

ABINGTON TOWNSHIP

OCTOBER 9, 2025



BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING



TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A **October 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. BOC-01-100925 Motion to approve the Minutes from the Board of Commissioners Regular Meeting of September 11, 2025.

- b. BOC-02-100925 Motion to appoint Jamey Piggott to the Civil Service Commission to fill the term ending on 12/31/2031 as recommend by the Civil Service Commission (*Chief Molloy*)

UNFINISHED BUSINESS

NEW BUSINESS

- a. BOC-03-100925 Motion to approve LD-25-01- 1526 Fairview Avenue, Preliminary/Final Major Subdivision and Land Development plans and adopt Resolution No. 25-025. *(Mr. Hassan)*
- b. BOC-04-100925 Consider the application for a lot line adjustment at 363 Cadwalader Avenue. *(Mr. Clarke)*
- c. BOC-05-100925 Motion to authorize advertisement of an Ordinance of Abington Township, Montgomery County, Pennsylvania, pursuant to Article V of the Pennsylvania Municipalities Planning Code amending the Abington Township Subdivision and Land Development Ordinance of 1991 to amend Section 146-51 to permit a waiver from the Land Development Plan approval process for a partial nonconforming structure restoration. *(Mr. Clarke)*
- d. BOC-06-100925 Motion to authorize advertisement of an Ordinance of Abington Township, Montgomery County, Pennsylvania, pursuant to Article VI of the Pennsylvania Municipalities Planning Code amending the Abington Township Zoning Ordinance of 2017 to amend Section 1904 to allow partial reconstruction of a non-conforming building or structure for a permitted use. *(Mr. Clarke)*
- e. BOC-07-100925 Motion to authorize advertisement of an Ordinance amending Chapter 155 - "Traffic Control" Article I "Automated Red Light Enforcement Systems" - Section 155-17 "Expiration". *(Chief Molloy)*
- f. BOC-08-100925 Motion to approve the Five Year Winter Traffic Services Agreement with Pennsylvania Department of Transportation and adopt Resolution No. 25-026. *(Mr. Jones)*
- g. BOC-09-100925 Motion to approve the renaming of the "Inclusive Park and Playground" to "A Place to Play" Park and Playground. *(Ms. McIlvaine)*
- h. BOC-10-100925 Motion to dedicate a pedestrian bridge at Roychester Park in memory of United States Army Corps of Engineers Retired Chief of Planning Adrian Leary. *(Ms. McIlvaine)*
- i. BOC-11-100925 Motion to authorize the preparation and advertisement of bid specifications for the Field Improvements Project. *(Ms. McIlvaine)*

FINANCE COMMITTEE

a. FC-01-100925 Motion to approve the August 2025 expenditures in the amount of \$4,078,663.95 and salaries and wages in the amount of \$2,511,228.91 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 November 2025. ([Click here to view supporting information for expenditures in August 2025.](#)) (*Ms. Hermann*)

(Motion & Roll Call)

b. FC-02-100925 Motion to authorize the President and Township Manager to enter into an agreement with Zelenkofske Axelrod LLC to act as Township's independent auditors for calendar years ending December 31, 2025, 2026 and 2027. (*Ms. Hermann*)

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, September 11, 2025 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:00 p.m.

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

Also Present: Township Manager Christman
Township Solicitor Clarke

PLEDGE OF ALLEGIANCE

BOARD VICE PRESIDENT ANNOUCEMENTS:

President Hecker announced that it is a hard to believe that nearly a quarter of a century has passed since the tragic events of September 11, 2001. What began as a beautiful Tuesday morning, ended in unimaginable loss that also gave rise to stories of extraordinary heroism, compassion and humanity. For those who have visited the 9/11 Memorial and Museum, you know it is a sacred place of remembrance. A quote from Virgil etched on the museum's wall reads, *"No day shall erase you from the memory of time."*

With that spirit in mind, tonight, we pause to honor three Montgomery County residents who lost their lives on that day.

The first was a young man named Jeffrey Coale from Souderton, Montgomery County. Jeffrey was an Assistant Sommelier at Windows on the World. He had previously worked at a government bond trader and was taking night classes at the French Culinary Institute. His passion for wine led him to Windows on the World and he was actively exploring properties in New York and Greece for his first restaurant.

The second gentleman was Lawrence Donald Kim, 31 years old from Blue Bell, who just began working at Marsh and McLennan at the North Tower at the World Trade Center. Lawrence was a voracious learner teaching himself German so he could read Freud in its original language. He owned multiple additions of Heidegger's "Being and Time" and could quote Gerte Faust. His intellectual curiosity was matched by his quiet determination.

And thirdly, Johanna Sigmund was 25 years old when she passed away on September 11, 2001. She was an investor liaison for Fred Alger Management in the North Tower. Her obituary described her as someone who ran in the New York Marathon, blared Janet Jackson and U2 at all-night parties, bought meals for a homeless couple near her apartment and regularly cooked breakfast for her three roommates.

Johanna's father, John Sigmund who unfortunately passed away in 2001 was from Jenkintown and went to Immaculate Conception School, and before he passed, John was quoted as having said, "We have been supported by our bedrock of faith and are now members of a worldwide club we did not want to join, survivor families of victims of tragedy. We have learned that we can only move forward. We still believe that good ultimately outweighs the evil that is present in this life."

Tonight, we shall pause for a moment of silence in remembrance of these three individuals along with the nearly 3,000 Americans who lost their lives on 9/11.

