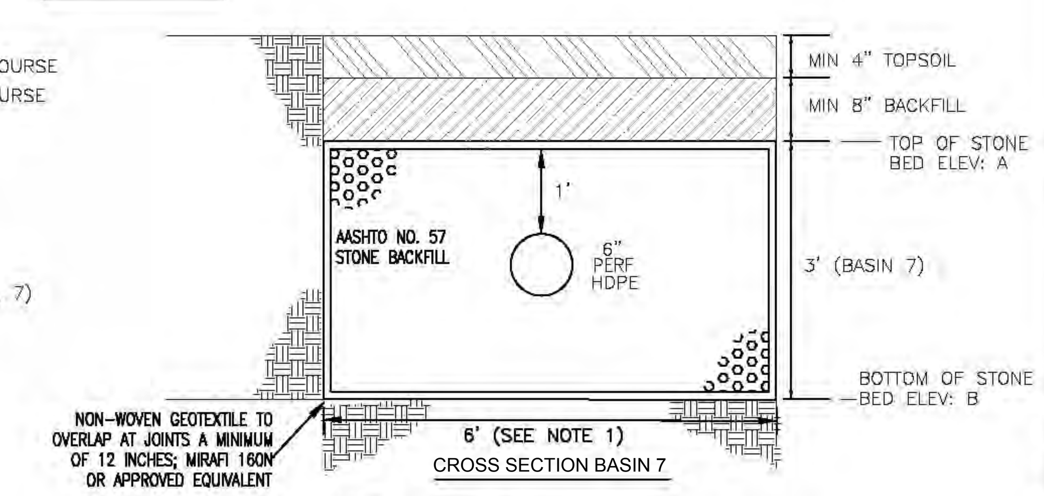
LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING CURB
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREES
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- LIMIT OF DISTURBANCE
- INFILTRATION TEST PIT LOCATIONS
- PROPOSED U/G STONE BASIN FOOTPRINT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.





NOTES:
1. REFER TO BASIN CHART FOR DIMENSIONS OF EACH BASIN

DETENTION BED DETAIL

N.T.S.

BASIN INFORMATION AND INFILTRATION DRAW DOWN CALCULATIONS

LOT NUMBER	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
TEST PIT # AND INFILTRATION RATE	TEST PIT # 11 DESIGN RATE:0.69 IN/HR	TEST PIT # 10 DESIGN RATE:0.63 IN/HR	TEST PIT # 9 DESIGN RATE:0.75 IN/HR	TEST PIT # 8 DESIGN RATE:0.75 IN/HR	NO BASIN PROPOSED FOR LOT 5 WITH EXISTING HOUSE	TEST PIT # 13 DESIGN RATE:0.50 IN/HR	TEST PIT # 12 DESIGN RATE:0.63 IN/HR
BASIN SIZE AND STORAGE VOLUME*	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	22'x26.3'x3.75' 2,169.75x0.40= 868 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF		22'x30.5'x3.0' 2,013x0.40= 805 CF	6'x50'x3' 900x0.40= 360 CF
TOP OF BASIN (A)	332.80'	335.92'	337.66'	341.01'		340.50'	348.00'
BOTTOM OF BASIN (B)	329.05'	332.17'	333.91'	337.26'		337.50'	345.00'
LIMITING ZONE ELEV	NOT ENCOUNTER AT ELEV. 328'	NOT ENCOUNTER AT ELEV. 332'	NOT ENCOUNTER AT ELEV. 334'	NOT ENCOUNTER AT ELEV. 337'		NOT ENCOUNTER AT ELEV. 336'	BEDROCK AT ELEV. 343'
DRAIN DOWN CALCULATION	3.75 x (1 HR/0.69 IN) x (12 IN/1 FT) = 65 HRS	3.75 x (1 HR/0.63 IN) x (12 IN/1 FT) = 71 HRS	3.75 x (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS	3.75 x (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS		3.0 x (1 HR/0.50 IN) x (12 IN/1 FT) = 72 HRS	3.0 x (1 HR/0.63 IN) x (12 IN/1 FT) = 57 HRS

*BASIN VOLUME IS BASED ON 40% VOID SPACE WITHIN STONE AREA.

MUNICIPAL OFFICIAL

________________, ON THIS DATE ________________ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO.________.

SIGNATURE

APPLICANT'S STATEMENT

I, ________________, HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL.

SIGNATURE DATE

DESIGN ENGINEER

I, ________________, ON THIS DATE ________________ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THIS CHAPTER.

SIGNATURE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

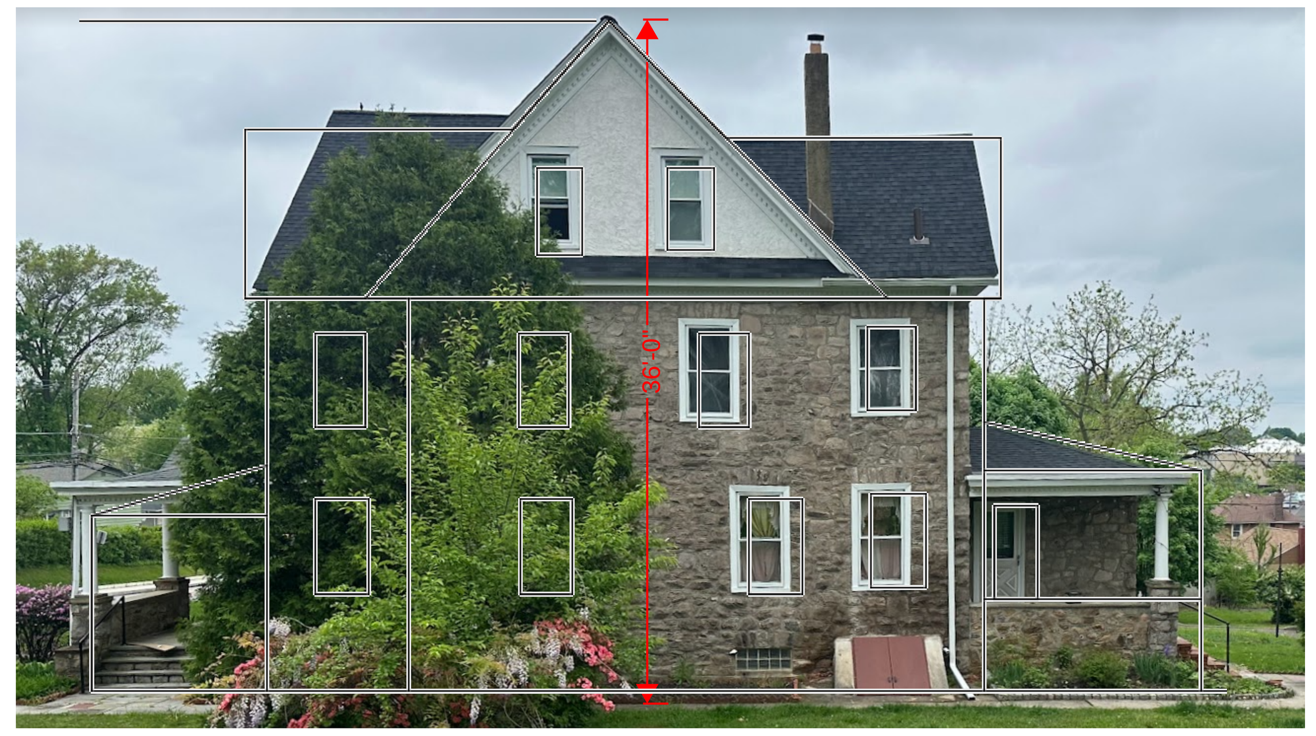
TITLE

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

2241 OLD WELSH FRONT ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 800 SF
WINDOW/DOOR = 89 SF
% OPEN = 11%



2241 OLD WELSH SIDE ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 1,600 SF
WINDOW/DOOR = 168 SF
% OPEN = 10.5%

2227 OLD WELSH FRONT ELEVATION
SCALE 1/8" = 1'-0"

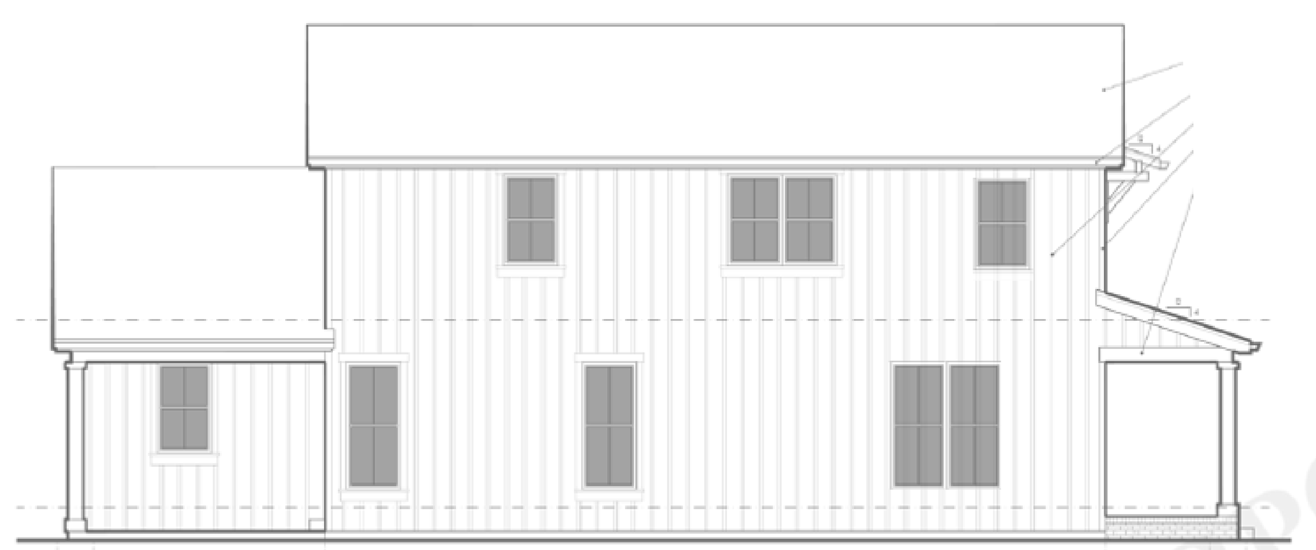
TOTAL FACADE = 500 SF
WINDOW/DOOR = 82 SF
% OPEN = 16%

2227 OLD WELSH SIDE ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 1,184 SF
WINDOW/DOOR = 122 SF
% OPEN = 10.3%

LOT 6/7 POTENTIAL FRONT ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 700 SF
WINDOW/DOOR = 120 SF
% OPEN = 17%



LOT 6/7 POTENTIAL SIDE ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 1,400 SF
WINDOW/DOOR = 120 SF
% OPEN = 9.5%

2241 Old Welsh Road, LLC

7 LOT SUBDIVISON
2241 OLD WELSH ROAD

INFILL LOT
ELEVATION STUDY

REV	DATE	ISSUE

PROJ : PROJECT #
DATE : DATE
DRWN : DRAWN BY
CHKD : CHECKED BY

SHEET NO :
A1

Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

March 7, 2024
VIA: Hand Delivery

Township of Abington
1176 Old York Road
Abington, PA 19001

Attn: Mr. Richard Manfredi,
Township Manager

RE: 2241 Old Welsh, LLC
Subdivision and Land Development Application
2241 Old Welsh Road
Abington, PA 19090

Dear Mr. Manfredi,

Our office has prepared a Seven (7) Lot Residential Subdivision plan set for review by Abington Township for the property located at 2241 Old Welsh Road in Abington Township. The property is a 1.29 acre single family residential lot that fronts on Old Welsh Road, Fairview Ave and S Parkview Ave. The developer is proposing to subdivide the existing lot into six (6) additional single-family lots for a seven (7) lot subdivision.

The plans and supporting documentation are provided for review by Abington Township. Enclosed please find the following revised documents:

- Application Form
- Ten (10) copies of the Subdivision Plan Set (24"X36"), dated 3-07-2024
- One (1) copy of the Subdivision Plan Set (11"x17"), dated 3-07-2024
- Two (2) copies of the tentative architectural building elevations.
- Two (2) copies of the Stormwater Report, Drainage Area Plans & Infiltration Report
- Sanitary Sewer Availability Letter
- Two (2) copies of Sewage Facilities Planning Module Application
- Public Water Availability Letter
- Subdivision Application Fee $500
- Subdivision Escrow Fee $5,000

Thank you for your assistance in submitting the aforementioned plans. Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Design Services, Inc.

John Anderson, P.E.
Principal/Partner

WASTEWATER DEPARTMENT

George Wrigley, Director

October 5, 2023

Mr. David Sharrow
Sharrow Construction
P. O. Box 411
Moorestown, NJ 08057

RE: Proposed Subdivision 2241 Old Welsh Rd.: Sanitary Sewer Availability

Dear Mr. Sharrow:

The Township of Abington Wastewater Utilities Department has reviewed the letter and site plan documents you submitted including the Plan of Boundary and Topography Drawing No. 1 dated June 25, 2023 in regards to your request for verification of sanitary sewer service availability at the development site. Drawing No. 1 incorrectly indicates a sanitary sewer along Fairview Avenue between Old Welsh Road and Parkview Avenue. This line should be removed from all plans.

The site is immediately adjacent to existing sanitary sewers along Old Welsh Road and Parkview Avenue, which are available and are required to be utilized for sanitary sewer disposal for the proposed seven building sites. The existing single family residence will remain, which is connected to the public sanitary sewer system off of Old Welsh Road. A digital Word document file of the PaDEP Sewerage Facilities Planning Exemption Mailer needs to be submitted along with digital pdf files of supporting documents and a site plan indicating the location of the proposed residences on each lot as well as the proposed sanitary sewer laterals from the homes to the existing sewer mains. Please see the enclosed copies of the existing sanitary sewer mains along Old Welsh Road and Parkview Avenue for lateral locations, which are required to be utilized for each proposed home's sanitary connection.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

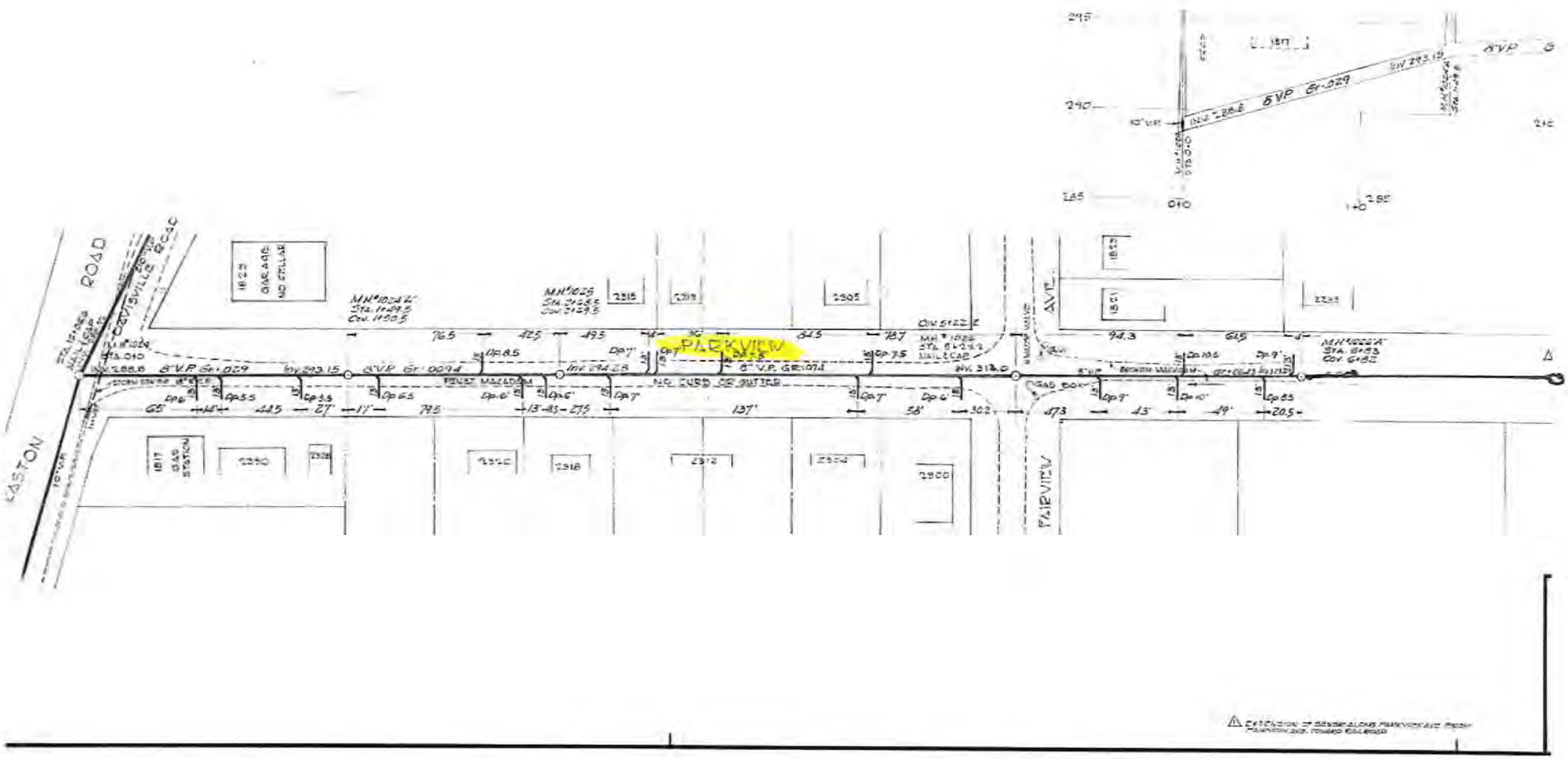
Sincerely,

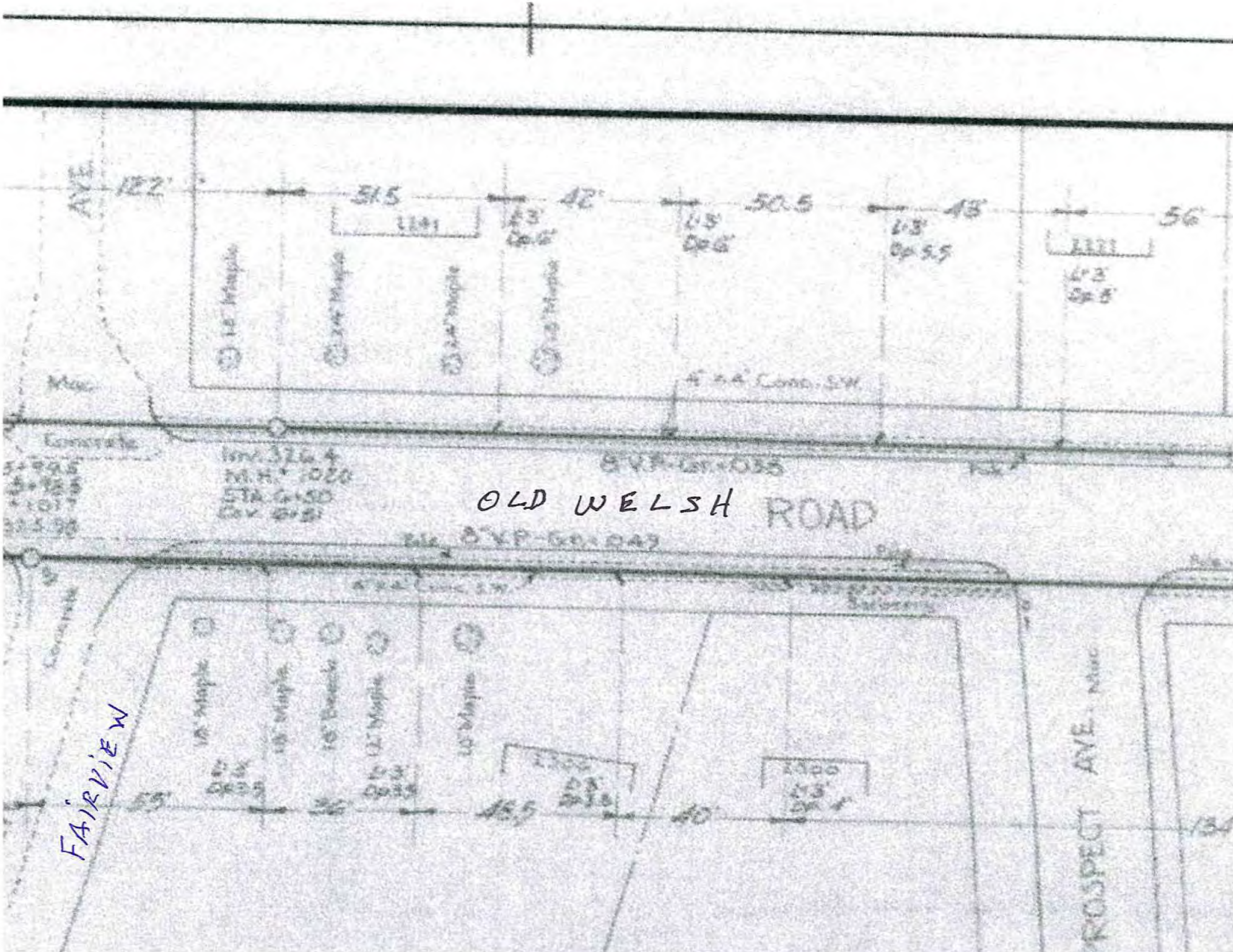
George Wrigley

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code

Enclosures


PARKVIEW
FAIRVIEW
AVE.
EASTON
ROAD
DAVISVILLE ROAD
NO CURB OR GUTTER
1817 GAS STATION
1823 GARAGE NO CELLAR
2305
2500


OLD WELSH ROAD
AVE.
122'
31.5
42'
50.5
43'
56'
1141
4' x 4' Conc. S.W.
Concrete
Inv. 326.4
8" V.P.
55'
36'
45.5
40'
FAIRVIEW
PROSPECT AVE.