Also, on behalf of the Board of Commissioners, we express our sincere appreciation to all community members who have shared their concerns regarding immigration enforcement whether through public comments at our meetings, personal conversations with Board members or through email correspondence, and we deeply value your engagement and understand the seriousness of the concerns that have been raised.

Abington Township remains committed to being a welcoming and inclusive committee for all. In response to requests for the Board to adopt an ordinance or resolution addressing these concerns, we as a Board want to be transparent about our decision. After thoughtful deliberation and consultation with the Abington Police Department, the Board has determined that we will not be pursuing such legislative action at this time.

We firmly believe that the Abington Police Department exemplifies community-based and progressive policing. The department has and continues to handle sensitive issues with professionalism, compassion, and fairness.

To further clarify our position, the Board will release an official statement tomorrow on the Township's website. We encourage you to review it and we welcome continued dialog with you thereafter.

If you are here this evening to speak on this matter, we invite you to share your thoughts during the general public comment period at the conclusion of tonight's meeting and we thank you for your continued care, concern and commitment to our community.

And earlier this evening, the Board of Commissioners held an Executive Session to discuss matters pertaining to land and legal issues.

PUBLIC COMMENT ON AGENDA ITEMS:

Lora Lehmann, expressed concern that her speaking rights “keep disappearing.” Also, items are not vetted at any Commissioner meeting and then they are brought up for a vote. The public comments are moved to the end of the Working Session, and there are no proper committee meetings, so she asked the Board to go back to having proper committee meetings with proper responses.

CONSENT AGENDA:

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

To approve the minutes from the Board of Commissioners Regular Meeting of August 14, 2025.

To hire the next three (3) qualified candidates from the 2025 Civil Service Eligibility List.

To adopt Traffic Safety Ordinance No. 2235 amending Chapter 156 – “Vehicles and Traffic,” Article II – “Traffic Regulations,” Section 14 “Stop Intersections” to add “Stop” signs on Fleming Ave. east (northbound) and west (southbound) at Mt. Vernon Ave. and Article III – “Parking Regulations” Section 25 – “Parking Prohibited At All Times; No Parking Between Signs; No Parking Here To Corner; Parking Prohibited Except Certain Hours, No Stopping or Standing” to add “No Parking” on Old Welsh Rd south side from Fitzwatertown Rd. to the property line between 2914 and 2920; No Parking Here to Corner on Tyson Ave. west side 30’ south from intersection with Hillthorpe Ave. and Horace Ave. north side 30’ east of the driveway exit (west side) and “No Parking Between Signs” on Horace Ave. north side in front of the hospital 20’ east and 20’ west of the marked crosswalk and “Parking for Community Center Only” violators fined \$30.00 in the Ardsley Community Center Parking Lot 2828 Spear Ave. Section 28 – “Special Purpose Parking Zones” to add Handicapped Parking at 1013 Maple Ave., 1411 Birchwood Ave., 618 Edgehill Rd., and 1415 Hallman Rd.

To approve a contract time extension for MECO Constructors, Inc. through November 1, 2025 for the Inclusive Park and Playground.

To award the printing of the Abington Township 2026 Calendar to Fort Nassau Graphics in the amount of \$23,100 to print 22,000 Township calendars.

MOTION was ADOPTED 14-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item BOC-06-091125:

Vice President Vahey made a MOTION, seconded by Commissioner Zappone to approve a 60-day lease extension between the Township School District for the property located at 2828 Spear Avenue, Ardsley, PA 19038.

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

MOTION was ADOPTED 14-0.

Item BOC-07-091125:

Vice President Vahey made a MOTION, seconded by Commissioner Winegrad to award the Abington Township Solid Waste Disposal Services BID to Reworld Sustainable Solutions, LLC for Bid 2: Disposal Services from the Transfer Station and authorize the Township Manager to execute the agreement.

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

MOTION was ADOPTED 14-0.

Item BOC-08-091125:

Vice President Vahey made a MOTION, seconded by Commissioner DiPlacido to approve the contract amendment and renewal agreement with Abington Township, Mad Hatter Experience, LLC and the Abington Art Center.

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

MOTION was ADOPTED 14-0.

Item BOC-09-091125:

Vice President Vahey made a MOTION, seconded by Commissioner DiPlacido to approve the parking agreement for Astra Lumina Lightshow at Alverthorpe Park.

President Hecker asked for any comments from Commissioners.

Commissioner DiPlacido asked for clarification on the parking agreement.

Commissioner Winegrad replied previously, parking was held at Manor College for offsite parking and now it will be at Alverthorpe Park. They are all existing spaces, and Astra Lumina is paying the Township per spot.

Commissioner DiPlacido asked if it would be the front or back lots?

Commissioner Winegrad replied it would be the front lot and back lot on Fox Chase and the ones by the baseball field in the middle.

Commissioner DiPlacido questioned whether the shuttle service will still be available.

Commissioner Winegrad replied yes.

Commissioner Browne said with the parking arrangement, would there be any potential bottlenecks with activities ongoing at Alverthorpe, specifically with the Raiders?

Commissioner Winegrad replied that Astra Lumina is aware of the Raiders games and the dates of their games, so starting times for their shows will be moved back to make sure there will be no problem with parking for the Raiders games.

MOTION was ADOPTED 14-0.