1. **Development Information**

   Name of Development Old Welsh Rd Subdivision

   Developer Name 2241 Old Welsh, LLC

   Address 712 Canterbury Ln, Horsham, PA 19044

   Telephone # 856-701-3258

   Email dave@sharrowconstruction.com

2. **Location of Development**

   a. County Montgomery

   b. Municipality Abington

   c. Address or Coordinates 2241 Old Welsh Rd, Willow Grove, PA 19090

   d. Tax Parcel # 30-00-48540-00-3

   e. USGS Quad Name Hatboro, PA 2023

   inches up 8.9 over 69.2

   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 Project I

   ☐ Commercial ☐ Institutional

   Describe

   ☐ Brownfield Site Redevelopment

   ☐ Other (specify)

4. **Size**

   a. # of lots 6 # of EDUs 6

   b. # of lots since 5/15/72 1

   c. Development Acreage 1.29 ac

   d. Remaining Acreage 0 ac

5. **Sewage Flows** 1590 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

   Interceptor Name

   Treatment Facility Name

   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)

   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.)

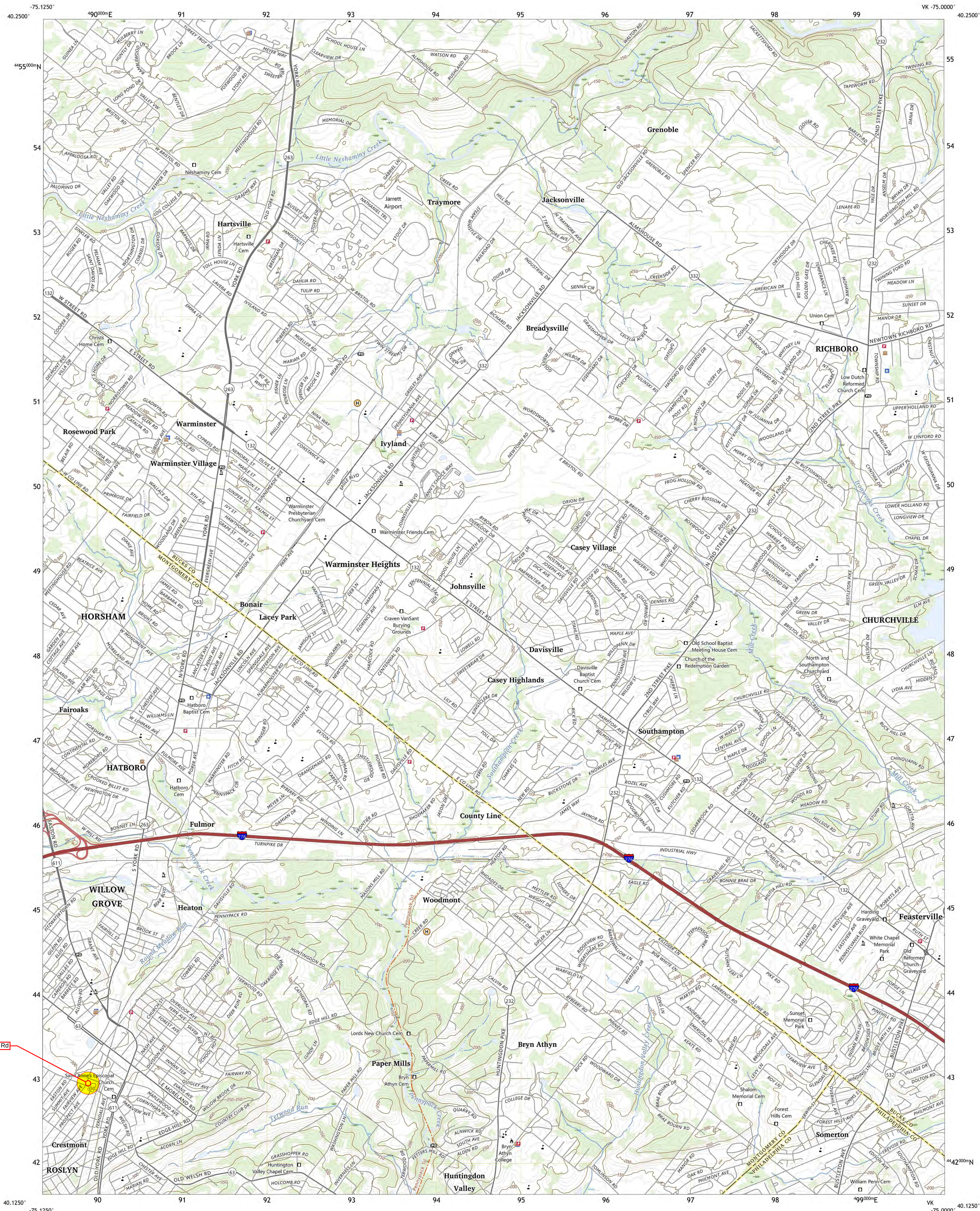
   Telephone #

USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

HATBORO QUADRANGLE
PENNSYLVANIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery .... NAIP, June 2017 - December 2017
Roads .... U.S. Census Bureau, 2016 - 2016
Names .... GNIS, 1979 - 2023
Hydrography .... National Hydrography Dataset, 2001 - 2022
Contours .... National Elevation Dataset, 2017
Boundaries .... Multiple sources; see metadata file 2021 - 2022
Wetlands .... FWS National Wetlands Inventory 1981 - 2013

12°1' 214 MILS
0°2' 1 MILS

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
VK
Grid Zone Designation
18T

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

1 Doylestown
2 Buckingham
3 Lambertville
4 Ambler
5 Langhorne
6 Germantown
7 Frankford
8 Beverly

ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

HATBORO, PA
2023

1. PROJECT INFORMATION

Project Name: **Welsh Rd Subdivision**
Date of Review: **3/5/2024 04:19:55 PM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **2.97 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON TOWNSHIP**
ZIP Code:
Quadrangle Name(s): **HATBORO**
Watersheds HUC 8: **Lower Delaware; Schuylkill**
Watersheds HUC 12: **Lower Wissahickon Creek; Upper Pennypack Creek**
Decimal Degrees: **40.136801, -75.118242**
Degrees Minutes Seconds: **40° 8' 12.4842" N, 75° 7' 5.6723" W**

2. SEARCH RESULTS

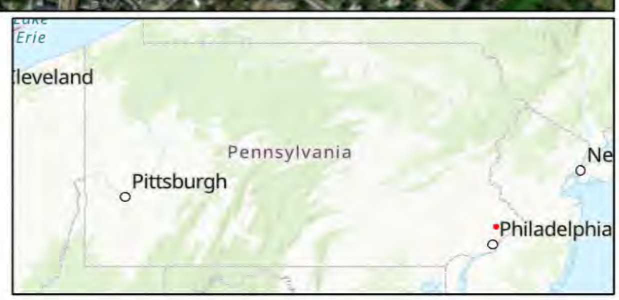
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No 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.

Welsh Rd Subdivision

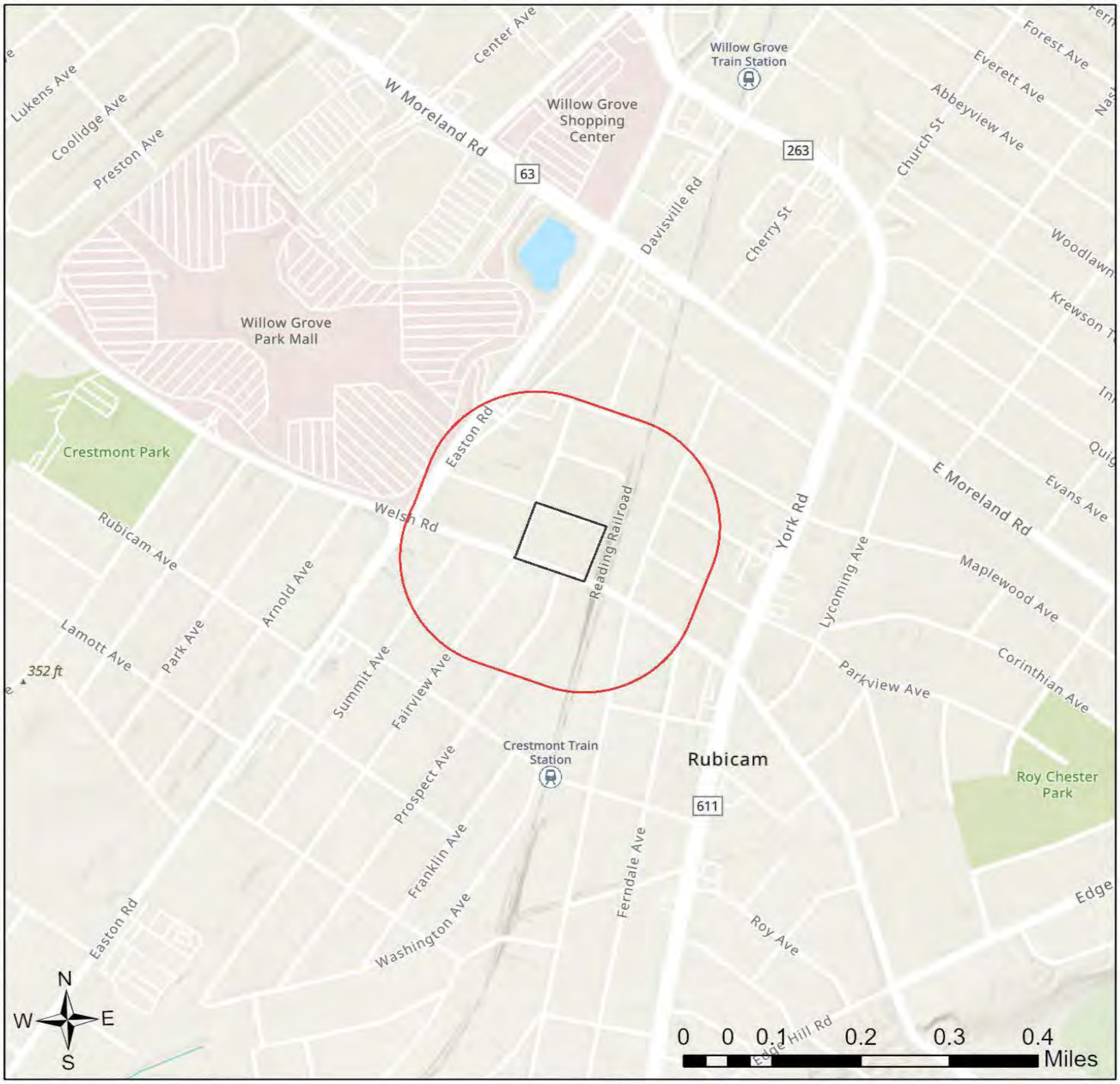
Buffered Project Boundary

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

Welsh Rd Subdivision



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

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?
Your answer is: No

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: Dave Sharrow
Company/Business Name: 2241 Old Welsh, LLC
Address: 2241 Old Welsh Rd
City, State, Zip: Willow Grove, PA 19044
Phone:(856) 706-3258 Fax:( )
Email: dave@sharrowconstruction.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.

[signature] 3-5-24
applicant/project proponent signature date

AQUA

An Essential Utilities Company

September 5, 2023

David Sharrow
Sharrow Construction
Morrestown, NJ 08057

Re: Water Availability
2241 Old Welsh Rd
Abington Township, 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.

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

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

April 5, 2024

Cornerstone Consulting Engineer & Design Services, Inc.
213 West Main Street
Lansdale, PA 19446

RE: Proposed development at 2241 Old Welsh Road: Sanitary Sewer Review

Gentlemen,

The Township of Abington Wastewater Utilities Department has reviewed the Preliminary Land Development Plans (11 sheets) prepared by Cornerstone Consulting Engineer & Design Services, Inc. dated March 7, 2024 in regards to sanitary sewer service provisions. The site consists of a single, two story residential home that is connected to the public sanitary sewer system. The proposed land development consists of an additional six (6) single family residential units. Each of the six proposed residences units should be served by an individual sanitary sewer.

We have the following comments:

1) The existing sanitary manhole located in front of 2241 Old Welsh should be labelled "Manhole No. 1020". The existing manhole located in the intersection of Fairview and Parkview should be labelled "Manhole No. 1026". The existing manhole in front of Lot 3 should be labelled "Manhole No. 1026A".
2) The enclosed sanitary sewer plans for Old Welsh Road and Parkview Avenue will provide the locations of the existing 6" diameter laterals. Each proposed new residence should connect into an existing lateral. For Lots 3 and 4, the as-built plans for this section of sewer main are not available, therefore, we will televise the sewer line to determine if laterals were provided to the two lots.
3) A sanitary sewer cleanout consisting of a double wye fitting and a stack to the finished grade should be provided for each lot and located adjacent and on the house side of the sidewalk.
4) Enclosed please find a typical sanitary sewer pipe installation detail showing proper trench excavation, bedding and backfill procedures.
5) A digital Word document file of the PaDEP Sewerage Facilities Planning Exemption Mailer needs to be submitted along with digital pdf files of supporting documents and a site plan indicating the location of the six new proposed residences with proposed sanitary sewers exiting from the front of each home.
6) The sanitary flows from this site are conveyed to the Abington Wastewater Treatment Plant, which will require PaDEP approval for six (6) additional EDU's. The sewer connection fees total $21,000.00 (6 X $3,500.00).

WASTEWATER DEPARTMENT

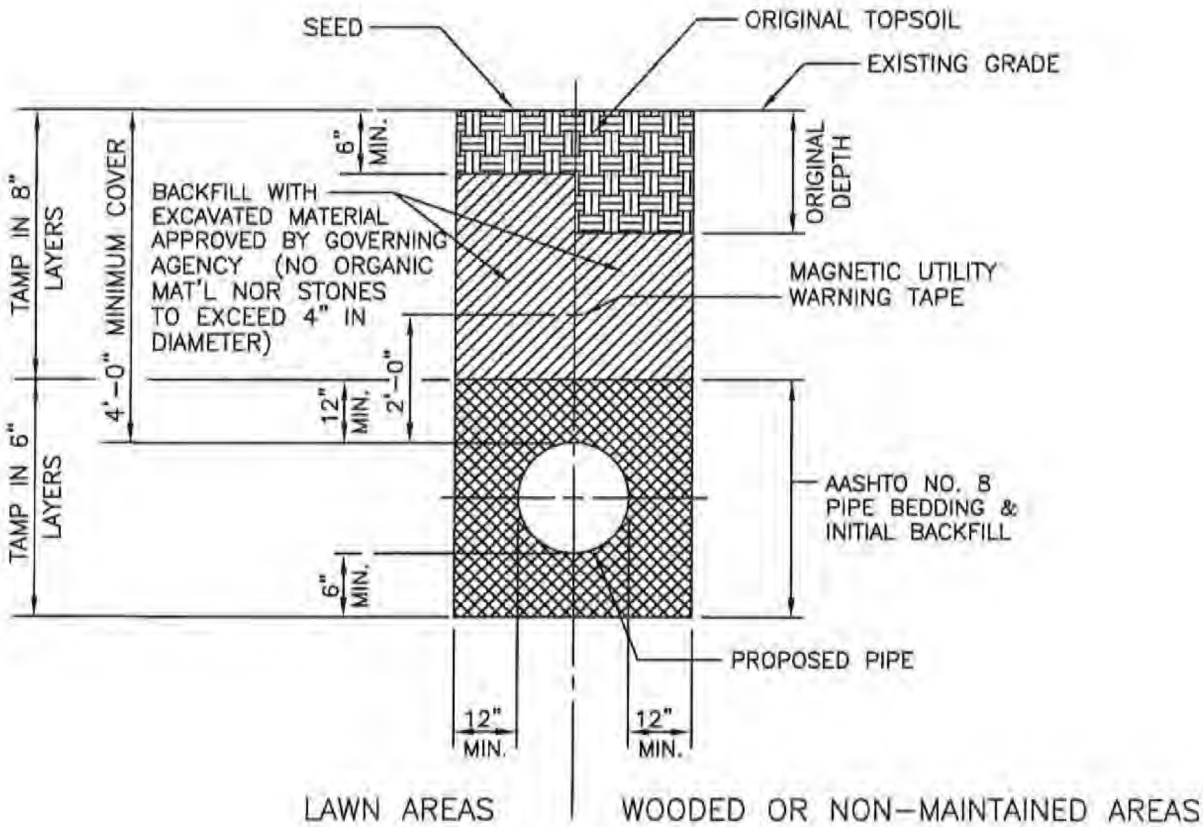
George Wrigley, Director

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
Allison Lee, PE., Pennoni
Khal Hassan, PE., Penoni

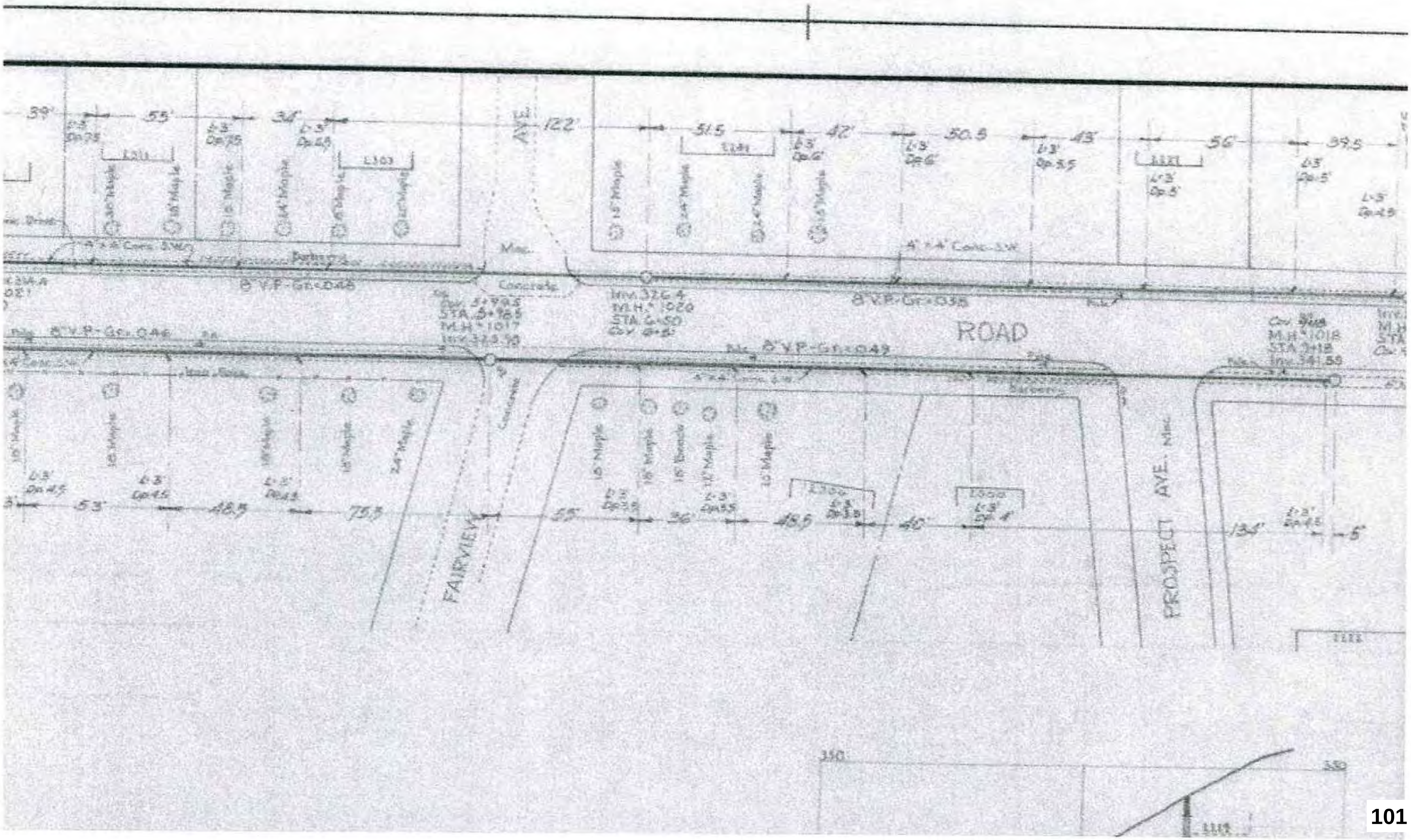


Township of Abington
STANDARD DETAIL - SEWER SYSTEM

TRENCH RESTORATION
LAWN / WOODED AREAS

DATE: NOVEMBER 2015

DETAIL: 2


ROAD
PROSPECT AVE.
FAIRVIEW
AVE.
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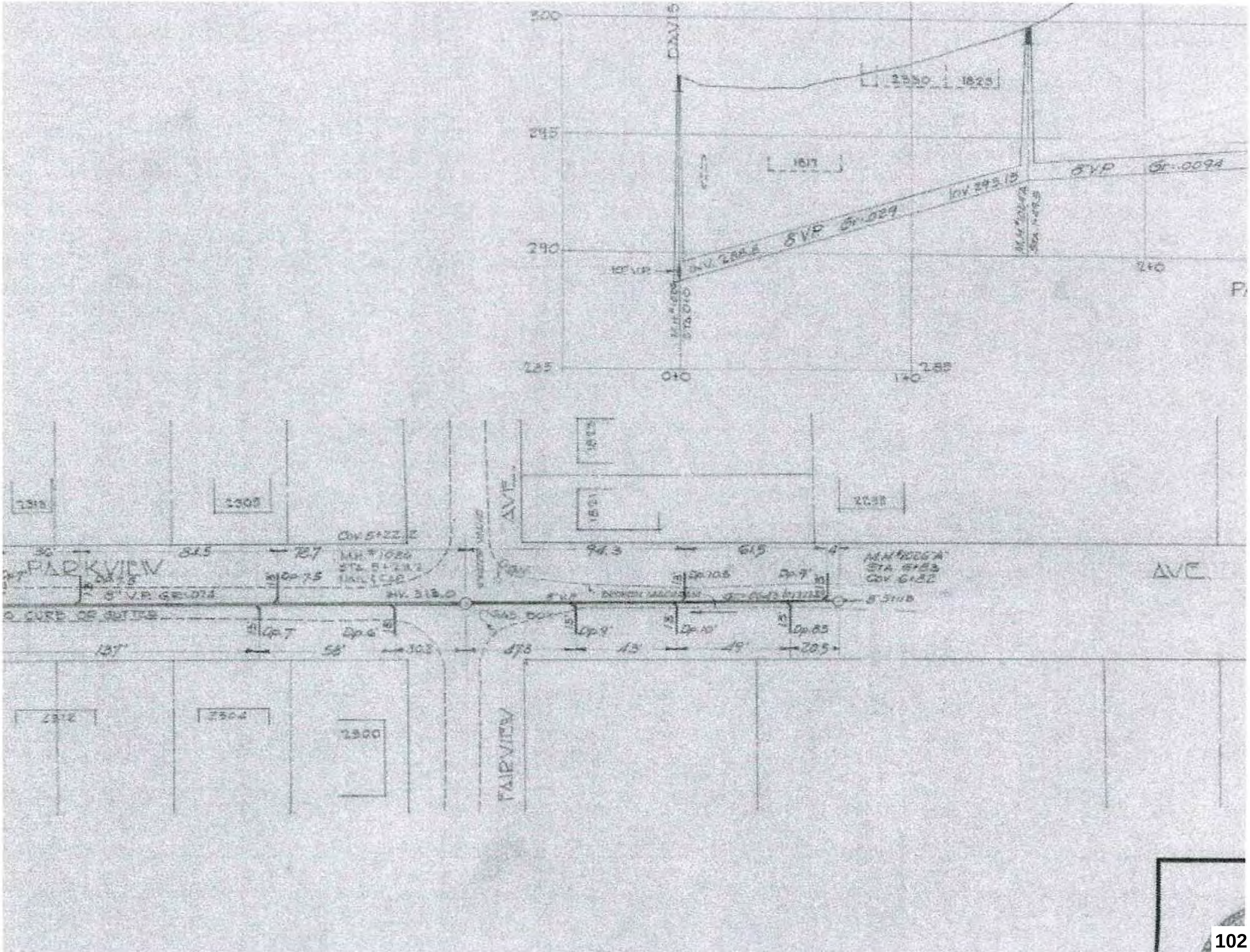
8" V.P.-Gr.=.048
8" V.P.-Gr.=.046
8" V.P.-Gr.=.049



DAVIS
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8 VP Gr .029
8 VP Gr .0094
PARKVIEW
AVE
AVE
FAIRVIEW
2300
2304
2300
2312
2038

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

TOWNSHIP OF ABINGTON

April 8th, 2024

John Anderson, P.E.
Cornerstone Consulting
Engineers & Design Services, Inc.

Re: LD-24-01 (Subdivision of 2241 Old Welsh RD into 7 lots)
Parcel(s) 30-00-48540-00-3

Thank you for the opportunity to review the submitted plans for Proposed Subdivision at 2241 Old Welsh Road Abington, PA 19001. The project outlined is for the subdivision of 1 lot into 7 lots.

I have reviewed the submitted Site and Subdivision Plan originally dated 3/7/2024 for conformance with Abington Township's Subdivision and Land Development Ordinance as it related to Fire Prevention (SALDO 146-41).

At this time, I have no concerns with the Subdivision proposed in these plans as it relates to the Fire Prevention Provisions listed in Abington SALDO 146-41.

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,
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

ABINT130037

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

RE: LD-24-01 - 2241 Old Welsh Road
PARID: 30-00-48540-00-3/ TMID: 30125 004
Preliminary Major Subdivision & Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary Major Subdivision & Land Development Plans" consisting of fifteen (15) sheets as well as a PCSM Report both dated March 7, 2024, last revised July 26, 2024; as prepared by Cornerstone Consulting Engineers & Design Services, Inc., located at 213 West Main Street, Lansdale, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on March 13, 2024.

Under the prior and current plans submission, the Applicant is proposing to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivide the existing previously consolidated 56,250 SF (or approx. 1.29-acre) lot into seven (7) new lots as follows:

- Lots 1 through 4 – will consist of a 7,542.40 SF to 7,737.01 SF lots facing Parkview Avenue. Lot 1 will consist of a 7,542.20 SF corner lot fronting Parkview Avenue and Fairview Avenue with the remaining Lots 2 to 4 as interior lots fronting Parkview Avenue. A new 1,814 SF single-family detached dwelling is proposed on each lot with the main entrance to the dwellings facing Parkview Avenue. A 214 SF porch and an attached 200 SF front facing garage, 12-ft wide driveway, and driveway apron is proposed fronting Parkview Avenue.
- Lot 5 – will consist of a 10,545.51 SF corner lot fronting Old Welsh Road and Fairview Avenue. Lot 5 will comprise the existing single-family detached dwelling to remain. No new garage is proposed for Lot 5. A new porous asphalt driveway off of Fairview Avenue, retaining walls, and a rear concrete walkway between the house and new porous asphalt driveway are proposed on the site.
- Lots 6 and 7 – will consist of a 7,603.17 SF and 7,627.98 SF lot, respectively. These interior lots will be fronting Old Welsh Road. Both lots will be improved with a new 1,814 SF single-family detached dwelling, a 214 SF porch, an attached 200 SF front facing garage, 12-ft wide driveway, driveway apron facing Old Welsh Road, and retaining walls.

Each new single-family detached dwelling will have a proposed asphalt driveway to accommodate two (2) off-street parking spaces. In addition, new curbing, sidewalk, walkways, landscaping, and stormwater management facilities are proposed under this land development submission. Each new single-family dwelling will be serviced by public water and sewer service.

This project is located within the R4 – Residential High Density Zoning District. The site is a triple-frontage lot fronted by Parkview Avenue to the north; Fairview Avenue to the west; Old Welsh Road (SR 2029) to the south; and residential properties zoned within the R4 – High Density Residential Zoning District to the east.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be primarily located within Zone X primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site as shown on the Existing Conditions Plan (Sheet 2). However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the Steep Slope Conservation Overlay District, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code:

1. **§142-408.B.(1) – Stream Bank Erosion Requirements –** A waiver from the requirement to utilize the SCS Type II distribution.

   The Applicant is proposing to utilize the Rational Methodology for stormwater computations as opposed to the SCS Methodology.

2. **§146-11.B.(7) – Existing Conditions Plan –** A waiver from the requirement to show the existing utilities within 400 linear feet of the site.

   The Applicant has provided the existing utilities immediately surrounding the site and has requested a waiver from showing all existing utilities within 400 linear feet of the site.

3. **§146-38 – Streetlighting –** A waiver from the requirement to provide streetlighting along each subdivision and along each street front abutting a public street in each land development.

   The Applicant is requesting a waiver from the requirement to provide streetlighting along 700 feet long street frontage along Old Welsh Road, Fairview Avenue and Parkview Avenue.

4. **§146-43.C.(3).(a) – Erosion and Sediment Control –** A waiver permitting cut and fill slopes 15% and steeper.

   The Applicant is proposing grading with slopes 15% and steeper due to the existing grades of the site.

A waiver request letter shall be provided for review and the requested waivers shall also be placed on the Site and Subdivision Plan (Sheet 1).

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Site and Subdivision Plan	1 of 15	03/07/24	07/26/24
Existing Conditions Plan	2 of 15	03/07/24	07/26/24
Aerial Plan	3 of 15	03/07/24	07/26/24

April 15, 2024

MEMO

To: Nicholas Brown, Chair – Abington Township Planning Commission
From: Abington Township Shade Tree Commission (STC)
RE: LD-24-01 – 2241 Old Welsh Road
Plan Set Date: 6/25/23

STC Review Date: 04/09/2024

Site Summary – 1.29 acre site with an existing single-family home and proposed 6 additional single family homes
Proposed Use – 7 lot subdivision
Owner- 2241 Old Welsh Road, 712 Canterbury Lane, Horsham, PA 19044
Zone –R-4 Medium - High Density Residential
Watershed – Pennypack Creek

Dear Chairperson Brown,

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

The STC Commissioners reviewed the plans for LD-24-01 – 2241 Old Welsh Road. The STC would like to convey their appreciation for the exclusive use of native trees. In addition, the retention of mature trees on this property including mostly native trees is highly desirable for the Township as we are striving to improve the overall tree canopy which has experienced a significant decline.

The STC has the following recommendations:

1. The STC identifies an issue with the use of *Chionanthus virginicus*, White Fringetree as a street tree. This is a multi-stemmed shrub-like tree and is not considered compatible with automobile activity. The STC recommends keeping this desirable native tree and moving it to the front lawn panel.
2. STC suggest the selection of *Celtis occidentalis* 'Prairie Pride' Hackberry on the front lawns of the homes is not ideal due to the negative impact of the fruit drop and the proximity to the homes. Consider the *Chionanthus virginicus*, White Fringetree to take the place of the *Celtis occidentalis* 'Prairie Pride' Hackberry.
3. The STC suggests that there is ample room on both Parkview Ave and Fairview Ave to receive additional canopy (shade) trees in place of the *Celtis occidentalis* 'Prairie Pride' Hackberry. One possible species would be *Nyssa sylvatica*, black gum/tupelo, which is quite colorful in the fall and resistant to salt and other urban challenges.

4. The STC recognizes the proximity of the existing trees to be retained and the construction of the homes. The STC emphasizes the importance of following BMP relating to tree protection during construction. For reference: *Best Management Practices - Managing Trees During Construction, Third Edition (2023)*. The STC further recommends pre-construction and periodic inspections by a qualified arborist to ensure proper protection of these trees.

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

Sincerely,

John Kennedy

John Kennedy, Acting Chair
Abington Township STC

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

Property Identification Plan	4 of 15	03/07/24	07/26/24
Grading Plan	5 of 15	03/07/24	07/26/24
Utility Plan	6 of 15	03/07/24	07/26/24
Stormwater Plan	7 of 15	03/07/24	07/26/24
Erosion and Sedimentation Control Plan	8 of 15	03/07/24	07/26/24
Erosion and Sedimentation Control Details	9 of 15	03/07/24	07/26/24
Site Details	10 of 15	03/07/24	07/26/24
Site Details	11 of 15	03/07/24	07/26/24
Site Details	12 of 15	03/07/24	07/26/24
Site Details	13 of 15	03/07/24	07/26/24
Landscape Plan	14 of 15	03/07/24	07/26/24
PCSM Plan	15 of 15	03/07/24	07/26/24
Stormwater Management			
Post Construction Stormwater Management Report	231 pages	03/07/24	07/26/24
Preliminary Stormwater Infiltration Report	27 pages	06/12/24	----

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

5. ***Per §602 Figure 6.1 – Dimensional Regulations –*** *The minimum separation for residential dwellings shall be 20 feet.*

   Based on our measurements of the Site Plan (Sheet 1), the Applicant is proposing building separations ranging from 20.65' to 31.83' which is in compliance with this Code Section. The building separation has been denoted as "N/A" in the General Note 5 - Zoning Bulk and Area Requirements tabulation on the Site Plan (Sheet 1). The building separations for each lot shall be provided to ensure compliance with this Code Section.

   The Applicant has provided the required building separation distances for the proposed lots; however, the building separation between Lot 3 and Lot 4 as shown on the Zoning Bulk and Area Requirements shall be revised to 29.8 feet instead of 28.9 feet to reflect the correct dimension.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

32. ***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 Plan (Sheet 4).

    The Applicant delineated the limit of disturbance and called out the total area of the proposed disturbance on Grading Plan (Sheet 5). Based on the Grading Plan, the total area of the proposed disturbance is 43,286 SF (0.99 Acres), which is very close to but still under the 1 acre threshold limit where typically an NPDES permit is not required; however, the Applicant shall confirm with the Montgomery County Conservation District (MCCD) due to the limit of disturbance being very close to the 1 acre threshold limit.

41. ***Per §146-27.E – Sidewalks and Curbs –*** *At corners and other pedestrian street-crossing points, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs.*

There are currently no pedestrian crosswalks nor accessible accommodations for pedestrian crossing at the intersection of Parkview Avenue and Fairview Avenue. The Applicant shall clarify if an ADA ramp is proposed at the southern corner of the Parkview Avenue and Fairview Avenue intersection since no DWS is shown at this corner. In addition, there are existing ADA ramps at the intersection of Fairview Avenue and Old Welsh Road, but no pedestrian crosswalks. No new ADA ramps and new pedestrian crosswalks are proposed at this intersection. We defer to the Traffic Engineer on whether new accessible accommodations for pedestrian crossings are warranted at these intersections.

The Applicant has provided an ADA ramp at Fairview and Parkview Avenues and a crosswalk for the ADA ramp crossing Fairview Avenue at Old Welsh Road.

GENERAL STORMWATER MANAGEMENT COMMENTS

59. *Based on the Stormbrixx Detention Basin Detail provided, the invert out elevation is at the bottom of the basin. This will result in water entering the basin and then flowing out of the basin once it reaches the discharge point. The invert out elevation shall be raised so that the basin can hold the water and allow for infiltration.*

Under this submission, the Applicant has modified the prior proposed porous driveways to standard asphalt driveways with a trench drain proposed at the bottom of the driveway to capture the stormwater runoff from the driveway and direct the runoff to a stone bed beneath the driveway. The perforated pipes within the stone bed will allow the bed to fill up, and the trench drain will function as the overflow structure when the beds become filled.

In addition, proposed Lot 7, there is no trench drain provided at the end of the driveway which will result in the runoff from the driveway flowing directly onto the road. Based on the existing and proposed grades of Lot 7, it appears that there will be adequate slope to allow water to be piped from a trench drain at the end of the driveway to the infiltration stone basin to the east of the dwelling. The Applicant may wish to consider re-orienting and/or redesigning the location and/or depth of the proposed infiltration stone basin to provide adequate slope from a trench drain at the driveway bottom to the infiltration basin to collect the stormwater runoff from the driveway.

GENERAL COMMENTS

68. *The "Typical Pavement Detail" is showing ID-2 wearing and binder courses for the pavement restoration adjacent the new curb. The pavement courses shall be updated to current PennDOT approved WMA mixes.*

The Applicant has provided pavement details for HMA (Hot Mix Asphalt); however, the current PennDOT job mixes are for WMA (Warm Mix Asphalt). Please revise the provided pavement detail for WMA.

ADDITIONAL COMMENTS

73. In the previous submission, six (6) detention basins are proposed on Lots 1-4, 6 &7. Under the current submission, six (6) subsurface infiltration basins are proposed where infiltration is promoted from the basin bottom. On the PCSM Plan (Sheet 15) the basins are called out as an infiltration basin; however, the basin details are called out as detention basins. The basin type discrepancies shall be rectified on all the plans. In addition, the maintenance for the subsurface infiltration basins shall be provided on the Details Plan (Sheet 10).

We have received the following documents/permits/reviews:

- Aqua Will Serve Letter (September 5, 2023)
- Abington Wastewater Sanitary Sewer Availability Letter (October 5, 2023)
- Infiltration Report (October 31, 2023)

- Application for Sewage Facilities Planning Module Mailer (March 5, 2024)
- Application for SALDO Review (March 6, 2024)
- PCSM Report (March 7, 2024)
- MCPC Request for Review (March 7, 2024)
- Sewer Review (April 5, 2024; September 3, 2024 via email)
- Fire Review (April 8, 2024; September 6, 2024 via email)
- TPD Traffic Review (April 12, 2024; September 10, 2024 via email)
- STC Review (April 15, 2024)
- MCPC Review (May 17, 2024)

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

- EAC Review
- MCCD Review
- NPDES Permit
- Waiver Request Letter
- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

Since the above comments can be addressed with changes to the plans without going before the Zoning Hearing Board, we recommend Preliminary Major Land Development Plans approval conditioned that the Applicant addresses the above referenced 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

U:\ACCOUNTS\ABINT\ABINT130037 - LD-24-01-2241 OLD WELSH ROAD SUBDIVISION\ADMIN\6 - PLAN REVIEWS\2ND SUBMISSION\PF02091224 2241OLDWELSHROAD.DOCX

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: April 12, 2024

Re: **2241 Old Welsh Road**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00044

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:

- *2241 Old Welsh Road – Preliminary Plan Set* prepared by Cornerstone Consulting Engineers – Dated March 7, 2024.

The following are our comments:

Plan Review

1. Provide a 5-foot wide sidewalk in lieu of the proposed 4-foot width along Parkview Avenue and Fairview Avenue.
2. Provide an ADA-compliant ramp and Detectable Warning Service (DWS) for the southwest corner of the intersection of Parkview Avenue and Fairview Avenue.
3. Provide a painted pedestrian crosswalk on the Fairview Avenue approach of the intersection with Old Welsh Road.

General

1. Since Old Welsh Road is a State-maintained roadway, a PennDOT Highway Occupancy Permit (HOP) is required for the two (2) new residential driveways. 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.

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

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

May 17, 2024

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

Re: MCPC #24-0068-001
Plan Name: 2241 Old Welsh Rd
(6 units on 7 lots comprising 1.05 acres; density 6.7: units per acre)
Situate: Fairview Avenue at Parkview Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 20, 2024. We forward this letter as a report of our review.

BACKGROUND

2241 Old Welsh, LLC, the applicant, has submitted a subdivision and land development plan to subdivide one lot into seven. The applicant would construct a new single-family home on six lots while retaining the existing, three-story brick single-family detached home on the seventh lot. The applicant also proposes construction of a subsurface detention basin on each of the lots with new homes. The tract is located in the R4 High Density Residential zoning district. The site is served by public water and sewer. The plan is dated March 7, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan's future land use map shows the site located in the Regional Mixed Use Center future land use area. Much of this area includes the Willow Grove Park Mall; as such, single-family detached homes are considered to be a secondary use here.

The proposed land development is shown located in the "High Density Residential future land use area of the 2007 Abington Comprehensive Plan and is consistent with that plan.

RECOMMENDATION

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

REVIEW COMMENTS

BUILDING DESIGN

A. Garage – When a garage is front-loaded, as proposed, it shall be set back at least ten feet from the front façade of the house [§162-2103].
B. Architectural Plans – Tentative front, side, and rear architectural plans are required. Architectural plans for the front, but not the side or rear, were provided [§146-11].

LANDSCAPING

A. Street Trees

1. There is a conflict between a gas line and the location of the proposed street trees on Fairview Avenue.
2. The street trees proposed to be planted are of the species chionanthus virginicus ("white fringetree"). This species is not typically used as a street tree; among other things, it is not drought-tolerant and is best grown multi-stemmed.
3. We recommend that variety be used in the street tree species selection for hardiness and visual interest (white fringetree is the only species proposed).

B. Foundation Landscaping – Building foundation landscaping shall be provided between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas. A minimum of 25% of the linear area (parallel to the building wall) shall be landscaped with ornamental or evergreen trees and shrubs [§162-2403.D]. It appears that this requirement is not shown on the plans.

TRANSPORTATION

A. Cartway – The minimum required cartway width for residential streets is 30 feet. Parkview Avenue is proposed to remain 24 feet wide [§146-24].

STEEP SLOPES

A. Disturbance – The plan indicates there are both precautionary and prohibitive steep slopes on the tract. Some of these slopes would be disturbed, including but not limited to the one for the home proposed for Lot 1. The applicant should ensure that the proposed plan conforms to the provisions of the steep slope conservation district [Zoning's Article XVI].

STORMWATER MANAGEMENT

A. Pervious Pavement - The pervious pavement should have an operating and maintenance plan to prevent siltation.
B. Subsurface Basins – We recommend that the homeowner be allowed to ensure the proper functioning of the underground basins, or allow the township to inspect them. The applicant should ensure that the future homeowners understand what is required of them for their maintenance.
C. Driveway – The applicant should ensure that driveways are not used for heavy vehicles during construction, to prevent compaction of soils prior to establishment of the subsurface infiltration basins.