FINANCE COMMITTEE:

Item FC-01-091125:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to approve the July 2025 expenditures in the amount of \$2,800,030.82 and salaries and wages in the amount of \$2,639,512.97 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 October 2025.

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

Item FC-02-091125:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to consider Independent Blue Cross as the retiree medical plan provider effective January 1, 2026.

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

MOTION was ADOPTED 14-0.

Item FC-03-091125:

Commissioner Winegrad made a MOTION, seconded by Vice President Vahey to adopt Resolution No. 25-024 recognizing that the Township's minimum municipal funding obligation for the calendar year 2026 with respect to the Municipal Non-Uniformed Employee, Police and Non-Uniformed Employee Defined Contribution Plans, is \$1,633,434.00, \$4,850,762.00, and \$384,000.00, respectively.

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

MOTION was ADOPTED 14-0.

PUBLIC COMMENT:

Anna Nicholadi, resident, commented that SPS announced that they would like to rebuild their factory and she is concerned for a myriad of reasons. First, the danger they put them in when the factory caught fire, which was one of the biggest in Montgomery County's history. She stayed up all night wondering if her home would be burned down, and she and her family were evacuated for three days, kids missed school, and they spent the next several weeks fearing water quality safety. Directly after the fire, the EPA found elevated levels of arsenic in Tookany Creek near the site.

Many of us read about the history of this factory and its long negligence with regards to the storage and use of toxic chemicals. For example, in 2023, SPS entered into a consent agreement with the U.S. Environmental Protection Agency and paid \$109,805.00 to resolve multiple hazardous waste storage and disposal violations including improperly accumulating and storing multiple toxic chemicals such as cyanide.

We also learned they are exempt from Mercantile taxes as a factory and only pay \$22,000 a year and a similar percentage to the school district.

She believes that SPS has proven itself unworthy of residing in such a dense residential suburban area with hundreds of children and families, so she would like to voice her strong opposition to their return.

Colby Kaiser, resident, commented for years she smelled fumes from SPS, and she is very sensitive to it. When it caught fire, it was horrific, and she was worried about going to sleep, and she woke up with a headache, so she knew there was bad stuff in the air. It is a big concern of hers that they are considering rebuilding. It was an industrial area, but it is not now, and there are kids and families here, and she is shocked that this is being considered. Also, how much is SPS paying for all the water running nonstop at full force?

Joe Dunn, resident, thanked President Hecker on how he opened the meeting, and he enjoyed the stories of the three people. Growing up in Roxborough near the Wissahickon creek there is a statue of a Quaker in the woods along the creek that was donated by a gentleman for the centennial, 150 years ago, and at the bottom of the statue it says, "tolerance." Today, after listening to the speech tonight and after the assassination of that young man, we really need tolerance. We need to be aware of how important it is to be tolerant and the violence and hatred that he sees is so disturbing. Also, he agrees about having transparency in committee meetings.

A resident from Roslyn commented that he appreciates everything the Board does. He has three children under the age of 4 and the new playground scenario is awesome. It is great and he and his family appreciate it. Thank you.

Ellen Staerk said she is speaking tonight as a volunteer for the Greater Glenside Patriotic Association, and we are tasked with putting on the Independence Day celebrations. The parade has been ongoing for 122 years, next year will be 123rd. She thanked the Township Manager, Emergency Management Office, Public Works, the Police Department, and our Fire Department, for their tireless support they have given at these GGPA's events, we could not do it without them. She also thanked Commissioners Bole, Vahey, and Bowman for their support on the day of the parade.

Next year, will be the 250th Anniversary of the United States of America. We are planning a huge celebration, and it is also the 25th Anniversary of the tragedy of 9/11. We would like the Board's support in holding a Memorial Service for 9/11 to be held at the VFW or the Memorial Island.

Most of the funds for the Independence Day, Memorial Day and the 9/11 services come from residents and businesses as well as selling T-shirts. This year, we were able to obtain a grant from the Department of Pennsylvania Community Service with the generous help of State Representative Sanchez.

She requested Board members to attend a meeting and maybe volunteer. We can use as many volunteers as we can get on that day. We meet on Tuesday nights at 7:15 p.m. at the Weldon Fire House.

Also, as a citizen, she knows three people were called out as being disruptive to the meeting and she has been to the meetings and heard them, so she understands, but a level of responsibility needs to be taken as their level of frustration is quite evident in the lack of communication. She does not agree with what they say or do, but we need more communication from the Board as she thinks it will help in that regard.

Also, she would like to see members of the police and fire department recognized at a meeting once a month or so for the good things they do and the services they provide, that are above and beyond.

Adam Share, resident, commented that he is completely 1000% in favor of tolerance. Also, he noticed an uptick in solicitors coming to his house, walking up his driveway while he is sitting in his backyard, trying to sell stuff, and they don't go away, which is unnerving. He knows there are ordinances, and they are supposed to get permission or some type of ID. The solicitors are going to every door in his neighborhood, and they won't take "no" for an answer, and it is increasingly happening. He asked for someone to look into it.

President Hecker said it has been a while since the solicitation ordinance was put in place, and it may be worthwhile to refresh everyone's recollection about what can be done and who has permits. You are well within your bounds to call 9-1-1 and report them. 9-1-1 is for every call not just for emergencies anymore.

Chief Molloy said sometimes there is transient criminal activity. Calling 9-1-1 is simply to get a police officer to your house and we also have signs with our badge on it that can be put on your property that says, "No Solicitation," and we can include you on that list. We have been receiving numerous complaints, so call 9-1-1.