RECREATION FACILITIES

A. Plan – A recreational facilities plan shall be provided, or, when deemed acceptable by the applicant, a statement for the provision of a contribution of fees in lieu of such facilities [§146-11.J]. Six proposed dwelling units require 13% of the total gross area to be provided for recreation and open space purposes.

OTHER PLAN INFORMATION

A. General Requirements [§146-10] – The tract boundary shall be shown as a heavy, solid line.
B. Sight Distance – The plan notes "231' required sight dist." under an arrow pointing toward the dead end on Parkview Avenue. How did the applicant calculate this?
C. Landscape Architect - The landscaping plan shall be prepared by a registered landscape architect; it was prepared by a registered professional engineer [§146-11].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for residential development.

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 (*#24-0068-001*) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

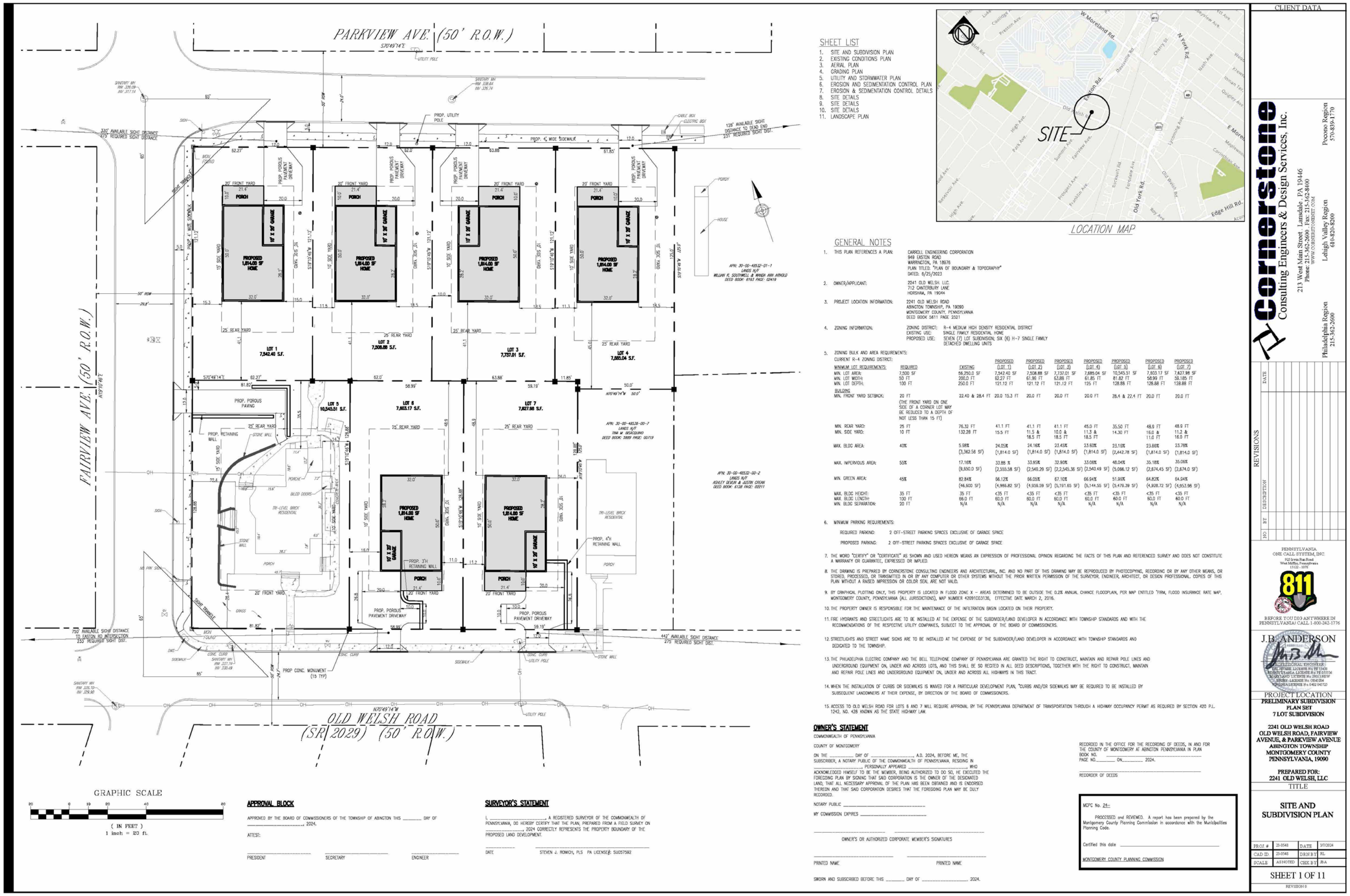
c: 2241 Old Welsh, LLC, Applicant
David Sharrow, Applicant's Representative
Scott Burton, PennDOT
Fran Hanney, PennDOT
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Khaled R. Hassan, P.E., Pennoni, Township Engineer

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

ATTACHMENT A

2241 Old Welsh Road
MCPC#240068001

ATTACHMENT B



Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

January 2, 2025
VIA: Electronic Mail

Township of Abington
1176 Old York Road
Abington, PA 19001

Attn: **Mr. Richard Manfredi,**
Township Manager

RE: **LD-24-01**
Subdivision and Land Development Application
Waiver Request
2241 Old Welsh Road
Abington, PA 19090

Dear Mr. Manfredi,

As a part of the Subdivision and Land Development plan submission package, please accept this letter as a formal waiver request for the above referenced project. Our office, on behalf of the applicant, 2241 Old Welsh, LLC, respectfully requests the following waivers from the Board of Commissioners.

WAIVERS REQUESTED:

1. *142-408. B. (1) – Stream bank Erosion Requirements. In addition to the control of water quality volume (in order to minimize the impact of stormwater runoff on downstream stream bank erosion), the primary requirement is to design a BMP to detain the proposed conditions two-year, twenty-four-hour storm event to the existing conditions one-year flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure or a sand filter) so that the proposed conditions one-year, twenty-four-hour storm event takes at least 24 hours to drain from the facility from a point when the maximum volume of water from the one-year, twenty-four-hour storm event is captured (i.e., the maximum water surface elevation is achieved in the facility). Release of water can begin at the start of the storm (i.e., the invert of the water volume control or [or water quality] orifice is at the invert of the facility).*

   A waiver is requested to utilize the Rational Method in the design of the stormwater management system in lieu of the SCS Type II distribution. The infiltration galleries were designed to infiltrate the increased volume of stormwater up to and including the 100 year storm. In addition, the site is approximately 1.29 acres and the total drainage area is 1.48 acres. The Rational Method is more suitable for estimating runoff in small drainage areas.

2. *Section 146-11.B.(7) – Existing Conditions Plan. The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights.*

A waiver is requested to permit the application without showing the existing utilities within 400 linear feet of the site. The utilities immediately surrounding the site are shown in the plan set and an aerial of the surrounding area within 400 feet is provided on sheet 3.

3. *Section 146-38 – Streetlighting. Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the subdivider/land developer and at the expense of the subdivider/land developer.*

   A waiver is requested for the requirement to install street lighting along each street frontage. There are existing street lights located at the intersection of Fairview Ave / Parkview Ave and at Fairview Ave / Old Welsh Road. Due to the residential nature of the area and that there are existing street lights at the intersections, additional lighting does not seem necessary. As an alternative, the applicant will agree to install post lights at the end of the driveways for lots 1 through 4.

4. *Section 146-43.C.(3)(a) – Excavation and Fills. Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board. The Township Engineer may require the use of retaining walls, cribbing or other measures necessary to stabilize slopes which are either cut into or filled.*

   A waiver is requested to permit the proposed grading due to the existing grades of the site. The area of slopes of 15% or steeper has been minimized to the greatest extent possible. The use of retaining walls have been shown in the grading design to mitigate the areas of steep slope.

It is the developer's intent to comply with all Township requirements. However, it is their opinion that strict conformance with the noted ordinance sections above would create unnecessary impacts to the proposed development of the site.

Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Design Services, Inc.

John Anderson, P.E.
Principal/Partner

RESOLUTION NO. 25-002

BEFORE THE ABINGTON TOWNSHIP BOARD OF COMMISSIONERS

Applicant:
2241 Old Welsh, LLC c/o David Sharrow

Property:
2241 Old Welsh Road

Parcel No:
30-00-48540-00-3

Application No.:
LD-24-01

LAND DEVELOPMENT APPROVAL

BE IT RESOLVED, the Board of Commissioners grants Conditional Preliminary Approval of Applicant's Land Development Application, number LD-24-01, with the plan "Preliminary Major Subdivision & Land Development Plans", consisting of sixteen (16) sheets dated November 15, 2024 and prepared by Cornerstone Consulting Engineers & Design Services, Inc. ("Plan")[1] proposing the demolition of the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivision of the land into seven (7) new lots pursuant to the Plan ("Project") for the property located at 2241 Old Welsh Road, Willow Grove, PA 19090 ("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] More fully detailed on the Plan, attached as Exhibit "A."
[2] The Property is further identified as Tax Parcel number 30-00-48540-00-3.

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.

2. Complying with all applicable Township review letters, as amended, including: [3]
   a. Township Engineer's December 2, 2024 Review Letter;
   b. April 5, 2024 and September 3, 2024 Sewer Review Letters;
   c. April 8, 2024 and September 3, 2024 Fire Review Letters;
   d. TPD's April 12, 2024 and September 10, 2024 Review Letters;
   e. Shade Tree Commissions April 15, 2024 Review Letter; and
   f. Montgomery County Planning Commission's May 17, 2024 Review Letter.

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;

[3] *See* Review Letters attached as Exhibit "B."

h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.

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. §142-408.B.(1) – Stream Bank Erosion Requirements – A waiver from the requirement to utilize the SCS Type II distribution.
2. §146-11.B.(7) – Existing Conditions Plan – A waiver from the requirement to show existing utilities within four hundred (400) linear feet of the site.
3. §146-38 – Streetlighting – A waiver from the requirement to install street lighting along each street frontage.

4. §146-43.C.(3)(a) – Excavation and Fills – A waiver to permit the proposed grading due to existing on-site grades; the area of slopes of 15% or steeper has been minimized to the greatest extent possible.

***

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 ______, 2025.

MOTION BY:

SECOND BY: VOTE:

APPLICANT'S ACKNOWLEDGEMENT AND
ACCEPTANCE OF APPROVAL CONDITIONS

Applicant acknowledges and accepts the above approval conditions this ____ day of _____, 2025.

2241 OLD WELSH, LLC

By: ______________________________

Name: ______________________________

Title: ______________________________

Exhibit "A"

Plan

Exhibit "B"
Review Letters

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025

DATE

BOC-05-010925

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes No

PUBLIC BID REQUIRED
Cost > $20,100
Yes No

AGENDA ITEM:

127 Stanley Avenue and 2122 Oakdale Avenue Lot Line Adjustment

EXECUTIVE SUMMARY:

A lot line adjustment request with corresponding plans and legal descriptions has been submitted for the properties of 127 Stanley Avenue and 2122 Oakdale Avenue. No new lots or building improvements are proposed as part of the submission and therefore the application qualifies for land development exemption under SALDO Section 146-9.C. (b).

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution No. 25-003 approving a lot line adjustment for 127 Stanley Avenue and 2122 Oakdale Avenue.

FAX (215) 576-7791 PHONE (215) 887-2165

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

NOV 12 AM 10:45

November 8, 2024

Abington Township Board of Commissioners
c/o Richard J. Manfredi, Township Manager
1176 Old York Road
Abington, PA 19001

RE: Gerhard - Lot Line Adjustment Plan
127 Stanley Avenue & 2122 Oakdale Avenue

Dear Mr. Manfredi,

My clients, Mr. Charles E. Gerhard III and Suzanne Gerhard, are owners of two parcels in Glenside that share a rear property line. The addresses are 127 Stanley Avenue and 2122 Oakdale Avenue. They desire to realign the rear property line between each parcel. To accomplish this, they received a variance from Z.O. Section 2103.A Use A-22.5 to allow a four-foot side yard and rear yard setback to an existing residential garage situated on 2122 Oakdale Avenue, Application No. 24-46.

The Township Subdivision and Land Development Code provides for the possibility of exception to the normal subdivision process when no new lots are created, or building improvements are proposed. To qualify for the exemption, SALDO Section 146-9.C.(b) requires a written request to the Board of Commissioners accompanied by a plan and legal description of the new lot lines.

Please find the following items:

1. Two (2) copies of Lot Line Adjustment Plan of 127 Stanley Avenue and 2122 Oakdale Avenue dated November 5, 2024
2. Two copies of legal descriptions of the proposed new lot lines.

We look forward to the decision by the Board of Commissioners and the process to which this application shall proceed.

If you have any questions regarding the above, please contact me at 215-887-2165 or gtilford@ceshoemaker.com.

Sincerely,

Gary Tilford

Gary Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Charles E. Gerhard III, & Suzanne Gerhard (via US Mail)
CES #27314

FAX: (215) 576-7791 PHONE: (215) 887-2165

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

127 STANLEY AVENUE
PARID: 30-00-63560-00-4
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN parcel or tract of land designated as PARID: 30-00-63560-00-4, SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a certain Plan thereof know as Lot Line Adjustment Plan of 127 Stanley Avenue & 2122 Oakdale Avenue, prepared for Charles Gerhard, III dated November 5, 2024 as follows to wit:

BEGINNING at a point (I.P. to be set) on the Southeasterly legal right-of-way line of Stanley Avenue (50' wide) a corner of PARID: 30-00-63560-00-4 & PARID: 30-00-63556-00-8;

THENCE extending from *point of beginning* along the Southeasterly side of Stanley Avenue, North Eighteen degrees Thirty minutes Fourteen seconds East (N18° 30' 14"E) Eighty-seven and Fifty One-hundredths feet (87.50') to a point (I.P. to be set) along lands of PARID: 30-00-63564-00-9;

THENCE along said lands, South Seventy-one degrees Twenty-nine minutes Forty-six seconds East (S71° 29' 46"E) One hundred Forty-nine and Twenty-seven One-hundredths feet (149.27') to a point (I.P. to be set) along lands of 30-00-47292-00-9;

THENCE along said lands the following three courses and distances,

(1) South Forty-five degrees Twenty-one minutes Fifty-three seconds East (S45° 21' 53"E) Twenty and Forty-one One-hundredths feet (20.41') to a point (I.P. to be set);

(2) South Forty-four degrees Thirty-eight minutes Seven seconds West (S44° 38' 07"W) Eighteen and Sixty-four One-hundredths feet (18.64') to a point (I.P. to be set);

(3) South Forty-five Twenty-one minutes Fifty-three seconds East (S45° 21' 53"E) Twenty-nine and Fifty-nine One-hundredths feet (29.59') to a point along lands of PARID: 30-00-47296-00-5 to a point (I.P. to be set);

FAX: (215) 576-7791

PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

110 KEYSTONE DRIVE

MONTGOMERYVILLE, PENNSYLVANIA 18936

THENCE along said lands South Forty-four degrees Thirty-eight minutes Seven seconds West (S44° 38' 07"W) Fifty-four and Twenty-nine One-hundredths feet (54.29') to a point (I.P. to be set) along lands of PARID: 30-00-63556-00-8;

THENCE along said lands North seventy-one degrees Twenty-nine minutes Forty-six seconds West (N71° 29' 46"W) One hundred Sixty-two and Five One-hundredths feet (162.05') to the first mentioned point and place of beginning.

BEING 127 Stanley Avenue
PARID: 30-00-63560-00-4
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

CONTAINING 14,894 square feet or 0.3419 acres.

27314
November 6, 2024

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

FAX: (215) 576-7791

PHONE: (215) 887-2165

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

2122 OAKDALE AVENUE
PARID: 30-00-47292-00-9
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN parcel or tract of land designated as PARID: 30-00-47292-00-9, SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a certain Plan thereof know as Lot Line Adjustment Plan of 127 Stanley Avenue & 2122 Oakdale Avenue, prepared for Charles Gerhard, III dated November 5, 2024 as follows to wit:

BEGINNING at a point (I.P. to be set) on the Southwesterly legal right-of-way line of Oakdale Avenue (50' wide) a corner of PARID: 30-00-47292-00-9 & PARID: 30-00-63568-00-5;

THENCE extending from *point of beginning* along the Southwesterly side of Oakdale Avenue, South Forty-five degrees Twenty-one minutes Fifty-three seconds East (S45° 21' 53"E) One hundred Sixteen and Sixty-three One-hundredths feet (116.63') to a point (I.P. to be set) along lands of PARID: 30-00-47296-00-5;

THENCE along said lands, South Forty-four degrees Thirty-eight minutes Seven seconds West (S44° 38' 07"W) One hundred Thirty-three and Thirty-seven One-hundredths feet (133.37') to a point (I.P. to be set) along lands of PARID: 30-00-63560-00-4;

THENCE along said lands the following three courses and distances,

(1) North Forty-five degrees Twenty-one minutes Fifty-three seconds West (N45° 21' 53"W) Twenty-nine and Fifty-nine One-hundredths feet (29.59') to a point (I.P. to be set);

(2) North Forty-four degrees Thirty-eight minutes Seven seconds East (N44° 38' 07"E) Eighteen and Sixty-four One-hundredths feet (18.64') to a point (I.P. to be set);

(3) North Forty-five degrees Twenty-one minutes Fifty-three seconds West (N45° 21' 53"W) Twenty and Forty-one One-hundredths feet (20.41') to a point (I.P. to be set) along lands of PARID: 30-00-63564-00-9;

THENCE along said lands the following two courses and distances,

FAX: (215) 576-7791 PHONE: (215) 887-2165

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

(1) North Forty-four degrees Thirty-eight minutes Seven seconds East (N44° 38' 07"E) Seven and Thirteen One-hundredths feet (7.13') to a point (I.P. to be set);

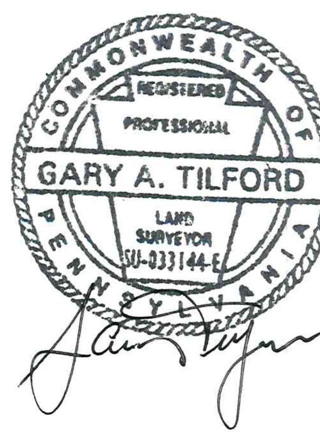
(2) North Forty-five degrees Twenty-one minutes Fifty-three seconds West (N45° 21' 53"W) Thirteen and Eighty-five One-hundredths feet (13.85') to a point (I.P. to be set);

THENCE continuing along said lands and PARID: 30-00-63568-00-5, North Eighteen degrees Thirty minutes Fourteen seconds East (N18° 30' 14"E) One hundred Nineteen and Eighty-five One-hundredths feet (119.85') to the first mentioned point and place of beginning.

BEING 2122 Oakdale Avenue
PARID: 30-00-47292-00-9
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

CONTAINING 10,618 square feet or 0.2438 acres.

27314
November 6, 2024



Chapter 146. Subdivision and Land Development

Article III. Plan Application Requirements

§ 146-9. Type of application.

The purpose of this section is to identify the various plan applications which may be submitted to the township based upon the category of improvements, the type of plan and the stages of review required and to describe the plan components required for each submission.

A. Stages.

(1) Preliminary plan. A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.

(2) Final plan. A final plan is either the second stage plan for a subdivision, land development or combination subdivision and land development plan which has been approved as a preliminary plan or a first as final stage plan for a subdivision or land development plan which does not propose any public improvements. The final plan is required for all subdivision or land development projects within the township and shall provide the basis for the record plan.

(3) Record plan. A record plan is the final plan prepared according to the specifications of this chapter and duly recorded.

B. Categories.

(1) Minor plan. A minor plan is a plan for subdivision or land development which may be approved in one stage because no public improvements are proposed.

(2) Major plan. A major plan is a plan for subdivision or land development, which will require a two-stage approval process because public improvements are proposed or because subdivision is occurring simultaneously with land development.

C. Types.

(1) Subdivision plan. A subdivision plan is a plat required by the township to define the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devises, transfer of ownership or building or lot development. The subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new streets or easement of access or any residential dwelling, shall not require a subdivision plan.

(2) Land development plan.

(a) A land development plan is a plat required by the township for any of the following activities which define land development:

[1] The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

[a] 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 occupants or tenure; or

[b] The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, building groups, condominiums or other features.

[2] A subdivision of land into lots for the purpose of conveying such lots singularly or in groups to any person, partnership or corporation for the purpose of the erection of buildings by such persons, partnership or corporation.

(b) Exception. A land development plan shall not be required for approval by the township when development involves:

[1] The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be condominiums.

[2] The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

[3] The construction of a single-family detached dwelling or single-family semidetached dwelling on a lot or parcel previously approved through a final plan for major subdivision.

[4] A boundary or lot line adjustment between adjoining property owners where no new lots are involved and in accordance with the following procedures:
[Added 10-13-2022 by Ord. No. 2197]

[a] Upon written request to the Board of Commissioners, the Commissioners may exempt a boundary or lot line adjustment from normal submission and plan preparation requirements as set forth in this article.