Lora Lehmann, resident, commented that regarding SPS, there should have been a large investigation, and she was stunned at how quickly it was over and how quickly they are demolishing the building. Also, she does not consider the 20 years she has been here to be disrupting the meetings, and we need to discuss what went into the paper.

ADJOURNMENT: 7:38 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary

The following ordinance and resolution were adopted by the Board of Commissioners on September 11, 2025:

Ordinance No. 2235

Resolution No. 25-024

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025

BOC-02-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

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.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to appoint Jamey Piggott to the Civil Service Commission to fill the term ending on 12/31/2031 as recommend by the Civil Service Commission (*Chief Molloy*)

Jamey Piggott

641 Abington Ave
Glenside, Pa 19038
302-547-4970
Jamey219@gmail.com

Skills

Community; Fundraising; Teamwork; Volunteerism; Philanthropist; Communication; Interpersonal skills; Events; Multi-tasker; Recruitment; Relationship Management

Experience

The ALS Hope Foundation; Executive Director

Sept 2018- present; Temple University

- Overseeing operations, finances, programs, staff, and volunteers for the entire foundation.
- Drive strategic planning, fundraising, and stakeholder relationships to achieve the organization's mission and goals.
- Coordinate and manage events and programs and oversee operations and planning for each event.
- Implement new strategies to promote awareness, funding and advocacy
- Solicit and retain sponsorship and assist with community outreach and collaboration

The ALS Association; Engagement, Sr. Manager

August 2015- April 2018; Ambler PA

- Coordinate and manage events and programs and oversee operations and planning for each event.
- Implement new strategies to promote awareness, funding and advocacy.
- Bike Ride to Defeat ALS: responsible for all aspects of 75-mile bike in Southern NJ.
- 40th Anniversary Gala, annual ALS dinner, annual Hot Chocolate event; all logistics coordination and planning for all events.
- Walk to Defeat ALS: responsible for all aspects of walk programs in the tri-state area. Seven total annual walk days held at stadiums, campuses, or town centers.
- Implement best practices for participant and event staff thru communication plans.
- Solicit and retain sponsorship and assist with public awareness and foster relationships in the community.
- Work closely and collaborate with appropriate departments for event preparedness.

Greater Glenside Patriotic Association; President, volunteer

July 2007-present; Glenside PA

- Oversee all aspects for Philadelphia suburbia's top family friendly patriotic event over two different townships. Collaborate with township & municipality officials & police departments for necessary permits, insurance & codes
- A non-profit, 501(c)(3), all-volunteer membership. Annual fundraising of over \$100k based on grants, fundraising campaigns, business sponsorships, and p2p fundraising.
- In one day, up to 47,500 spectators enjoy the children's morning program, America's

oldest annual 4th of July parade and fireworks.

- Invite and contract eclectic, spirited and top attractions from around the country & region.
- Oversee & manage all marketing and promotion
- Coordinate assignments and day-of logistics with regular meetings and communication plans with 25 (or more) members

Head Start Program/Facilities

August 2014-August 2015, Norristown PA

- Worked collaboratively with technicians, managers, and subcontractors on projects subsidized by federally funded grants.
- Assisted with special projects including the design and labor of property-enhancing landscape, playgrounds and classrooms.
- Daily visits to classroom to provide hot and cold meals to qualified students in need.

ESS Events & Entertainment/Owner & President

January 2005 - April 2014, Jenkintown PA

- Developed and managed all aspects of marketing to drive company growth; Managed office staff, weekly payroll, budgets and accounts payable; Negotiated contracts and sponsorships.
- Secured and maintained long term working relationships with the Philadelphia Phillies, Washington Redskins, Princeton University, Xfinity Live, and Dover Speedway.
 - Grew company to represent 8 full-time acts, 20+ acoustic acts and 13 "house" venues
 - Booking agent for full time touring bands/music acts that spanned entire east coast from Killington VT to Key West FL.
 - Full-service and producing custom special events for colleges, corporations and private parties.
 - Specialties and focus on hospitality consultation, destination management and special events.

Zani-Mati, Inc /Partner & Manager

June 1994 - January 2005, Wilmington, DE

- Responsible for booking shows, coordinating production, and merchandise sales for nationally touring band.
- Maintained website, online sales, mailing lists, and all aspects of merchandise.
- Assisted with the released of 5 CD's and sold over 100,000 copies independently.

Education

Eastern University/ B.S Sports Administration & Management

September 1989-May 1994, St. Davids PA

Created and developed the first SA&M degree with department chair

Varsity Soccer; Mission Trip to Trinidad & Tobago; College work study program; Student Ambassador & Alumni Relations

Two internships at Princeton University Athletic Department

**Volunteer
Activities**

Glenside Youth Athletic Association, Commissioner Girls Basketball; Head Coach

Downtown Glenside Community Partnership, Board Member

New Life Thrift Store, Board Member, Community Liaison

Copper Beech Elementary School, PTA

Team "50in30"

Citizens and Police Together (CAPT)-President, Abington Township Police Department



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025

BOC-03-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

LD-25-01 - 1526 Fairview Avenue

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide the existing 13,696 SF (0.321 acres) lot into two (2) new lots as follows:

- Lot 1 – will consist of a 7,500 SF lot fronting Fairview Avenue and will be comprised of a new single-family detached dwelling, asphalt driveway, concrete walkway, and a raingarden.
- Lot 2 – will consist of a 6,469 SF lot fronting Fairview Avenue and will be comprised of the existing single-family detached dwelling unit. No improvements to Lot 2 are proposed as part of this application.