[b] The written request for exemption shall be accompanied by a plan of the proposed boundary or lot line adjustment, which will enable the Commissioners to determine that the boundary or lot line adjustment will not result in a lot which does not conform with the minimum requirements of the Zoning Ordinance and does not prevent the logical development of the remaining tract. The plan shall meet the following requirements:

[i] The plan shall be a clear and legible reproduction of the Tax Map, illustrating the area which includes the adjustment certified by a licensed professional surveyor or engineer. The plan shall be accompanied by a legal description of the new lot lines. The legal description shall be signed, sealed and dated by the licensed professional surveyor or engineer.

[ii] The plan shall illustrate the existing and proposed lot lines, the existing streets in the area and the existing structures on the properties involved.

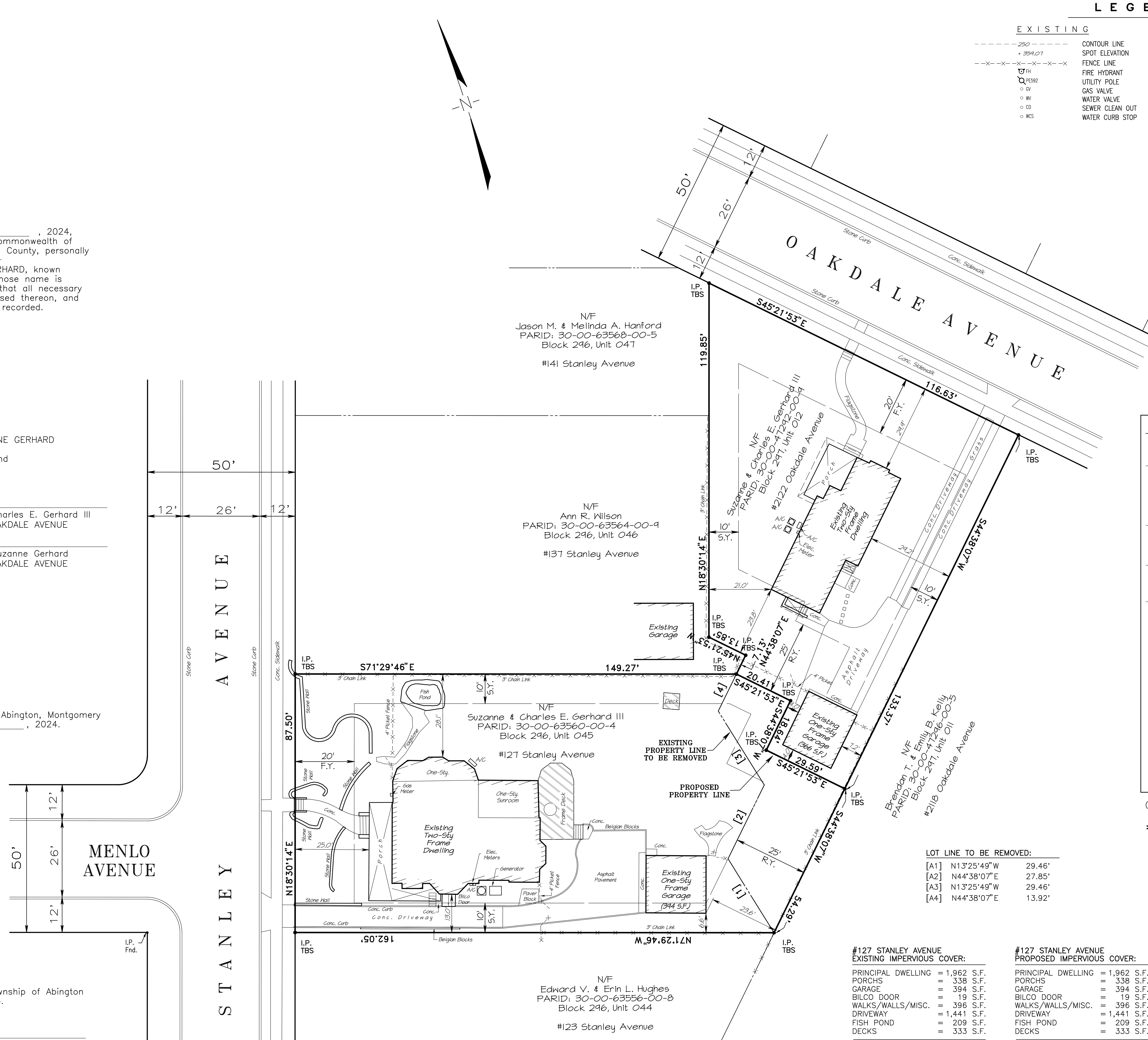
[iii] Approval by the Board of Commissioners and recording, where required.

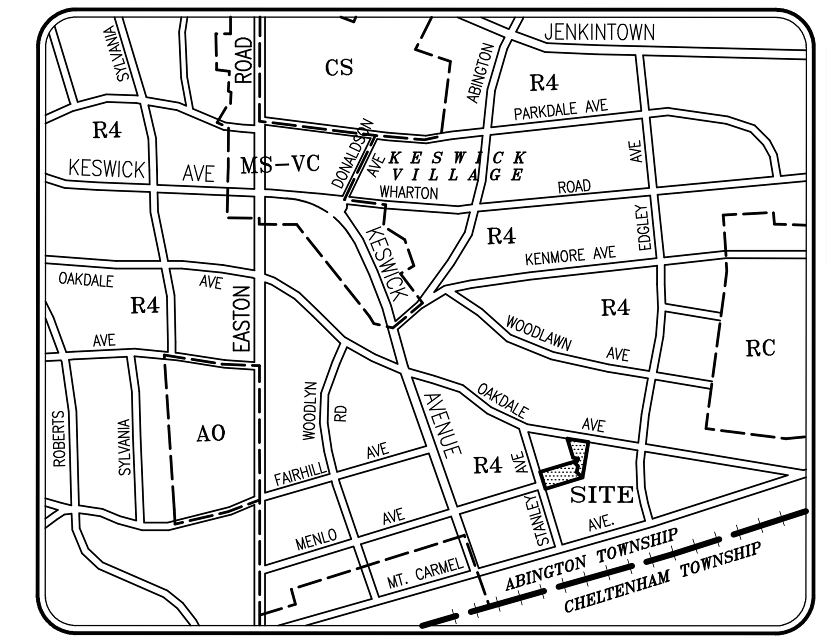
[iv] Payment of fees.

[5] Interior allocation of space of an existing multiunit commercial or industrial development, provided that no modifications to public improvements are proposed or required to permit compliance with the provisions of this chapter or the Zoning Ordinance.
[Added 10-13-2022 by Ord. No. 2197]

LEGEND

EXISTING		PROPOSED	
250	CONTOUR LINE	I.P. TBS	IRON PIN TO BE SET
+ 354.01	SPOT ELEVATION		
—x—x—x—	FENCE LINE		
FH	FIRE HYDRANT		
PE592	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
WCS	WATER CURB STOP		





LOCATION MAP
SCALE: 1" = 800'

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the ______________ day of __________________________ , 2024, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in __________________________ County, personally appeared CHARLES E. GERHARD III and SUZANNE GERHARD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan and acknowledged that all necessary pproval of the plan has been obtained and is endorsed thereon, and that he desires that the forgoing plan may be duly recorded.

____
Notary Public

____
My Commission Expires

I hereby certify CHARLES E. GERHARD III and SUZANNE GERHARD are the registered owners of #127 Stanley Avenue, PARID: 30-00-63560-00-4, Block 296, Unit 045 and #2122 Oakdale Avenue, PARID: 30-00-47292-00-9, Block 297, Unit 012.

____
Owner: Charles E. Gerhard III
#127 STANLEY AVENUE

____
Owner: Charles E. Gerhard III
#2122 OAKDALE AVENUE

____
Owner: Suzanne Gerhard
#127 STANLEY AVENUE

____
Owner: Suzanne Gerhard
#2122 OAKDALE AVENUE

TOWNSHIP ENGINEER'S CERTIFICATION

Approved by the Township Engineer for Township of Abington, Montgomery County, PA this ________ day of ____________________, 2024.

____
Township Engineer

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this ________ day of ____________________, 2024.

______________________ Attest: ______________________
President Secretary

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA. in Plan Book ________ Page No. ______ on the __________ day of ____________________, 2024.

MCPC No. 24-0XXX-0XX

PROCESSED and REVIEWED: Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date ____________________

____
For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

ABINGTON TOWNSHIP ZONING HEARING BOARD APPROVED THE FOLLOWING VARIANCES AT A PUBLIC MEETING HELD ON SEPTEMBER 17, 2024, APPLICATION No. 24-46.

Z.O. Section 2103.A Use A-22.5 to allow 4-foot rear and side yard setbacks for an existing Residential Accessory Structure (garage) at real property known as 2122 Oakdale Avenue.

This approval was granted subject to the condition that the proposed lot-line modification and use fo the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing.

LOT LINE TO BE REMOVED:

[A1]	N13°25'49"W	29.46'
[A2]	N44°38'07"E	27.85'
[A3]	N13°25'49"W	29.46'
[A4]	N44°38'07"E	13.92'

#127 STANLEY AVENUE
EXISTING IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,962 S.F.
PORCHS	= 338 S.F.
GARAGE	= 394 S.F.
BILCO DOOR	= 19 S.F.
WALKS/WALLS/MISC.	= 396 S.F.
DRIVEWAY	= 1,441 S.F.
FISH POND	= 209 S.F.
DECKS	= 333 S.F.
IMPERVIOUS COVER	= 5,092 S.F.

#127 STANLEY AVENUE
PROPOSED IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,962 S.F.
PORCHS	= 338 S.F.
GARAGE	= 394 S.F.
BILCO DOOR	= 19 S.F.
WALKS/WALLS/MISC.	= 396 S.F.
DRIVEWAY	= 1,441 S.F.
FISH POND	= 209 S.F.
DECKS	= 333 S.F.
IMPERVIOUS COVER	= 5,092 S.F.

#2122 OAKDALE AVENUE
EXISTING IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,032 S.F.
PORCHS	= 281 S.F.
GARAGE	= 366 S.F.
DRIVEWAY	= 1,077 S.F.
WALKS/WALLS/MISC.	= 179 S.F.
IMPERVIOUS COVER	= 2,935 S.F.

#2122 OAKDALE AVENUE
PROPOSED IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,032 S.F.
PORCHS	= 281 S.F.
GARAGE	= 366 S.F.
DRIVEWAY	= 1,077 S.F.
WALKS/WALLS/MISC.	= 179 S.F.
IMPERVIOUS COVER	= 2,935 S.F.

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

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

____
GARY A. TILFORD, P.L.S. SU-033144-E (Date)

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

LOT USE: SEC. 601, Use Matrix Chart
EXISTING USE: H-7, Single-Family Detached Dwelling
Public Water & Sewer Provided

REGULATION	Z.O. SEC. No.	REQUIRED	127 STANLEY AVE EXISTING	127 STANLEY AVE PROPOSED	2122 OAKDALE AVE EXISTING	2122 OAKDALE AVE PROPOSED
DIMENSIONAL STANDARDS:	SEC. 602					
LOT AREA, Min.		7,500 FT.	13,274 S.F.	13,xxx S.F.	12,238 S.F.	xxxxx S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	87.5 FT.	51.0 FT.	106.8 FT.	51.0 FT.
LOT DEPTH		100 FT.	155 FT.	183.3 FT.	150 FT.	183.3 FT.
PRINCIPAL BUILDING SETBACKS:						
FRONT YARD, Min.		20 FT.	25.0 FT.	20.6 FT.	29.9 FT.	20.6 FT.
SIDE YARD, Min.		10 FT.	13.0 FT.	10.4 FT.	21.0 FT.	10.4 FT.
REAR YARD, Min.		25 FT.	61.7 FT.	115.3 FT.	23.8 FT. *	115.3 FT.
LOT COVERAGE:						
BUILDING COVER, Max.		40 %	2,713 S.F./20.4%	2,713 S.F./XXX%	1,679 S.F./13.7%	1,679 S.F./XXX%
IMPERVIOUS COVER, Max.		55 %	5,092 S.F./38.4%	5,092 S.F./XXX%	2,935 S.F./24.0%	2,935 S.F./XXX%
GREEN AREA, Min.		45 %	8,189 S.F./61.6%	XXXX S.F./XXX%	9,307 S.F./76.0%	XXXX S.F./XXX%
BUILDINGS:						
BUILDING HEIGHT, Max.		35 FT.	27.4 FT.	27.4FT.	24.8 FT.	24.8 FT.
BUILDING LENGTH, Max.		100 FT.	59.9 FT.	59.9 FT.	53.9 FT.	53.9 FT.
ACCESSORY USES:	SEC. 2103.A.					
RESIDENTIAL ACCESSORY USES: STRUCTURE HEIGHT, Max. GARAGE	USE A-22.1.	One-Sty,17 FT.Max.	ONE STY,12.6 FT.	ONE STY,12.6 FT.	ONE STY, 12.6 FT.	ONE STY,12.6 FT.
STRUCTURE SIZE, Max. GARAGE	USE A-22.2.	35% PRINCIPAL BLDG. GROUND FLOOR AREA OR 625 S.F. MAX. OF ALL DETACHED ACCESSORY STRUCTURES, WHICHEVER IS GREATER	1962 S.F.x35%=687 S.F. or 394 S.F. Garage 333 S.F. Decks 727 S.F. Total *	394 S.F. Garage 333 S.F. Decks 727 S.F. Total	1032 S.F.x35%=361 S.F. or 366 S.F. Garage *	366 S.F. Garage
STRUCTURES < 250 S.F. SIDE/REAR SETBACK, Min.	USE A-22.3.	4 FT.	6.3 FT. Small Deck	6.3 FT.	N/A	N/A
DISTANCE FROM PRINCIPAL BUILDING OR TO OTHER ACCESSORY STRUCTURES, Min. DWELLING TO GARAGE	USE A-22.3.	10 FT.	33.9 FT.	33.9 FT.	26.6 FT.	26.6 FT.
STRUCTURES > 250 S.F.	USE A-22.5.					
SIDE YARD SETBACK, Min.		10 FT.	6.6 FT. *	6.6 FT.	7.2 FT. *	7.3 FT.
REAR YARD SETBACK, Min.		25 FT.	7.4 FT. *	XXX FT.	12.4 FT. *	XXX FT.

(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

* – DENOTES EXISTING NON-CONFORMING CONDITION

REFERENCE:

a. Plan of Lots of Roslyn Terrace made for William T. B. Roberts, Section K, by Chester E. Albright, Civil Engineer, dated May 1901 and recorded in Deed Book 464, page 500.

NOTES

1. Boundary and topographic information derived from deeds, plans of record, This survey was prepared without the benefit of a title report. Metes & Bounds shown rotated –07°54'27" by CES, Inc. to the PA State Plane Coordinate System (NAD 83). Bearings and distances shown in (Parentheses) are derived from deed description.
2. Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live virtual network system.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
4. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
5. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 379 of 451, Map No. 42091C0382G, effective March 2, 2016.
6. Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, version 18, September 8, 2023.

   UugB – Urban land–Udorthents, schist and gneiss complex, 0 to 8 percent slopes

PROPERTY DATA:

PARID: 30-00-63560-00-4, Block 296, Unit 045		PARID: 30-00-47292-00-9, Block 297, Unit 012	
Site Address:	127 Stanley Avenue Glenside, PA 19038	Site Address:	2122 Oakdale Avenue Glenside, PA 19038
Existing Site Area:	13,274 S.F. or 0.3047 Acres	Existing Site Area:	12,238 S.F. or 0.2810 Acres
Proposed Site Area:	14,894 S.F. or 0.3419 Acres	Proposed Site Area:	10,618 S.F. or 0.2438 Acres
Owner:	Charles E. Gerhard III & Suzanne Gerhard	Owner:	Charles E. Gerhard III & Suzanne Gerhard
Deed Book/Page No.:	4822-1658	Deed Book/Page No.:	6275-2610
Zoning District:	'R4' High Density Residential District	Zoning District:	'R4' High Density Residential District

RECORD OWNER
CHARLES GERHARD III
& SUZANNE GERHARD
127 STANLEY AVENUE
GLENSIDE, PA 19038
267-377-0595

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

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

DATE	NO.	REVISION	BY

LOT LINE ADJUSTMENT PLAN
OF
127 STANLEY AVE & 2122 OAKDALE AVE
PREPARED FOR
CHARLES GERHARD, III
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE NOVEMBER 5, 2024
DWG NO. A-9-487
JOB NO. 27314
SHEET NO. 1 OF 1

December 30, 2024

ABINT17000.37

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

RE: 127 Stanley Avenue - PARID: 30-00-63560-00-4/TMID: 30296 045
2122 Oakdale Avenue - PARID: 30-00-47292-00-9/TMID: 30297 012
Zoning Code Review

Dear Mr. Manfredi:

We have received a copy of the Lot Line Adjustment Plan dated November 5, 2024 and received on December 3, 2024 for the above referenced address as part of a Land Development Application Pre-Submission. Under this lot line adjustment plan pre-submission, the Applicant is proposing a lot line adjustment between the above referenced parcels which are owned by the same owner, Charles Gerhard III and Suzanne Gerhard.

These parcels are located within the R-4 – Residential High Density Zoning District. The parcels are fronted by Stanley Avenue to the east; Oakdale Avenue to the northwest; and residential properties zoned within the R4 – High Density Residential Zoning District to the north and south.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0382G, effective March 2, 2016, the tract is identified to be located within Zone X primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

VARIANCE RECEIVED

The Applicant went before the Abington Township Zonin Hearing Board at their regularly scheduled meeting held on September 17, 2024, application 24-46, and received the following variance from the Abington Township Zoning Ordinance:

1. A variance from §2103.A Use A-22.5 to allow a 4-foot rear yard and side yard setbacks for an existing residential accessory structure at real property identified as 2122 Oakdale Avenue.

The approval stated above is granted subject to the condition that the proposed lot-line modification and use od the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this Matter.

Based on our review of the Abington Township Zoning Ordinance, we offer the following comments for your consideration:

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Lot Line Adjustment Plan	1 of 1	11/05/24	-----
Lot Line Adjustment Cover Sheet	1 page	11/08/24	-----
Description of 127 Stanley Avenue	2 pages	11/06/24	-----
Description of 2122 Oakdale Avenue	2 pages	11/06/24	-----
Zoning Decision			
Zoning Decision Application 24-26	1 page	09/18/24	-----
Zoning Hearing Board Application	4 pages	07/05/24	-----
Zoning Hearing Board Exhibit Packet	27 pages	N/D	-----
2122 Oakdale Avenue Deed	6 pages	03/16/22	-----
127 Stanley Avenue Deed	4 pages	12/08/86	-----
Abington Township Zoning Officer Summary	6 pages	07/25/24	-----
Zoning Hearing Board Notice	1 page	08/06/24	-----
Zoning Plan	1 of 2	06/10/24	-----
Existing Survey Plan	2 of 2	06/10/24	-----

ZONING COMMENTS

1. Per §602 Figure 6.1, the minimum lot area shall be 7,500 SF, the minimum lot width shall be 50 feet, and the minimum lot depth shall be 100 feet.

   The plan provided in the attached submission does not provide the proposed lot areas for either parcel in the zoning data table. Based on the descriptions provided, the proposed lot area for 127 Stanley Avenue is 14,894 SF, and the proposed lot area for 2122 Oakdale Avenue is 10,618 SF, both of which are greater than the minimum 7,500 SF; however, the Applicant shall confirm and include this information in the zoning data table on the plan. In addition, the proposed lot width and lot depth for 2122 Oakdale Avenue does not appear to be accurate. The proposed values for 2122 Oakdale Avenue appear to have been copied from the proposed values for 127 Stanley Avenue. This information shall be confirmed and revised accordingly.

2. Per §602 Figure 6.1, the minimum principal building setback for the front yard shall be 20 feet, the minimum side yard building setback shall be 10 feet, and the minimum rear yard building setback shall be 25 feet.

   The proposed building setbacks for 2122 Oakdale Avenue in the zoning data table do not appear to be accurate with the proposed conditions. The proposed values for 2122 Oakdale Avenue appear to have been copied from the proposed values for 127 Stanley Avenue. The Applicant shall confirm the proposed building setbacks and revise the plan accordingly. In addition, the existing rear yard setback for 2122 Oakdale is listed as 23.8 feet which is less than the minimum 25 feet requirement which classifies the dwelling on 2122 Oakdale as an existing nonconforming structure. Per §1907, the Applicant is not proposing to expand upon the nonconforming structure; therefore, the requirements under this Code Section will not apply.

3. Per §602 Figure 6.1, the max building area shall be 40% and the max impervious area shall be 55%. The plan provided in the attached submission does not provide proposed lot areas for either parcel in the zoning data table. Based on the lot areas provided in the descriptions, the lot area for 127 Stanley Avenue is 14,894 SF, and the proposed lot area for 2122 Oakdale Avenue is 10,618 SF. With these lot areas, the proposed impervious and building coverages are as follows:

	Building Coverage	Impervious Coverage
127 Stanley Avenue	2,713 SF (18.22%)	5,092 SF (34.19%)
2122 Oakdale Avenue	1,679 SF (15.81%)	2,935 SF (27.64%)

Based on our calculations, the proposed building and impervious coverages for both lots will be less than the maximum allowed and would be permitted; however, the Applicant shall provide calculations and confirm.