PREVIOUS BOARD ACTIONS:

8-26-25 - Planning Commission Meeting
9-11-25 - Working Session

RECOMMENDED BOARD ACTIONS:

Motion to approve LD-25-01- 1526 Fairview Avenue, Preliminary/Final Major Subdivision and Land Development plans and adopt Resolution No. 25-025. (*Mr. Hassan*)



July 11, 2025

ABINT130042

Mr. Christopher S. Christman, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: Executive Summary for LD-25-01 – 1526 Fairview Avenue
PARID: 30-00-18860-00-1/ TMID: 30196 017
Preliminary/Final Major Subdivision & Land Development Plans Review (2nd Submission)**

Dear Mr. Christman:

We have received a copy of the revised "Preliminary Minor Subdivision and Land Development Plans" consisting of eight (8) sheets dated February 14, 2025 and revised May 23, 2025, as well as a Post Construction Stormwater Management report, dated February 14, 2025 and revised May 2025; as prepared by Van Cleef Engineering Associates, LLC, located at 501 North Main Street, Doylestown, PA, for the above referenced project on behalf of the Applicant Arthur B. Herling III of ABH Builders, Inc. The application was deemed completed on February 21, 2025.

This project is located within the R4 – High Density Residential Zoning District. The site is fronted by Fairview Avenue to the east; a commercial property zoned within the MSH – Main Street High Density zoning district to the north; and residential properties zoned within the R4 – High Density Residential Zoning District in all other directions.

Under the initial and current submission, the Applicant is proposing to subdivide the existing 13,696 SF (0.321 acres) lot into two (2) new lots as follows:

- Lot 1 – will consist of a 7,500 SF lot fronting Fairview Avenue and will be comprised of a new single-family detached dwelling, asphalt driveway, concrete walkway, and a raingarden.
- Lot 2 – will consist of a 6,469 SF lot fronting Fairview Avenue and will be comprised of the existing single-family detached dwelling unit. No improvements to Lot 2 are proposed as part of this application.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0294G, effective March 2, 2016, and Panel No.42091C0313G, effective March 2, 2016,the tract is identified to be 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 no existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site as shown on the Existing Features/Demolition Plan (Sheet 2); and therefore, the site will not be considered within the Steep Slope Conservation Overlay District, and the site is not subject to the Steep Slope Conservation Overlay District requirements. In addition, since the site is not located within the R1 – Low Density District, the site will not be subject to the Land Preservation District Overlay requirements.

Zoning Reliefs Granted:

The Applicant has been granted the following variances by the Zoning Hearing Board at their regularly scheduled meeting held on November 19, 2024, Application number 24-62:

1. A variance from Ordinance 602 Figure 6.1 to allow a minimum lot area of 6,469 SF; and
2. A variance from Ordinance 602 Figure 6.1 to allow a front yard setback of 8.6 feet for the existing dwelling located on the subject property.

The variances have been granted subject to the following conditions:

1. All construction upon and use of the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing.

Waivers Requested:

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

1. **Per §146-11.A.(4) & §146-11.B.(3) – Property Identification Plans & Existing Features Plan** – A waiver to provide only the existing features around the proposed property when existing features within 400 feet of the site are required.
2. **Per §146-11.A.(7) & §146-11.D.(4) – Existing Features Plan** – A waiver to not provide an indication of the vertical datum to the Sanitary Sewer Datum of the Township of Abington.
3. **Per §146-27.(1) – Sidewalks and Curbs** – A waiver to not provide sidewalks along Fairview Avenue frontage when sidewalk is required.
4. **Per §146-33.C – Location and Cover** – A waiver to not provide 24 inches of cover over storm drains. The Applicant requests a waiver to provide cover over the storm drains per the manufacturer’s requirements.
5. **Per §146-33.G – Inlets** – A waiver to not provide city No. 1 inlets for storm sewers when they are required.

This waiver request shall be revised to indicate the correct Code Section of §146-33.G instead of “§146-33(7)” which does not exist in the SALDO code.

6. **Per §146-35.C.(1) – Laterals** – A waiver to not provide sanitary sewer service by gravity to a dwelling basement when sanitary sewer service from a basement is required.

This waiver request shall be revised to indicate the correct Code Section of §146-35.C.(1) instead of “§146-35(3)(A)” which does not exist in the SALDO code.

7. **Per §146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver to allow maximum slope of 3:1 (33.3%) when a maximum slope of 15% is permitted.
8. **Per §142-405 – Groundwater Recharge Requirement** – A waiver to not provide groundwater recharge volume to infiltrate since there is no infiltration on the site.