GENERAL COMMENTS

4. Per §146-9.C.(2).(b).[4].[a] & [b] of the Township SALDO Code, a land development plan shall not be required for approval by the Township when development involves a boundary or lot line adjustment between adjoining property owners where no new lots are involved and in accordance with the following procedures:

    a. Upon written request to the Board of Commissioners, the Commissioners may exempt a boundary or lot line adjustment from normal submission and plan preparation requirements as set forth in this article.

    b. The written request for exemption shall be accompanied by a plan of the proposed boundary or lot line adjustment, which will enable the Commissioners to determine that the boundary or lot line adjustment will not result in a lot which does not conform with the minimum requirements of the Zoning Ordinance and does not prevent the logical development of the remaining tract. The plan shall meet the following requirements:

    The Applicant is requesting that this submission be exempt from the land development process and is requesting review from the Board of Commissioners. We defer to the Board of Commissioners decision on this land development exemption.

5. The descriptions, which have been submitted as part of the pre-submission packet, have been reviewed and close out properly within accepted tolerance levels.

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

U:\ACCOUNTS\ABINT\ABINT17000 - ZONING REVIEWS\ADMIN\PHASE 37 - GERHARD LOT LINE ADJUSTMENT\ZR123024 GERHARD LOT LINE ADJUSTMENT.DOCX

FAX (215) 576-7791 PHONE (215) 887-2165

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

NOV 12 AM10:45

November 8, 2024

Abington Township Board of Commissioners
c/o Richard J. Manfredi, Township Manager
1176 Old York Road
Abington, PA 19001

RE: Gerhard - Lot Line Adjustment Plan
127 Stanley Avenue & 2122 Oakdale Avenue

Dear Mr. Manfredi,

My clients, Mr. Charles E. Gerhard III and Suzanne Gerhard, are owners of two parcels in Glenside that share a rear property line. The addresses are 127 Stanley Avenue and 2122 Oakdale Avenue. They desire to realign the rear property line between each parcel. To accomplish this, they received a variance from Z.O. Section 2103.A Use A-22.5 to allow a four-foot side yard and rear yard setback to an existing residential garage situated on 2122 Oakdale Avenue, Application No. 24-46.

The Township Subdivision and Land Development Code provides for the possibility of exception to the normal subdivision process when no new lots are created, or building improvements are proposed. To qualify for the exemption, SALDO Section 146-9.C.(b) requires a written request to the Board of Commissioners accompanied by a plan and legal description of the new lot lines.

Please find the following items:

1. Two (2) copies of Lot Line Adjustment Plan of 127 Stanley Avenue and 2122 Oakdale Avenue dated November 5, 2024
2. Two copies of legal descriptions of the proposed new lot lines.

We look forward to the decision by the Board of Commissioners and the process to which this application shall proceed.

If you have any questions regarding the above, please contact me at 215-887-2165 or gtilford@ceshoemaker.com.

Sincerely,

Gary Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Charles E. Gerhard III, & Suzanne Gerhard (via US Mail)
CES #27314

FAX: (215) 576-7791 PHONE: (215) 887-2165

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

127 STANLEY AVENUE
PARID: 30-00-63560-00-4
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN parcel or tract of land designated as PARID: 30-00-63560-00-4, SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a certain Plan thereof know as Lot Line Adjustment Plan of 127 Stanley Avenue & 2122 Oakdale Avenue, prepared for Charles Gerhard, III dated November 5, 2024 as follows to wit:

BEGINNING at a point (I.P. to be set) on the Southeasterly legal right-of-way line of Stanley Avenue (50' wide) a corner of PARID: 30-00-63560-00-4 & PARID: 30-00-63556-00-8;

THENCE extending from *point of beginning* along the Southeasterly side of Stanley Avenue, North Eighteen degrees Thirty minutes Fourteen seconds East (N18° 30' 14"E) Eighty-seven and Fifty One-hundredths feet (87.50') to a point (I.P. to be set) along lands of PARID: 30-00-63564-00-9;

THENCE along said lands, South Seventy-one degrees Twenty-nine minutes Forty-six seconds East (S71° 29' 46"E) One hundred Forty-nine and Twenty-seven One-hundredths feet (149.27') to a point (I.P. to be set) along lands of 30-00-47292-00-9;

THENCE along said lands the following three courses and distances,

(1) South Forty-five degrees Twenty-one minutes Fifty-three seconds East (S45° 21' 53"E) Twenty and Forty-one One-hundredths feet (20.41') to a point (I.P. to be set);

(2) South Forty-four degrees Thirty-eight minutes Seven seconds West (S44° 38' 07"W) Eighteen and Sixty-four One-hundredths feet (18.64') to a point (I.P. to be set);

(3) South Forty-five Twenty-one minutes Fifty-three seconds East (S45° 21' 53"E) Twenty-nine and Fifty-nine One-hundredths feet (29.59') to a point along lands of PARID: 30-00-47296-00-5 to a point (I.P. to be set);

FAX: (215) 576-7791 PHONE: (215) 887-2165

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

THENCE along said lands South Forty-four degrees Thirty-eight minutes Seven seconds West (S44° 38' 07"W) Fifty-four and Twenty-nine One-hundredths feet (54.29') to a point (I.P. to be set) along lands of PARID: 30-00-63556-00-8;

THENCE along said lands North seventy-one degrees Twenty-nine minutes Forty-six seconds West (N71° 29' 46"W) One hundred Sixty-two and Five One-hundredths feet (162.05') to the first mentioned point and place of beginning.

BEING 127 Stanley Avenue
PARID: 30-00-63560-00-4
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

CONTAINING 14,894 square feet or 0.3419 acres.

27314
November 6, 2024

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

FAX: (215) 576-7791 PHONE: (215) 887-2165

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

2122 OAKDALE AVENUE
PARID: 30-00-47292-00-9
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ALL THAT CERTAIN parcel or tract of land designated as PARID: 30-00-47292-00-9, SITUATE in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a certain Plan thereof know as Lot Line Adjustment Plan of 127 Stanley Avenue & 2122 Oakdale Avenue, prepared for Charles Gerhard, III dated November 5, 2024 as follows to wit:

BEGINNING at a point (I.P. to be set) on the Southwesterly legal right-of-way line of Oakdale Avenue (50' wide) a corner of PARID: 30-00-47292-00-9 & PARID: 30-00-63568-00-5;

THENCE extending from *point of beginning* along the Southwesterly side of Oakdale Avenue, South Forty-five degrees Twenty-one minutes Fifty-three seconds East (S45° 21' 53"E) One hundred Sixteen and Sixty-three One-hundredths feet (116.63') to a point (I.P. to be set) along lands of PARID: 30-00-47296-00-5;

THENCE along said lands, South Forty-four degrees Thirty-eight minutes Seven seconds West (S44° 38' 07"W) One hundred Thirty-three and Thirty-seven One-hundredths feet (133.37') to a point (I.P. to be set) along lands of PARID: 30-00-63560-00-4;

THENCE along said lands the following three courses and distances,

(1) North Forty-five degrees Twenty-one minutes Fifty-three seconds West (N45° 21' 53"W) Twenty-nine and Fifty-nine One-hundredths feet (29.59') to a point (I.P. to be set);

(2) North Forty-four degrees Thirty-eight minutes Seven seconds East (N44° 38' 07"E) Eighteen and Sixty-four One-hundredths feet (18.64') to a point (I.P. to be set);

(3) North Forty-five degrees Twenty-one minutes Fifty-three seconds West (N45° 21' 53"W) Twenty and Forty-one One-hundredths feet (20.41') to a point (I.P. to be set) along lands of PARID: 30-00-63564-00-9;

THENCE along said lands the following two courses and distances,

FAX: (215) 576-7791 PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS

110 KEYSTONE DRIVE

MONTGOMERYVILLE, PENNSYLVANIA 18936

(1) North Forty-four degrees Thirty-eight minutes Seven seconds East (N44° 38’ 07”E) Seven and Thirteen One-hundredths feet (7.13’) to a point (I.P. to be set);

(2) North Forty-five degrees Twenty-one minutes Fifty-three seconds West (N45° 21’ 53”W) Thirteen and Eighty-five One-hundredths feet (13.85’) to a point (I.P. to be set);

THENCE continuing along said lands and PARID: 30-00-63568-00-5, North Eighteen degrees Thirty minutes Fourteen seconds East (N18° 30’ 14”E) One hundred Nineteen and Eighty-five One-hundredths feet (119.85’) to the first mentioned point and place of beginning.

BEING 2122 Oakdale Avenue
PARID: 30-00-47292-00-9
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

CONTAINING 10,618 square feet or 0.2438 acres.

27314
November 6, 2024

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

Chapter 146. Subdivision and Land Development

Article III. Plan Application Requirements

§ 146-9. Type of application.

The purpose of this section is to identify the various plan applications which may be submitted to the township based upon the category of improvements, the type of plan and the stages of review required and to describe the plan components required for each submission.

A. Stages.

(1) Preliminary plan. A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.

(2) Final plan. A final plan is either the second stage plan for a subdivision, land development or combination subdivision and land development plan which has been approved as a preliminary plan or a first as final stage plan for a subdivision or land development plan which does not propose any public improvements. The final plan is required for all subdivision or land development projects within the township and shall provide the basis for the record plan.

(3) Record plan. A record plan is the final plan prepared according to the specifications of this chapter and duly recorded.

B. Categories.

(1) Minor plan. A minor plan is a plan for subdivision or land development which may be approved in one stage because no public improvements are proposed.

(2) Major plan. A major plan is a plan for subdivision or land development, which will require a two-stage approval process because public improvements are proposed or because subdivision is occurring simultaneously with land development.

C. Types.

(1) Subdivision plan. A subdivision plan is a plat required by the township to define the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devises, transfer of ownership or building or lot development. The subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new streets or easement of access or any residential dwelling, shall not require a subdivision plan.

(2) Land development plan.

(a) A land development plan is a plat required by the township for any of the following activities which define land development:

[1] The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

[a] 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 occupants or tenure; or

[b] The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, building groups, condominiums or other features.

[2] A subdivision of land into lots for the purpose of conveying such lots singularly or in groups to any person, partnership or corporation for the purpose of the erection of buildings by such persons, partnership or corporation.

(b) Exception. A land development plan shall not be required for approval by the township when development involves:

[1] The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be condominiums.

[2] The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

[3] The construction of a single-family detached dwelling or single-family semidetached dwelling on a lot or parcel previously approved through a final plan for major subdivision.

[4] A boundary or lot line adjustment between adjoining property owners where no new lots are involved and in accordance with the following procedures:
[Added 10-13-2022 by Ord. No. 2197]

[a] Upon written request to the Board of Commissioners, the Commissioners may exempt a boundary or lot line adjustment from normal submission and plan preparation requirements as set forth in this article.

[b] The written request for exemption shall be accompanied by a plan of the proposed boundary or lot line adjustment, which will enable the Commissioners to determine that the boundary or lot line adjustment will not result in a lot which does not conform with the minimum requirements of the Zoning Ordinance and does not prevent the logical development of the remaining tract. The plan shall meet the following requirements:

[i] The plan shall be a clear and legible reproduction of the Tax Map, illustrating the area which includes the adjustment certified by a licensed professional surveyor or engineer. The plan shall be accompanied by a legal description of the new lot lines. The legal description shall be signed, sealed and dated by the licensed professional surveyor or engineer.

[ii] The plan shall illustrate the existing and proposed lot lines, the existing streets in the area and the existing structures on the properties involved.

[iii] Approval by the Board of Commissioners and recording, where required.

[iv] Payment of fees.

[5] Interior allocation of space of an existing multiunit commercial or industrial development, provided that no modifications to public improvements are proposed or required to permit compliance with the provisions of this chapter or the Zoning Ordinance.
[Added 10-13-2022 by Ord. No. 2197]

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the ____________ day of ________________________, 2024, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ________________________ County, personally

appeared CHARLES E. GERHARD III and SUZANNE GERHARD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan and acknowledged that all necessary pproval of the plan has been obtained and is endorsed thereon, and that he desires that the forgoing plan may be duly recorded.

Notary Public

My Commission Expires

I hereby certify CHARLES E. GERHARD III and SUZANNE GERHARD are the registered owners of #127 Stanley Avenue, PARID: 30-00-63560-00-4, Block 296, Unit 045 and #2122 Oakdale Avenue, PARID: 30-00-47292-00-9, Block 297, Unit 012.

Owner: Charles E. Gerhard III
#127 STANLEY AVENUE

Owner: Charles E. Gerhard III
#2122 OAKDALE AVENUE

Owner: Suzanne Gerhard
#127 STANLEY AVENUE

Owner: Suzanne Gerhard
#2122 OAKDALE AVENUE

TOWNSHIP ENGINEER'S CERTIFICATION

Approved by the Township Engineer for Township of Abington, Montgomery County, PA this ________day of ______________________, 2024.

Township Engineer

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this _______ day of ___________________, 2024.

President   Attest: Secretary

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA. in Plan Book ________ Page No. ______ on the __________ day of ________________, 2024.

MCPC No. 24-0XXX-0XX

PROCESSED and REVIEWED: Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

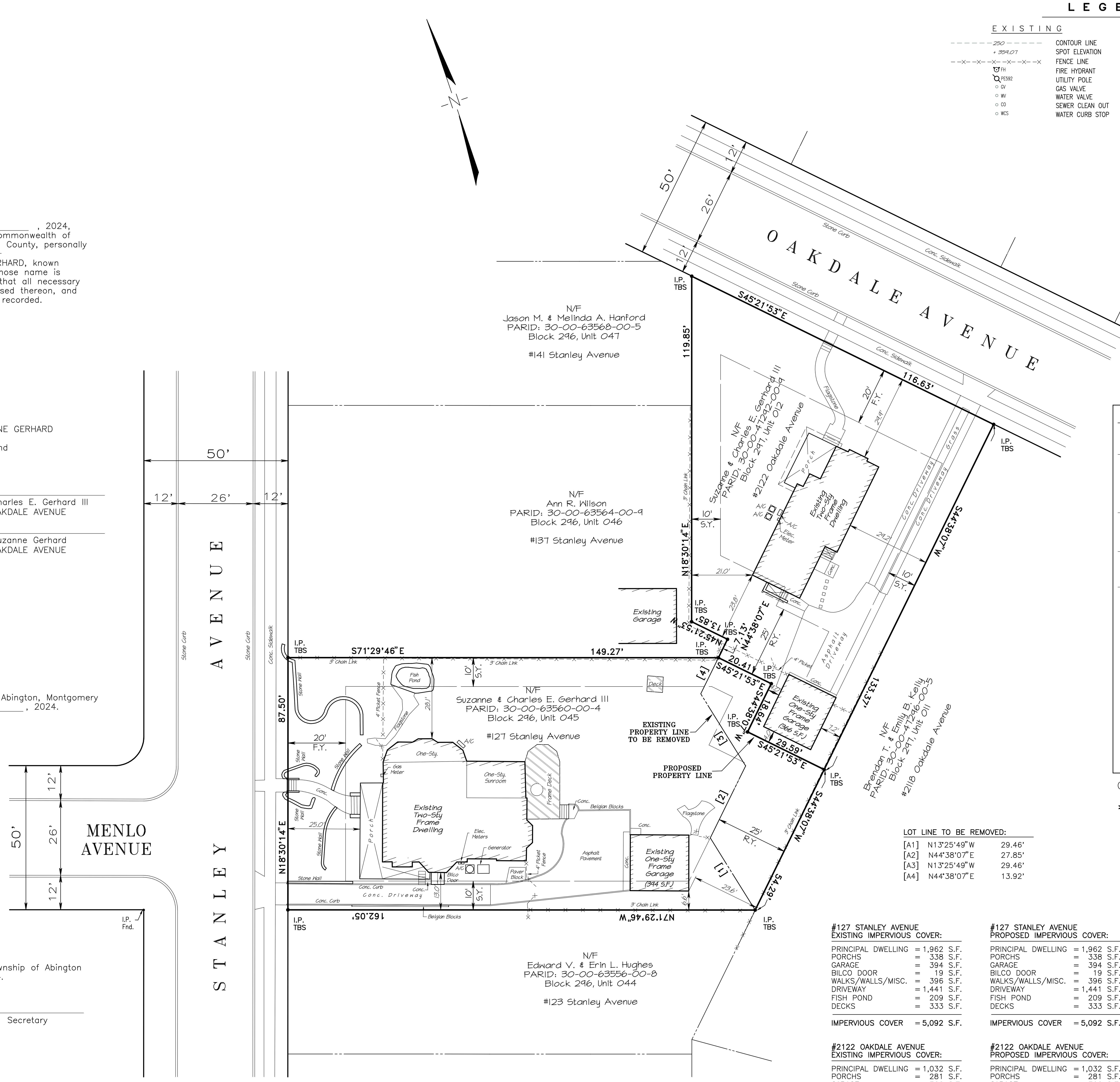
Certified this date

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

LEGEND

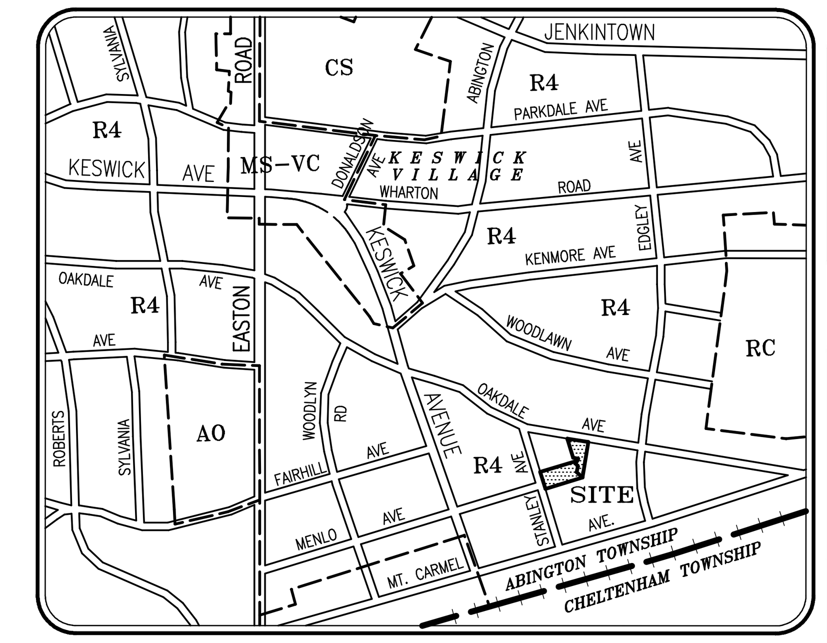
EXISTING
- CONTOUR LINE
- SPOT ELEVATION
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- WATER CURB STOP

PROPOSED
- I.P. TBS — IRON PIN TO BE SET

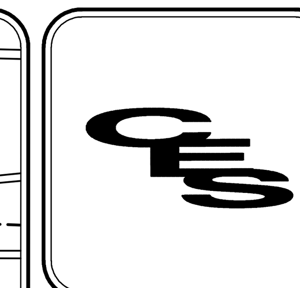


LOT LINE TO BE REMOVED:

[A1]	N13°25'49"W	29.46'
[A2]	N44°38'07"E	27.85'
[A3]	N13°25'49"W	29.46'
[A4]	N44°38'07"E	13.92'



LOCATION MAP
SCALE: 1" = 800'



RECORD OWNER
CHARLES GERHARD III
& SUZANNE GERHARD
127 STANLEY AVENUE
GLENSIDE, PA 19038
267-377-0595

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE 1" = 20'

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

LOT USE: SEC. 601, Use Matrix Chart
EXISTING USE: H-7, Single-Family Detached Dwelling; Public Water & Sewer Provided

REGULATION	Z.O. SEC. No.	REQUIRED	127 STANLEY AVE EXISTING	127 STANLEY AVE PROPOSED	2122 OAKDALE AVE EXISTING	2122 OAKDALE AVE PROPOSED
DIMENSIONAL STANDARDS:	SEC. 602					
LOT AREA, Min.		7,500 FT.	13,274 S.F.	13,xxx S.F.	12,238 S.F.	xxxxx S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	87.5 FT.	51.0 FT.	106.8 FT.	51.0 FT.
LOT DEPTH		100 FT.	155 FT.	183.3 FT.	150 FT.	183.3 FT.
PRINCIPAL BUILDING SETBACKS:						
FRONT YARD, Min.		20 FT.	25.0 FT.	20.6 FT.	29.9 FT.	20.6 FT.
SIDE YARD, Min.		10 FT.	13.0 FT.	10.4 FT.	21.0 FT.	10.4 FT.
REAR YARD, Min.		25 FT.	61.7 FT.	115.3 FT.	23.8 FT. *	115.3 FT.
LOT COVERAGE:						
BUILDING COVER, Max.		40 %	2,713 S.F./20.4%	2,713 S.F./XXX%	1,679 S.F./13.7%	1,679 S.F./XXX%
IMPERVIOUS COVER, Max.		55 %	5,092 S.F./38.4%	5,092 S.F./XXX%	2,935 S.F./24.0%	2,935 S.F./XXX%
GREEN AREA, Min.		45 %	8,189 S.F./61.6%	XXXX S.F./XXX%	9,307 S.F./76.0%	XXXX S.F./XXX%
BUILDINGS:						
BUILDING HEIGHT, Max.		35 FT.	27.4 FT.	27.4FT.	24.8 FT.	24.8 FT.
BUILDING LENGTH, Max.		100 FT.	59.9 FT.	59.9 FT.	53.9 FT.	53.9 FT.
ACCESSORY USES:	SEC. 2103.A.					
RESIDENTIAL ACCESSORY USES: STRUCTURE HEIGHT, Max. GARAGE	USE A-22.1.	One-Sty,17 FT.Max.	ONE STY,12.6 FT.	ONE STY,12.6 FT.	ONE STY, 12.6 FT.	ONE STY,12.6 FT.
STRUCTURE SIZE, Max. GARAGE	USE A-22.2.	35% PRINCIPAL BLDG. GROUND FLOOR AREA OR 625 S.F. MAX. OF ALL DETACHED ACCESSORY STRUCTURES, WHICHEVER IS GREATER	1962 S.F.x35%=687 S.F. or 394 S.F. Garage 333 S.F. Decks 727 S.F. Total *	394 S.F. Garage 333 S.F. Decks 727 S.F. Total	1032 S.F.x35%=361 S.F. or 366 S.F. Garage *	366 S.F. Garage
STRUCTURES < 250 S.F. SIDE/REAR SETBACK, Min.	USE A-22.3.	4 FT.	6.3 FT. Small Deck	6.3 FT.	N/A	N/A
DISTANCE FROM PRINCIPAL BUILDING OR TO OTHER ACCESSORY STRUCTURES, Min. DWELLING TO GARAGE	USE A-22.3.	10 FT.	33.9 FT.	33.9 FT.	26.6 FT.	26.6 FT.
STRUCTURES > 250 S.F.	USE A-22.5.					
SIDE YARD SETBACK, Min.		10 FT.	6.6 FT. *	6.6 FT.	7.2 FT. *	7.3 FT.
REAR YARD SETBACK, Min.		25 FT.	7.4 FT. *	XXX FT.	12.4 FT. *	XXX FT.