Issues:

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

- Traffic:
 - The difference between the cross-slope of the road and the grade at the driveway must not exceed 8%. The driveway centerline detail indicated 10.2%.
- Stormwater Management:
 - A description of the Stormwater Blanket Easement shall be provided on the plan.
 - The location of the emergency spillway shall be provided on the plan.
 - Add flow dissipator or rip-rap apron for the downspout discharge pipe into the raingarden.
 - On the Outlet Control Structure Detail provided on the plans, the inlet pipe is labeled as 15"; however, on the plans, the inlet pipe is a 4" perforated pipe. The detail shall be revised accordingly.
- Sanitary Sewer:
 - Plan is indicating two cleanout fittings on the two 45 degree elbows. A cleanout should not be located at the same point int the sewer line as any other fitting. Thers is only the need for one cleanout fitting, which should be located in the grass area adjacent to the driveway apron.
 - The "Typical Cleanout Detail (Paved Areas)" and the "Typical Cleanout Detail (landscape Areas)" should be removed from the plans and replaced with the Township of Abington Typical Building Sewer Cleanout Assembly which utilizes a 2-way cleanout tee fitting. The proposed cleanout adjacent to the driveway apron should also be protected by a cleanout frame and cover assembly which should be added to the Construction Details Sheet. Also, the Township of Abington Trench Restoration Lawn/Wooded Areas should be added to the Construction Details Sheet.

Summary:

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

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

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

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



APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: ABH Builders, Inc. - APN: 300018860001

APPLICANT NAME: ABH Builders, Inc.

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-25-01

Date Complete: 02/21/2025

Project Title: 1526 Fairview Avenue (ABH Builders, Inc.)

90 Day Date: Waived

File Date: 02/19/2025

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**

ABH Builders, Inc.
Name
775 Penllyn Blue Bell Pike, Blue Bell, PA 19422
Address
215-429-7666 Phone Fax
arthur.herlingiii@longandfoster.com
Email Address

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

HDS LLC
Name
1332 Gabriel Lane, Warminster, PA 18974
Address
Phone Fax
Email Address

**Architect/
Planner**

Phillips Associates
Name
87 East Butler Pike, Ambler PA 19002
Address
215-646-7878 Phone Fax
Email Address



Engineer/
Surveyor

Samuel D. Costanzo - Van Cleef Engineering Associates, LLC

Name

501 N. Main Street, Doylestown, PA 18901

Address

Engineer/
Surveyor
Cont'd

501 N. Main Street, Doylestown, PA 18901

Phone

Fax

scostanzo@vancleefengineering.com

Email Address

Attorney

Kimberly A. Freimuth, Esq. - Spruce Law Group, LLC

Name

1622 Spruce Street, Philadelphia, PA 19103

Address

267-546-0611

267-546-0570

Phone

Fax

kf@sprucelaw.com

Email Address



II. PROJECT INFORMATION

Application Type:

Minor Subdivision Minor Land Develop. Preliminary Major SD & LD
 Preliminary Major Subdivision Prelim. Major Land Develop. Final Major SD & LD
 Final Major Subdivision Final Major Land Develop.

Full street address of the property: 1526 Fairview Avenue, Willow Grove, PA 19090

Tax Parcel No.: 30018860001 County Deed Book No.: 6333 Page No.: 00406 to 00410

Description of Proposed Work: Minor Subdivision for two lots with a proposed single-family home on the new lot.

Total Tract Acreage: 0.320 AC. Project Acreage: 0.320 AC.

Zoning District: R4 Existing Number of Lots: 1 Proposed Number of Lots: 2

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 2 EDU

Proposed Land Use:

Single Family Detached Single Family Attached Single Family Semi-Detached
 Multi-Family Commercial Office Industrial
 Other (Describe): _____



III. REVIEW

Please complete the following section by circling a response:

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

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

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

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

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

Applicants assume responsibility of any fees associated with this meeting.

DocuSigned by:
Arthur B. Herling III 2/17/2025
 Applicant signature _____ Date _____

To schedule a pre-submission meeting, please contact the Office of the Township Manager at 267-536-1003 or email TCastorina@abingtonpa.gov



IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

Relief Requested:

§146-11.A.(4) & §146-11.B.(3) - SHOW EXISTING FEATURES WITHIN 400' OF PROPERTY

TO ONLY SHOW EXISTING FEATURES ON AND AROUND THE PROPERTY

§146-11.A.(7) & §146-11.D.(4) - PROVIDE INDICATION OF ELEVATIONS TO SANITARY SEWER DATUM OF THE TOWNSHIP OF ABINGTON

TO USE THE VERTICAL DATUM NAVD 88 WITH NO INDICATION TO ELEVATIONS BASED UPON SANITARY SEWER DATUM

§146-27 (1) - PROVIDE SIDEWALK ALONG EXISTING STREET FRONTAGE

TO NOT PROVIDE SIDEWALK ALONG EXISTING STREET FRONTAGE WHEN SIDEWALK IS REQUIRED

§ 146-33 (7) - USE CITY No 1 INLETS FOR STORM SEWERS

TO USE ADS DRAIN BASINS OR APPROVED EQUAL FOR STORM SEWER INLETS ON-SITE

§ 146-35 (3) (A) - PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO DWELLING BASEMENT

TO USE THE EXISTING SANITARY SEWER LATERAL WHICH MAY NOT PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO DWELLING BASEMENT



V. SUBMISSION

APPLICATION CHECKLIST

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

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- One (1) reduced copy of the proposed plan, no larger than 11"x17"
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- Two (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- One (1) digital copy of all submitted documents
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Arthur B. Herling III

2/17/2025

Signature of Applicant

Date

Signature of Property Owner (if different than applicant)

Date



THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

___ Application Fee Amount: \$ _____ Check No.: # _____

___ Review Escrow Fee Amount: \$ _____ Check No.: # _____

DECISION INFORMATION

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____



PLANNING PROCESS EXTENSION AGREEMENT

FOR

ABH Builders, Inc. - APN: 300018860001

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: DocuSigned by:
Arthur B. Herling III
A44632E5D8CE4D4 _____ Date: 2/17/2025
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.

DocuSigned by:
Arthur B. Herling III
A44832E508CE404

Signed: _____ Date: 2/17/2025

Applicant



July 11, 2025

ABINT130042

Mr. Christopher S. Christman, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: LD-25-01 – 1526 Fairview Avenue
PARID: 30-00-18860-00-1/ TMID: 30196 017
Preliminary/Final Major Subdivision & Land Development Plans Review (2nd Submission)

Dear Mr. Christman:

We have received a copy of the revised "Preliminary Minor Subdivision and Land Development Plans" consisting of eight (8) sheets dated February 14, 2025, last revised May 23, 2025, and received on June 5, 2025 as well as a Post Construction Stormwater Management report, dated February 14, 2025 and revised May 2025; as prepared by Van Cleef Engineering Associates, LLC, located at 501 North Main Street, Doylestown, PA, for the above referenced project on behalf of the Applicant Arthur B. Herling III of ABH Builders, Inc. The application was deemed completed on February 21, 2025.

This project is located within the R4 – High Density Residential Zoning District. The site is fronted by Fairview Avenue to the east; a commercial property zoned within the MSH – Main Street High Density zoning district to the north; and residential properties zoned within the R4 – High Density Residential Zoning District in all other directions.

Under the initial and current submission, the Applicant is proposing to subdivide the existing 13,696 SF (0.321 acres) lot into two (2) new lots as follows:

- Lot 1 – will consist of a 7,500 SF lot fronting Fairview Avenue and will be comprised of a new single-family detached dwelling, asphalt driveway, concrete walkway, and a raingarden.
- Lot 2 – will consist of a 6,469 SF lot fronting Fairview Avenue and will be comprised of the existing single-family detached dwelling unit. No improvements to Lot 2 are proposed as part of this application.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0294G, effective March 2, 2016, and Panel No.42091C0313G, effective March 2, 2016, the tract is identified to be 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 no existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site as shown on the Existing Features/Demolition Plan (Sheet 2); and therefore, the site will not be considered within the Steep Slope Conservation Overlay District, and the site is not subject to the Steep Slope Conservation Overlay District requirements. In addition, since the site is not located within the R1 – Low Density District, the site will not be subject to the Land Preservation District Overlay requirements.

VARIANCES RECEIVED

The Applicant has been granted the following variances by the Zoning Hearing Board at their regularly scheduled meeting held on November 19, 2024, Application number 24-62:

1. A variance from Ordinance 602 Figure 6.1 to allow a minimum lot area of 6,469 SF; and
2. A variance from Ordinance 602 Figure 6.1 to allow a front yard setback of 8.6 feet for the existing dwelling located on the subject property.

The variances have been granted subject to the following conditions:

1. All construction upon and use of the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing.

The condition of approval for the above variances shall be included on the Record Plan (Sheet 1).

WAIVERS REQUESTED

Since the previous submission, the Applicant has updated their requested waivers. A waiver request letter shall be provided to the Township indicating the updated requested waivers.

Under this submission, the following waivers are being requested from the Abington Township Subdivision and Land Development Code as indicated on the Record Plan:

1. **Per §146-11.A.(4) & §146-11.B.(3) – Property Identification Plans & Existing Features Plan** – A waiver to provide only the existing features around the proposed property when existing features within 400 feet of the site are required.
2. **Per §146-11.A.(7) & §146-11.D.(4) – Existing Features Plan** – A waiver to not provide an indication of the vertical datum to the Sanitary Sewer Datum of the Township of Abington.
3. **Per §146-27.(1) – Sidewalks and Curbs** – A waiver to not provide sidewalks along Fairview Avenue frontage when sidewalk is required.
4. **Per §146-33.C – Location and Cover** – A waiver to not provide 24 inches of cover over storm drains. The Applicant requests a waiver to provide cover over the storm drains per the manufacturer's requirements.
5. **Per §146-33.G – Inlets** – A waiver to not provide city No. 1 inlets for storm sewers when they are required.

This waiver request shall be revised to indicate the correct Code Section of §146-33.G instead of "§146-33(7)" which does not exist in the SALDO code.

6. **Per §146-35.C.(1) – Laterals** – A waiver to not provide sanitary sewer service by gravity to a dwelling basement when sanitary sewer service from a basement is required.

This waiver request shall be revised to indicate the correct Code Section of §146-35.C.(1) instead of "§146-35(3)(A)" which does not exist in the SALDO code.

7. **Per §146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver to allow maximum slope of 3:1 (33.3%) when a maximum slope of 15% is permitted.