(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

* - DENOTES EXISTING NON-CONFORMING CONDITION

REFERENCE:

a. Plan of Lots of Roslyn Terrace made for William T. B. Roberts, Section K, by Chester E. Albright, Civil Engineer, dated May 1901 and recorded in Deed Book 464, page 500.

#127 STANLEY AVENUE
EXISTING IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,962 S.F.
PORCHS	= 338 S.F.
GARAGE	= 394 S.F.
BILCO DOOR	= 19 S.F.
WALKS/WALLS/MISC.	= 396 S.F.
DRIVEWAY	= 1,441 S.F.
FISH POND	= 209 S.F.
DECKS	= 333 S.F.
IMPERVIOUS COVER	= 5,092 S.F.

#127 STANLEY AVENUE
PROPOSED IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,962 S.F.
PORCHS	= 338 S.F.
GARAGE	= 394 S.F.
BILCO DOOR	= 19 S.F.
WALKS/WALLS/MISC.	= 396 S.F.
DRIVEWAY	= 1,441 S.F.
FISH POND	= 209 S.F.
DECKS	= 333 S.F.
IMPERVIOUS COVER	= 5,092 S.F.

#2122 OAKDALE AVENUE
EXISTING IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,032 S.F.
PORCHS	= 281 S.F.
GARAGE	= 366 S.F.
DRIVEWAY	= 1,077 S.F.
WALKS/WALLS/MISC.	= 179 S.F.
IMPERVIOUS COVER	= 2,935 S.F.

#2122 OAKDALE AVENUE
PROPOSED IMPERVIOUS COVER:

PRINCIPAL DWELLING	= 1,032 S.F.
PORCHS	= 281 S.F.
GARAGE	= 366 S.F.
DRIVEWAY	= 1,077 S.F.
WALKS/WALLS/MISC.	= 179 S.F.
IMPERVIOUS COVER	= 2,935 S.F.

ABINGTON TOWNSHIP ZONING HEARING BOARD APPROVED THE FOLLOWING VARIANCES AT A PUBLIC MEETING HELD ON SEPTEMBER 17, 2024, APPLICATION No. 24-46.

Z.O. Section 2103.A Use A-22.5 to allow 4-foot rear and side yard setbacks for an existing Residential Accessory Structure (garage) at real property known as 2122 Oakdale Avenue.

This approval was granted subject to the condition that the proposed lot-line modification and use fo the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing.

NOTES

1. Boundary and topographic information derived from deeds, plans of record, This survey was prepared without the benefit of a title report. Metes & Bounds shown rotated -07°54'27" by CES, Inc. to the PA State Plane Coordinate System (NAD 83). Bearings and distances shown in (Parentheses) are derived from deed description.
2. Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live virtual network system.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
4. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
5. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 379 of 451, Map No. 42091C0382G, effective March 2, 2016.
6. Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, version 18, September 8, 2023.

   UugB - Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes

PROPERTY DATA:

PARID: 30-00-63560-00-4, Block 296, Unit 045		PARID: 30-00-47292-00-9, Block 297, Unit 012	
Site Address:	127 Stanley Avenue Glenside, PA 19038	Site Address:	2122 Oakdale Avenue Glenside, PA 19038
Existing Site Area:	13,274 S.F. or 0.3047 Acres	Existing Site Area:	12,238 S.F. or 0.2810 Acres
Proposed Site Area:	14,894 S.F. or 0.3419 Acres	Proposed Site Area:	10,618 S.F. or 0.2438 Acres
Owner:	Charles E. Gerhard III & Suzanne Gerhard	Owner:	Charles E. Gerhard III & Suzanne Gerhard
Deed Book/Page No.:	4822-1658	Deed Book/Page No.:	6275-2610
Zoning District:	'R4' High Density Residential District	Zoning District:	'R4' High Density Residential District

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

GARY A. TILFORD, P.L.S. SU-033144-E   (Date)

DATE	NO.	REVISION	BY

LOT LINE ADJUSTMENT PLAN
OF
127 STANLEY AVE & 2122 OAKDALE AVE
PREPARED FOR
CHARLES GERHARD, III
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: NOVEMBER 5, 2024
DWG NO.: A-9-487
JOB NO.: 27314
SHEET NO.: 1 OF 1

RESOLUTION NO. 25-003

BEFORE THE ABINGTON TOWNSHIP BOARD OF COMMISSIONERS

Applicant:
Charles E. Gerhard III & Suzanne Gerhard

Properties:
127 Stanley Avenue
2122 Oakdale Avenue

Parcel No:
30-00-63560-00-4
30-00-47292-00-9

Application No.:
LD-24-01

BOUNDARY/LOT LINE ADJUSTMENT APPROVAL

WHEREAS, Charles E. Gerhard III and Suzanne Gerhard ("Property Owners") are owners of two parcels in Glenside, 127 Stanley Avenue and 2122 Oakdale Avenue, which share a property line; and

WHEREAS, Property Owners desire to realign the rear property line between each parcel; and

WHEREAS, Property Owners have received variances from certain sections of the Abington Township Zoning Ordinance to permit a four-foot side yard and rear yard setback to an existing residential garage situated on 2122 Oakdale Avenue; and

WHEREAS, the Township Subdivision and Land Development Code permits an exception to the normal subdivision process where the sole change is movement of a boundary or lot line, requiring:

1. A written request to the Board of Commissioners,
2. A plan, and
3. A legal description of the new lot lines; and

WHEREAS, the Township maintains sole discretion regarding approval based on the circumstances of each request.

NOW, THEREFORE, be it resolved, and it is hereby resolved by the Board of Commissioners of Abington Township, that the Board of Commissioners hereby grants Boundary/Lot Line Adjustment Approval as set forth on the Lot Line Adjustment Plan.

RESOLVED and ADOPTED this ____________ day of __________________, 2025.

ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

____
Thomas Hecker
President

I, Christopher Christman, duly qualified Secretary and Manager 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 January 9, 2025 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 _____ day of January, 2025.

____
Christopher Christman
Secretary & Township Manager

Name of Applicant: Charles E. Gerhard III and Suzanne Gerhard

County: Montgomery

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025

DATE

BOC-06-010925

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Single Use Plastics Ordinance

EXECUTIVE SUMMARY:

The members of the Abington Township Environmental Advisory Council (EAC) would like to request your support in reducing the use of single-use plastics and single-use polystyrene products in Abington Township. Single-use plastics (i.e. plastic bags, straws, and stirrers) and polystyrene products (polystyrene foam food and drink containers) are an increasing detriment to human health, wildlife, and the environment.

PREVIOUS BOARD ACTIONS:

October 10, 2024 - Board of Commissioners Working Session

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement for an Ordinance on Single-Use Plastics and Expanded Polystyrene Foam Products.

Abington Township Environmental Advisory Council

June 24, 2024

MEMO

To: Richard Manfredi and Board of Commissioners
From: Abington Township Environmental Advisory Council
Subject: Revised Single-Use Plastics and Expanded Polystyrene Foam Products Ordinance Proposal

Dear Mr. Manfredi and Board of Commissioners,

Please find attached the revised **Single-Use Plastics and Expanded Polystyrene Foam Product Ordinance** proposal prepared by the Abington Township Environmental Advisory Council (EAC) to address ambiguities in our definitions and language in the original version sent to the township on January 10, 2023. Key revisions include the following:

- "Polystyrene products" was revised to "expanded polystyrene (EPS) foam products" to specify the precise polystyrene product that is used in carry-out food containers.
- A more precise definition of a "compliant bag".
- An additional exempted bag type was added.
- Two footnotes at the end of the ordinance were moved to their respective definitions for "expanded polystyrene (EPS) foam product" and "plastic".

Please note that the EAC is currently engaging local businesses through the Township and business/civic associations as well as conducting an electronic business survey to determine the potential impact this ordinance will have on the local business community.

We would appreciate your review and comments to the attached revised proposal that shows all changes tracked. Our aim is to prohibit the following single-use materials (with exemptions defined):

- Single-use plastic carryout bags (low-density polyethylene)
- Single-use plastic stirrers and straws
- EPS foam products (for food and beverage)

The revised draft ordinance comprises the following sections:

1. Definitions
2. Purpose
3. Findings
4. Single-Use Plastics and Expanded Polystyrene Foam Products Prohibited
5. Use of Compliant Straws and Stirrers
6. Single-Use Plastic Straws Must be Provided only Upon Request
7. Compliant Bags
8. Signage Requirement

9. Exemptions
10. Enforcement
11. Severability
12. Repealer
13. Effective Date

We are now proud to be a **LEED Gold Certified City** and wish to continue to take initiatives that will help reduce unnecessary waste in our community. We invite you to communicate with neighboring municipalities who are working towards or have already passed similar ordinances. Please let us know when we can discuss this at the next BOC meeting.

Thanks for your consideration,

Andrea Soo
Secretary
Abington Township EAC

cc: Richard Manfredi
Ashley McIlvaine
EAC Members

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. ____

AN ORDINANCE FOR "SINGLE-USE PLASTICS AND EXPANDED POLYSTYRENE FOAM PRODUCTS"

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code ("Code") at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, Article 1, Section 27 of the Pennsylvania Constitution, known as the Environmental Rights Amendment, (the "Amendment") provides that people have the right to clean air, pure water, and to the preservation of the natural, scenic, historic, and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people; and

WHEREAS, the Amendment imposes two basic duties on the Commonwealth and its political subdivisions such as the Township: 1) to prohibit the degradation, diminution and depletion of the public natural resources, and 2) to act affirmatively via legislative action to protect the environment. <u>Pennsylvania Environmental Defense Foundation v. Commonwealth of Pennsylvania</u>, 161 A.3d 911 (Pa. 2017); and

WHEREAS, this Ordinance is enacted to achieve the Township's duties under the Amendment by minimizing the degradation, diminution, and depletion of the public natural resources and to affirmatively enact legislation designed to protect the environment; and

WHEREAS, for the reasons set forth in more detail below, the Board of Commissioners intend to preserve, maintain, and enhance the health of its residents and visitors, as well as the public natural resources and common property, by regulating the distribution of single-use plastics and EPS foam products within Abington Township; and

WHEREAS, the Board of Commissioners has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and

WHEREAS, the Board of Commissioners, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Abington Township will be served by this amendment of the Ordinance to regulate the distribution of single-use plastics and EPS foam products within the Township;

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

SECTION 1. In the interests of public and environmental safety, and recognizing single-use plastics and EPS foam products as a threat to the environment, the Abington Township Code shall be adding a new Chapter entitled "Single-Use Plastics and Expanded Polystyrene Foam Products".

§1. Definitions.

For the purposes of this Chapter, the following definitions shall apply unless the context clearly requires otherwise:

COMMERCIAL ESTABLISHMENT - Any store or retail establishment that sells perishable or nonperishable goods, including, but not limited to, clothing, food, and personal items, directly to the customer and is located within or doing business within the geographical limits of Abington Township. Commercial establishments include: a business establishment that generates a sales or use tax; a drugstore, pharmacy, supermarket, grocery store, farmers market, convenience food store, food mart, or other commercial entity engaged in the retail sale of a limited line of goods that include, but are not limited to, milk, bread, soda and snack foods; a public eating establishment (i.e. a restaurant, take-out food establishment, or any other business that prepares and sells prepared food to be eaten on or off its premises); and a business establishment that sells clothing, hardware, or any other nonperishable goods.

COMPLIANT BAG - A paper carryout or reusable bag as set forth herein:

A. A paper bag that meets all the following minimum requirements:
   (1) contains no old growth fiber;
   (2) contains a minimum of 40% post-consumer recycled material;
   (3) is labeled in a highly visible manner with the name of the manufacturer and the percentage of post-consumer recycled content of the bag in an easy-to-read font size.

B. A reusable bag that is a carryout bag that is designed and manufactured for multiple reuse and is:
   (1) made of cloth or other machine-washable fabric that has stitched handles; or
   (2) a polypropylene bag that is woven or non-woven and fused fabric with a minimum 80 gram/square meter density that has stitched, and not heat-fused handles.

COMPLIANT STIRRER – A device primarily intended to be used by a person for the purpose of stirring beverages that is made entirely of wood, grass or certified as compostable by the Biodegradeable Products Institute.

COMPLIANT STRAW – A straw that is certified as compostable by the Biodegradeable Products Institute.

CUSTOMER – Any person purchasing goods or services from a Commercial Establishment.

EXEMPTED BAG - The use of an exempted bag is not a violation of this ordinance. An exempted bag is a bag that is used inside a Commercial Establishment by a Customer to deliver perishable items to (or from) the point-of-sale at that establishment (checkout) and includes:

A. a product bag (see definition below);
B. a laundry or dry-cleaner bag;
C. a newspaper bag;
D. a bag used to contain live animals, such as fish or insects, sold in a pet store;
E. a prescription drug bag
F. a bag sold in packages containing multiple bags intended for use as food storage bags, garbage bags, or pet waste bags;
G. any plastic bag distributed by the state or federal government

EXPANDED POLYSTYRENE (EPS) FOAM PRODUCT – A non-recyclable, blown polystyrene and expanded and extruded foams that are thermoplastic petrochemical materials utilizing a styrene monomer and processed by a number of techniques, including: fusion of polymer spheres, known as expandable bead 20 polystyrene; injection molding; foam molding; and extrusion-blow molding, also known as extruded foam polystyrene. EPS foam products shall include the following:

A. food containers;
B. plates;
C. hot and cold beverage cups;
D. trays;
E. clamshell-style packaging

EPS foam products that are not regulated by this ordinance are:

A. food or beverages that have been packaged in expanded polystyrene foam outside the Township before receipt by a food service establishment or store (e.g. pre-packaged fruits and baked goods);
B. Products made of expanded polystyrene foam that are used to package raw, uncooked, or butchered meat, fish, poultry, or seafood; or
C. non-foam polystyrene food service products.

OPERATOR – The person in control of, or having responsibility for, the operation of a Commercial Establishment, which may include, but is not limited to, the owner of the Commercial Establishment.

PLASTIC – A non a synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms that retain their defined shapes during their life cycle and after disposal, including material derived from either petrochemicals or a biologically based polymer, such as corn or other plant sources.

POST-CONSUMER RECYCLED MATERIAL – A material that would otherwise be destined for solid waste disposal, having completed its intended end use and product life cycle. “Post-consumer recycled material” does not include materials and by-products generated from and commonly reused within an original manufacturing and fabrication process.

PRODUCT BAG – A very thin bag (generally without handles) used exclusively to carry meats or fish, vegetables, fruit, nuts, grains, or other similar raw or uncooked food items, bakery goods, candy, or other unwrapped prepared foods to the point-of-sale inside a Commercial Establishment or, for reasons of public health and safety, to prevent such food items from coming into direct contact with other purchased items.

RECYCLABLE - Material that can be sorted, cleansed, and reconstituted using available recycling collection programs for the purpose of reusing the altered, incinerated, converted, or otherwise thermally-destroyed solid waste generated therefrom.

SINGLE-USE PLASTIC CARRYOUT BAG - Any bag made predominantly of plastic made through a blown-film extrusion process that is provided by an Operator of a Commercial Establishment to a Customer at the point-of-sale, but not including an Exempted Plastic bag.

SINGLE-USE PLASTIC STIRRER - A single-use beverage stirrer or single-use beverage splash stick provided by a Commercial Establishment that is primarily made of plastic.

SINGLE-USE PLASTIC STRAW - A Straw provided by a Commercial Establishment that is primarily made of plastic. A "Single-Use Plastic Straw" shall not include:

A. Straws packaged with beverages prepared and packaged outside of the Township, provided such beverages are not altered, packaged, or repackaged within the Township.
B. Straws provided as an assistance device to reasonably accommodate a disability.

SINGLE-USE PLASTICS - Any materials defined under Single-Use Plastic Carryout Bag, Single-Use Plastic Stirrer, or Single-Use Plastic Straw.

STRAW - A tube designed or intended for transferring a beverage from its container to the mouth of the drinker by suction or for the stirring of a beverage.

TOWNSHIP - Abington Township.

§2. Purpose.

The purpose of this Chapter is to:

A. Reduce the use of single-use plastics and EPS foam products by commercial establishments within Abington Township.
B. Curb litter on the streets, in the parks, and in the trees, protect the local streams, rivers, waterways and other aquatic environments, reduce greenhouse gas emissions, reduce solid waste generation, promote and facilitate the use of reusable, compostable, and recyclable materials, and to preserve the natural, scenic, historic, and aesthetic values of Abington Township.
C. Relieve the pressure on recyclers who cite single-use plastic bags as a major source of contamination and inefficiency within the recycling stream.
D. Relieve the pressure for landfills to manage the disposition of single-use products.

§3. Findings.

A. The use of single-use plastics and EPS foam products have severe environmental impacts, including greenhouse gas emissions, litter, harm to wildlife, ground-level ozone formation, atmospheric acidification, water consumption, and solid waste generation to Abington Township and the greater environment.
B. There are numerous commercial establishments within Abington Township which provide single-use plastics and EPS foam products to their customers.
C. Most single-use plastics and EPS foam products are made from plastic or other material that does not readily decompose.
D. Over one hundred billion single-use plastics and EPS foam products are discarded by United States consumers each year. In Abington Township, most such materials are not recycled and are often improperly discarded and litter the Township's highways, trees, and drains.
E. Numerous studies have documented the prevalence of single-use plastics or EPS foam products littering the environment, blocking storm drains, entering local waterways, and becoming stuck in or upon natural resources and public property.
F. The taxpayers of Abington Township pay the costs related to the cleanup of single-use plastics and EPS foam products from the roadways, trees, bushes, sewers, drains, waters, and parks within the Township.
G. Recyclers cite single-use plastics and EPS foam products as a major source of contamination within the recycling stream, leading to increased costs and decreased efficiency.

H. From an overall environmental and economic perspective, the best alternative to single-use, plastic carryout bags is a shift to reusable bags followed by compostable or recyclable paper bags.
I. There are several reasonable alternatives to single-use plastics and EPS foam products readily available in and around Abington Township.
J. It is recognized that single-use paper bag manufacturing, transportation, and resource consumption also affect the environment, but they are biodegradable, single-stream recyclable, and provide a practical commercial establishment alternative consistent with most local and state single-use plastic regulations and prohibitions. Although preferable to single-use plastic bags, the overall effects of producing, providing, and allowing single use paper bags should also be mitigated to reduce waste, litter, and natural resource depletion by encouraging, facilitating, and promoting reusable bag use.
K. As required by the Environmental Rights Amendment to the Pennsylvania Constitution, Abington Township seeks to preserve the natural, scenic, historic, and aesthetic values of the Township.
L. It is the desire of the Board of Commissioners to conserve resources, reduce the amount of greenhouse gas emissions, waste, litter, and water pollution, and to protect the public health and welfare of people and wildlife in the Township, all of which increases the quality of life for the Township's residents and visitors.
M. Studies have documented that:
    a. prohibiting or otherwise regulating the use of single-use plastics and EPS foam products will significantly reduce the use and waste of such items.
    b. placing a mandatory charge on alternative paper (or other compostable) bags will promote and encourage the use of reusable bags.

§4. Single-Use Plastics and Expanded Polystyrene Foam Products Prohibited.

Effective 180 days after enactment of this ordinance, no commercial establishment shall provide to any customer any single-use plastics or EPS foam product. This prohibition applies to bags or devices provided for the purpose of carrying away or accompanying goods from the point-of-sale. This prohibition applies to single-use plastics or EPS foam products used for takeout deliveries from commercial establishments within Abington Township. The point-of-sale in such transactions is deemed to be at the commercial establishment, regardless of where payment for the transaction physically occurs.

§5. Use of Compliant Straws and Stirrers.

Effective 180 days after enactment of this ordinance, any commercial establishment shall only provide compliant straws or compliant stirrers unless a single-use plastic straw is requested as set forth under §6.

§6. Single-Use Plastic Straws Must be Provided Only Upon Request.

Effective 180 days after enactment of this ordinance, no commercial establishment shall provide to any customer a single-use plastic straw unless the customer first requests it. All food service establishments shall maintain a sufficient supply of single-use plastic straws to accommodate any such request. If a person specifically requests a single-use plastic straw, the commercial establishment shall provide a single-use plastic straw free of charge and shall make no inquiry into the reason for such request.

§7. Compliant bags.

A. Effective 180 days after enactment of this ordinance, commercial establishments shall only provide compliant bags to a customer at the commercial establishment or through a delivery.
B. A commercial establishment may provide a customer a compliant bag at the point-of-sale if the bag is provided to the customer for a charge of not less than $0.15 per bag.

C. All monies collected by a commercial establishment under this Section for provision of a recycled paper bag shall be retained by the commercial establishment.
D. Any charge for a compliant bag shall be separately stated on any receipt provided to the customer at the time of sale and shall be identified as the “Carry-Out Bag Charge” thereon.
E. Customers may use bags of any type that they bring to the commercial establishment themselves for the purpose of carrying goods or other materials away from the point-of-sale, without incurring a fee for a compliant bag.

§8. Signage Requirement.

Effective 30 days after enactment of this ordinance, and for six months thereafter, commercial establishments are required to post at all points-of-sale conspicuous signage; informing customers that single-use plastics and EPS foam products will no longer be provided by the establishment as of the date the prohibition begins; explaining what types of bags and purchases are impacted; and providing any other information the Township may require by regulation.

§9. Exemptions.

The Township Manager or their designee may, upon written request of a commercial establishment, exempt a commercial establishment from the requirements of this Chapter for a period of one (1) year from the effective date of this Ordinance upon a finding by the Township Manager or their designee that the requirements of this Chapter would cause undue hardship to the commercial establishment. An "undue hardship" shall be found only if the commercial establishment demonstrates that it has a unique circumstance or situation such that there are no reasonable alternatives to the use of single-use plastics and/or EPS foam products.

§10. Enforcement.

A. The Township Manager or their designee has the responsibility for enforcement of this Chapter and may promulgate reasonable rules and regulations to enforce the provisions thereof, including, but not limited to, investigating violations and issuing fines.
B. Any commercial establishment that violates or fails to comply with any of the requirements of this Chapter, after an initial written warning notice has been issued for that violation, shall be liable for a violation.
C. Any commercial establishment that receives an initial written warning notice may file a request for an exemption pursuant to the procedure in §9 above.
D. If a commercial establishment has subsequent violations of this Chapter after the issuance of an initial written warning notice of violation, the following penalties shall be imposed and shall be payable by the operator of the commercial establishment:
    1) A fine not exceeding $100.00 for the first violation;
    2) A fine not exceeding $200.00 for the second violation in the same year dating from the first violation;
    3) A fine not exceeding $500.00 for the third and each subsequent violation in the same year dating from the first violation.
E. In addition to the penalties set forth in this Chapter, the Township may seek legal, injunctive, or other equitable relief to enforce this Chapter.
F. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights to future enforcement hereunder.

SECTION 2. SEVERABILITY. If any sentence, clause, section, or part of this ordinance is, for any reason, found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Commissioners of Abington Township that this ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

SECTION 3. REPEALER. All ordinances or parts of ordinances conflicting with any provision of this ordinance are hereby repealed insofar as the same affects this ordinance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective upon enactment as provided by law.

ADOPTED this ________ day of ______________, A.D., 2025.

ABINGTON TOWNSHIP

____

BY: Thomas Hecker
President, Board of Commissioners

____

Attest: Christopher Christman
Township Manager and Secretary

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	BOC-07-010925	FISCAL IMPACT Cost > $10,000 Yes No
DATE	*AGENDA ITEM NUMBER*	
Administration		PUBLIC BID REQUIRED Cost > $20,100 Yes No
DEPARTMENT		

AGENDA ITEM:

APPOINTMENTS BCCC - 2025

EXECUTIVE SUMMARY:

The Township Board of Commissioners actively engages citizens to serve on our volunteer Boards, Commissions, Committees and Councils. After reviewing and considering citizens who expressed their interest to serve, the attached Exhibit A presents the slate of individuals to be considered for appointment to the various positions as listed.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to appoint members to the various Boards, Commissions, Committees and Councils as included in Exhibit A.

EXHIBIT A

2025 Boards, Commissions, Committees and Councils Slate			
Board, Commission, Committee or Council	First Name	Last Name	Term Expiress
Evironmental Advisory Counc:	Nancy	O'Neill	12/31/27
Evironmental Advisory Counc:	Mitchell	Gertz	12/31/27
Human Relations Commission	Michele	Cooper	12/31/27
Human Relations Commission	Joanne	Kleiner	12/31/27
Library Board	Joseph	Milano	12/31/27
Library Board	Emily	Cooper	12/31/27
Library Board	Elaine	Cassidy Shanahan	12/31/27
Library Board	Maurie	Markman	12/31/27
Library Board	Daniel	Kaye	12/31/27
Zoning Hearing Board	Laura	Hanes	12/31/29

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 ARTICLE XXI [USE REGULATIONS], SECTION 2103 [CATEGORIES OF PERMITTED USES] AND THE COMPREHENSIVE USE MATRIX APPENDIX TO ADD PROVISIONS FOR USE C-39, TOBACCO STORE, SMOKE SHOP AND VAPE SHOP

CERTIFICATION

I, CHRISTOPHER S. CHRISTMAN, 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. _____.

____

Christopher S. Christman, Township Manager

_____________, 2025

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 ARTICLE XXI [USE REGULATIONS], SECTION 2103 [CATEGORIES OF PERMITTED USES], ARTICLE XXIII [PARKING AND TRANSPORTATION], SECTION 2304 [PARKING USE REQUIREMENTS], AND THE COMPREHENSIVE USE MATRIX APPENDIX TO ADD PROVISIONS FOR USE C-39, TOBACCO STORE, SMOKE SHOP AND VAPE SHOP

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 at Section 2103 [Categories of Permitted Uses] to add a definition of Use C-39 – Tobacco Store, Smoke Shop and Vape Shop, Section 2304 [Parking Use Requirements] and to amend the Comprehensive Use Matrix Appendix to account for the newly added use, 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:

<u>SECTION 1.</u> **Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103 [Categories of Permitted Uses] to add provisions for Use C-39 – Tobacco, Smoke and Vape Shop**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103 [Categories of Permitted Uses] is hereby amended to add provisions for Use C-39 – Tobacco, Smoke and Vape Shop, as follows:

Section 2103 – Categories of Permitted Uses:

[…]

Use C-39: Tobacco Store, Smoke Shop or Vape Shop.

1. A business establishment whose principal purpose is selling tobacco and/or tobacco products and/or vaping products. A retail sales or wholesale establishment which maintains 20% or more of its total merchandise as tobacco and/or tobacco products and/or vaping products shall be considered a tobacco store/smoke shop for the purposes of this Chapter. For the purposes of this Chapter, a retail or wholesale establishment which holds itself out as a "tobacco store", a "smoke shop", a "vape shop" or a similar establishment, shall also be considered a tobacco store, smoke shop or vape shop for the purposes of this Chapter. Examples of vaping products referred to in this Chapter include, without limitation, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, e-cigarettes, e-cigs, e-pipes and any other electronic nicotine delivery system ("ENDS"). ENDS shall be deemed noncombustible tobacco products. Tobacco products as referred to in this Chapter shall include, without limitation, matches, lighters, hookahs, pipes, chewing tobacco, cigarette rolling machines, ashtrays, pipe tools, pipe supplies and pipe accessories. For the purposes of this Chapter, cannabidiol products, also known as "CBD" topical or non-smoke/non-vapor products, shall be excluded when counting the total merchandise of such a retail sales or wholesale establishment.

2. This definition shall not include medical marijuana dispensaries, as that term is defined and regulated by the provisions of this Chapter 162.

3. All Tobacco, Smoke or Vape Shops shall conform to the following standards:

    a. Each tobacco store, smoke shop or vape shop shall be located no closer than 1,000 feet from any other tobacco store, smoke shop or vape shop.
    b. There shall be one (1) off-street parking space required for each 150 feet of gross floor area or fraction thereof.
    c. Hours of operation shall be limited to 10:00 AM until 8:00 PM.

[…]

<u>SECTION 2.</u> **Amendment to Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements]**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2303 [Parking Use Requirements], is hereby amended at Subsection C [Commercial Land Uses] to add subsection 38, as follows:

2304.C.38 Use C-39: Tobacco Store, Smoke Shop or Vape Shop: (1) off-street parking space required for each 150 feet of gross floor area or fraction thereof.

<u>SECTION 2.</u> **Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix Appendix.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Comprehensive Use Matrix Appendix is hereby amended, as follows:

1. Use C-39 – Tobacco Store, Smoke Shop or Vape Shop, shall be marked with an “N”, corresponding to “Not Permitted”, in the following Zoning Districts: CS, LP Overlay, R1, R2, R3, R4, RC, SNR MS-H, MS-L, MS-VC, SI-G (but reference Note 13), SI-W (but reference Note 13).
2. Use C-39 – Tobacco Store, Smoke Shop or Vape Shop, shall be marked with a “Y”, corresponding to “Permitted”, in the following Zoning Districts: BC: Lots<1 Acre, BC: Abington Towne Center, BC: Foxcroft, BC: Huntingdon Valley, BC: Noble, BC: Willow Grove Park.
3. Use C-39 – Tobacco Store, Smoke Shop or Vape Shop, shall be marked “A” (but reference Note 17), in the AO District.

<u>SECTION 3.</u> **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 4. **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 5. **Effective Date.**

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

ORDAINED AND ENACTED this _______ day of __________________ 2025, by the Board of Commissioners of the Township of Abington.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

____
THOMAS HECKER
President

[Seal]

Attested by:

____
Christopher S. Christman
Township Manager & Secretary

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	BOC-09-010925	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes No
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes No

AGENDA ITEM:

Recycling Ordinance Amendments

EXECUTIVE SUMMARY:

This ordinance is to amend the original Newspaper Recycling code requiring newspapers be separated and packaged alone for recycling.

PREVIOUS BOARD ACTIONS:

December 12, 2024: Board of Commissioners Regular Public Meeting
November 14, 2024: Board of Commissioners Working Session

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance 2223 amending the Code of the Township of Abington to Repeal Chapter 127 - "Recycling".

TOWNSHIP OF ABINGTON MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2024-2223

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON TO REPEAL CHAPTER 127 – "RECYCLING"

WHEREAS, the Township of Abington is a duly organized Township of the first class, existing and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to Section 56502 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Code of the Township of Abington ("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, the Board of Commissioners has determined that the Code should be amended to repeal Chapter 127 - "Recycling" in the best interests of the maintenance of peace, good government, health and welfare of the Township and its residents.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED THAT:

Section 1. Chapter 127 – "Recycling" of the Code of the Township of Abington is hereby repealed in its entirety.

Section 2. **Severability.** In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

Section 3. **Repealer.** 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.

Section 4. **Effective Date**. This Ordinance shall become effective five (5) days after its enactment.

ORDAINED and **ENACTED** this _______ day of ______________________, 2024.

ATTEST:

BOARD OF COMMISSIONERS
TOWNSHIP OF ABINGTON

BY: _____________________________
Christopher S. Christman,
Township Manager & Secretary

BY: __________________________________
Thomas Hecker, President

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	BOC-10-010925	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000 Yes No
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100 Yes No

AGENDA ITEM:

Recycling Ordinance 2224 Amending Chapter 92

EXECUTIVE SUMMARY:

This ordinance will amend Chapter 92 by adding definitions to clarify all of the different plastics the Township now accepts for recycling and enforces the regulations for large "community activities" that may take place in the township. This modification is a requirement by PADEP to ensure the Township is eligible to receive the highest recycling grant amounts.

PREVIOUS BOARD ACTIONS:

December 12, 2024: Board of Commissioners Regular Public Meeting
November 14, 2024: Board of Commissioners Working Session

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance 2224 amending Chapter 92- "Garbage, Storage and Refuse," Article VII- "Separation, Storage, and Collection of Recyclable Materials," at Section 92-40 - "Definitions," Section 92-41 - "Residential Separation and Preparation Requirements," Section 92-42 - "Collection from

Residence," and Section 92-44 - "Multifamily, Commercial, Retail and Institutional Requirements".

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2224

AN ORDINANCE AMENDING
CHAPTER 92 - "GARBAGE, STORAGE AND REFUSE," ARTICLE VII - "SEPARATION, STORAGE AND COLLECTION OF RECYCLABLE MATERIALS," AT SECTION 92-40 - "DEFINITIONS," SECTION 92-41 - "RESIDENTIAL SEPARATION AND PREPARATION REQUIREMENTS," SECTION 92-42 - "COLLECTION FROM RESIDENCE," AND SECTION 92-44 - "MULTIFAMILY, COMMERCIAL, RETAIL AND INSTITUTIONAL REQUIREMENTS"

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 56502 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code ("Code") at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, the Board of Commissioners of the Township of Abington recognizes that the conservation of recyclable materials has become an important public concern because of the growing problem of solid waste disposal and its impact on our environment; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the adoption and implementation of a recycling program will help to conserve natural resources and preserve the environment as well as reduce the amount of solid waste requiring disposal; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the Code should amend Chapter 92 – "Garbage, Storage and Refuse," Article VII - "Separation, Storage and Collection of Recyclable Materials," at Section 92-40 – "Definitions," Section 92-41 - "Residential separation and preparation requirements," Section 92-42 - "Collection from residence," and Section 92-44 - "Multifamily, commercial, retail and institutional requirements" 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:

<u>Section 1</u>. Chapter 92 – "Garbage, Storage and Refuse," Article VII - "Separation, Storage and Collection of Recyclable Materials," Section 92-40 - "Definitions" is hereby amended to add the following definition:

COMMUNITY ACTIVITIES Events sponsored in whole or in part by a municipality, or conducted within a municipality and sponsored privately, which include, but are not limited to, fairs, bazaars, socials, picnics and organized sporting events that will be attended by 200 or more individuals per day.

<u>Section 2</u>. The definitions of "Plastic Containers" and "Recyclable Materials" located in Chapter 92, Article VII, Section 92-40 - "Definitions" are repealed in their entirety and replaced as follows:

PLASTIC CONTAINERS No. 1 thru No. 7 type plastics. 1 – Polyethylene Terephthalate (PET), 2 – High Density Polyethylene (HDPE), 3 – Polyvinyl Chloride (PVC), 4 – Low Density Polyethylene (LDPE), 5 – Polypropylene (PP), 6 – Polystyrene (PS), 7 - Polycarbonates (PC) - Other

RECYCLABLE MATERIALS Glass, aluminum, tin and bimetal cans, paper/junk mail, No. 1 thru No. 7 plastics, leaf waste, yard waster, and other materials that may be designated by the Township.

<u>Section 3</u>. Chapter 92, Article VII, Section 92-41 - "Residential separation and preparation requirements," Subsections D and G are hereby amended as follows, with the underlined text indicating the added portions of the Code and the stricken text indicating the deleted portions of the Code:

D. Plastics, No. 1 ~~and No. 2~~ <u>thru No. 7</u> — Plastics shall be clean, free of food waste and placed in a designated recycling container issued by the Township.

G. Yard ~~waste~~ <u>Waste</u>. Yard waste shall be put in ~~brown~~ <u>approved</u> biodegradable bags ~~approved by the Township~~ <u>or cans</u> or tied ~~and bundled~~ <u>in bundles</u>. <u>Bundles</u> ~~Maximum lengths~~ not to exceed ~~four~~ <u>4</u> feet <u>in length and 50 lbs.</u> and <u>not contain materials thicker than</u> ~~maximum three~~ <u>3</u> inches ~~in~~ diameter.

<u>Section 4</u>. Chapter 92, Article VII, Section 92-42 "Collection from residence," Subsections A, C, and D are hereby amended as follows, with the underlined text indicating the added portions of the Code and the stricken text indicating the deleted portions of the Code:

A. ~~Aluminum and/or tin and/or bimetal cans, clear and/or colored glass, plastics No. 1 and/or No. 2~~ <u>All approved metal, glass and plastic recyclables</u> shall be placed in recycling containers issued by the Township and placed ~~at the~~ curbside or street side ~~of the residence~~ or at the residence's authorized ~~municipal waste~~ collection point.

C. Leaf ~~waste~~ <u>Waste</u>. ~~Leaf waste shall~~ <u>Leaves may</u> be placed in ~~the brown~~ <u>approved</u> biodegradable ~~yard~~ bags <u>for collection on regular refuse collection days or</u> ~~designated by the Township and~~ placed <u>curbside or street side for bulk collection on specially designated weeks.</u> ~~behind the curb and, where no curbs exist, at the edge of the street. The brown biodegradable bags will be sold by or for the~~

~~Township at designated places. The cost of the bags will be set by resolution of the Board of Commissioners.~~ Leaves for bulk collection should be placed curbside by the Sunday preceding the collection week. Leaves must be kept out of the roadway and not impede traffic or stormwater.

D. Yard waste, tree and bush clippings. Yard waste ~~, tree and bush clippings~~ shall be in approved ~~in brown~~ biodegradable ~~yard~~ bags or cans or tied in bundles. Bundles not to exceed 4 feet in length and 50 lbs. and not contain materials thicker than 3 inches diameter. Yard waste should be put curbside or authorized location on regular refuse collection day. ~~designated by the Township or tied and bundled and placed at the curbside or streetside of the residence or residence's authorized municipal waste collection point.~~

Section 5. The section title of Chapter 92, Article VII, Section 92-44 - "Multifamily, commercial, retail and institutional requirements" is hereby amended to read as follows:

"Multifamily, commercial, retail, institutional and Community Activities requirements"

Section 6. Chapter 92, Article VII, Section 92-44 - "Multifamily, commercial, retail and institutional requirements," Subsection (B)(3)(a)[2] is hereby amended as follows, with the underlined text indicating the added portions of the Code and the stricken text indicating the deleted portions of the Code:

[2] Aluminum or bimetal cans, clear and colored glass, plastics Nos. 1 ~~and 2~~ thru No. 7, paper and junk mail.

Section 7. Chapter 92, Article VII, Section 92-44 - "Multifamily, commercial, retail and institutional requirements," Subsection (B)(3)(b) is hereby amended to read as follows:

(b) Commercial, retail~~,~~ and institutional ~~and community event~~ recycling. Commercial, retail~~,~~ and institutional establishments ~~and community events~~ shall be required to separate from municipal waste and provide for collection of the following items:

[1] Aluminum cans.
[2] Bimetal cans.
[3] Clear and colored glass.
[4] Paper/junk mail.
[5] Corrugated paper.
[6] Plastics Nos. 1 ~~and 2~~ thru 7.
[7] Leaf waste.

Section 8. **Severability.** In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

Section 9. **Repealer.** All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

Section 10. **Effective Date**. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _______ day of ____________________________, 2024.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

____

Christopher S. Christman,
Township Manager & Secretary

By: ________________________________

Thomas Hecker, President

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	FC-01-010925	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000 Yes ☐ No ☐
Finance		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100 Yes ☐ No ☐

AGENDA ITEM:

Expenditures Salaries & Wages for November 2024

EXECUTIVE SUMMARY:

N/A

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the November 2024 expenditures in the amount of $2,192,886.11and salaries and wages in the amount of $3,517,306.31 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

February 2025. (Click here to view supporting information for expenditures in November 2024)

(Motion and Roll Call)

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

January 9, 2025	FC-02-010925	
DATE	*AGENDA ITEM NUMBER*	
Finance		
DEPARTMENT		

FISCAL IMPACT	
Cost > $10,000	
Yes	No

PUBLIC BID REQUIRED	
Cost > $20,100	
Yes	No

AGENDA ITEM:

Resolution No. 25-004 Investment of Township Funds

EXECUTIVE SUMMARY:

Required by financial institutions with which we place investments.

PREVIOUS BOARD ACTIONS:

The Board has approved this action over the last thirty-seven years.

RECOMMENDED BOARD ACTIONS:

Motion to adopt Resolution No. 25-004 authorizing the finance director and his/her designate to invest Township funds in any and all such financial institutions as permitted by First Class Township Code.

RESOLUTION NO. 25-004

INVESTMENT OF TOWNSHIP FUNDS

WHEREAS, Abington Township invests its funds in various financial institutions utilizing financial instruments permitted by state law; and

WHEREAS, the finance director on a daily basis monitors these investments and acts on behalf of the Township.

NOW, THEREFORE, be it resolved that on this 9th day of January, 2025, the Board of Commissioners of the Township of Abington does hereby authorize the finance director, after notifying the Township Manager, to invest Township funds in any and all instruments and with any and all institutions as so listed and in accordance with Section 1705.1 of the First Class Township Code.

TOWNSHIP OF ABINGTON

____
Thomas Hecker, President
Board of Commissioners

ATTEST:

____
Christopher S. Christman,
Township Manager & Secretary