8. **Per §142-405 – Groundwater Recharge Requirement** – A waiver to not provide groundwater recharge volume to infiltrate since there is no infiltration on the site.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Record Plan	1 of 8	02/14/25	05/23/25
Existing Conditions Plan	2 of 8	02/14/25	05/23/25
Grading and Utility Plan	3 of 8	02/14/25	05/23/25
Stormwater Plan and Profile	4 of 8	02/14/25	05/23/25
Erosion and Sediment Control Plan	5 of 8	02/14/25	05/23/25
Landscape Plan	6 of 8	02/14/25	05/23/25
Erosion and Sediment Control Notes and Details	7 of 8	02/14/25	05/23/25
Construction Details	8 of 8	02/14/25	05/23/25
Stormwater Management			
Stormwater Management Narrative & Calculations	29 Pages	February 2025	May 2025

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); Stormwater Management Ordinance (Chapter 142) and outstanding comments from our previous review letter dated March 31, 2025. We offer the following outstanding comments (using the same numbering sequence as our initial review) for your consideration:

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

10. *Per §146-9.A & B – Type of Application – A plan shall be either preliminary or final stage and shall be a minor or major plan submission.*

The Application submitted by the Applicant is indicating a minor land development submission, but no stage has been selected. In addition, no plan type header was provided with the subdivision plans. Based on the improvements proposed, the project would qualify as a major land development since public improvements within the right-of-way are proposed with a new driveway cut, new storm pipe connection, and tie into the existing sanitary lateral beneath the road which are within the Fairview Avenue public right-of-way. 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. If the Applicant wishes to seek a one stage approval process, the Applicant will need to request a waiver from this code section for approval of a one stage approval process in lieu of a two stage approval process.

The Applicant has revised the plans to “Preliminary/Final Major Land Development Plans,” and is indicating they are requesting a waiver to allow for one stage LD approval process. The waivers requested list on the Record Plan does not indicate that a waiver is requested from this Code Section. The Record Plan shall be revised to include this waiver request, and an updated waiver request letter shall be provided for review.

19. *Per §146-11.H.(1) – Landscape Plan – The landscape plan shall be prepared by a registered landscape architect.*

The Landscape Plan (Sheet 9) shall be prepared by a registered landscape architect. The signature and seal of that registered landscape architect shall be provided on the plans.

The landscape plan shall be signed and sealed by a registered landscape architect prior to recording plans approval.

20. *Per §146-12.B – Record Plan Seals – The impressed seal of the Township Engineer shall be provided on the record plan.*

Sufficient room for the signature and seal of the Township Engineer shall be provided above the Township engineer's approval line to ensure no text overwrites with the engineers seal.

Provide additional room for the seal of the Township Engineer to ensure no text overrides with the secretary's signature line above in the "Board of Commissioners Approval" signature block on the Record Plan (Sheet 1).

CHAPTER 142

STORMWATER MANAGEMENT COMMENTS

30. *Per §142.302.B.(2).(b).[22] – SWM Site Plan Requirements – The PCSM Plan shall include a 15-foot-wide easement around all stormwater management facilities to provide ingress and egress from a public right-of-way.*

A 15-foot-wide easement around the proposed raingarden and storm pipe shall be provided to allow access from Fairview Avenue. The metes and bounds of this easement shall be provided on the plans. If the Applicant does not wish to provide this 15-foot-wide easement, a stormwater blanket easement covering the entire site may be proposed. A description of this stormwater easement shall be provided for review and approval.

A description of the blanket stormwater easement shall be provided to the Township for review and approval.

GENERAL COMMENTS

43. *An emergency spillway shall be provided for the raingarden. Currently there is no emergency spillway shown so the only source of outflow is the outlet structure riser pipe. Should this riser pipe ever get blocked, the water will build up and overflow overtop of the raingarden berms. An emergency spillway will allow for the water to discharge through the spillway before reaching the top of berm elevation.*

An emergency spillway at elevation 269.75' is shown in the rain garden detail; however, the emergency spillway location is not shown on the plan view of the rain garden. The spillway location shall be called out on the plans. In addition, the pond report provided in the SWM Report shall be revised to include the spillway elevation.

ADDITIONAL COMMENTS

The following comments are provided based on our review of the recently provided plans and PCSM report last revised May 23, 2025.

1. The Applicant shall update the PCSM calculations to clarify the volumes for the evapotranspiration, non-structural design.
2. Add flow dissipator or rip rap for the downspout discharge pipe in the rain garden for E & S control.
3. On the "Outlet Control Structure Detail" provided on the plans, the inlet pipe is labeled as "15" Inlet Pipe"; however, on the plans, the inlet pipe is a 4" perforated pipe. This detail shall be revised

accordingly to be consistent.

4. Plan sheets to be recorded shall be indicated on the Record Plan (Sheet 1). Plans to be recorded shall include Sheets 1, 3, 4, and 8.

We have received the following documents/permits/reviews:

- Zoning Decision 24-62 (November 20, 2024)
- Stormwater Management Narrative & Calculations (February, 2025)
- Aqua Water Availability Letter (February 10, 2025)
- Letter of Sanitary Availability (February 11, 2025)
- Planning Module Exemption Documents (February 12, 2025)
- Waiver Request Letter (February 14, 2025)
- MCPC Request for Review (February 14, 2025)
- Application for SALDO Review (February 21, 2025)
- STC Consultant Review (March 6, 2025)
- EAC Review (March 18, 2025)
- STC Review (March 19, 2025)
- TPD Traffic Review (March 19, 2025 and June 27, 2025)
- Sewer Review Letter (March 21, 2025)
- Fire Approval Letter (March 24, 2025)
- MCPC Review (March 29, 2025)
- EAC Approval (Via E-mail June 15, 2025)

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

- Sewer Approval Letter
- Traffic Approval Letter
- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

We recommend Preliminary/Final Major Subdivision and Land Development Plans approval contingent that the Applicant addresses the above referenced comments and provides the missing documents / permits / reviews prior to recording plans approval.

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

Sincerely,

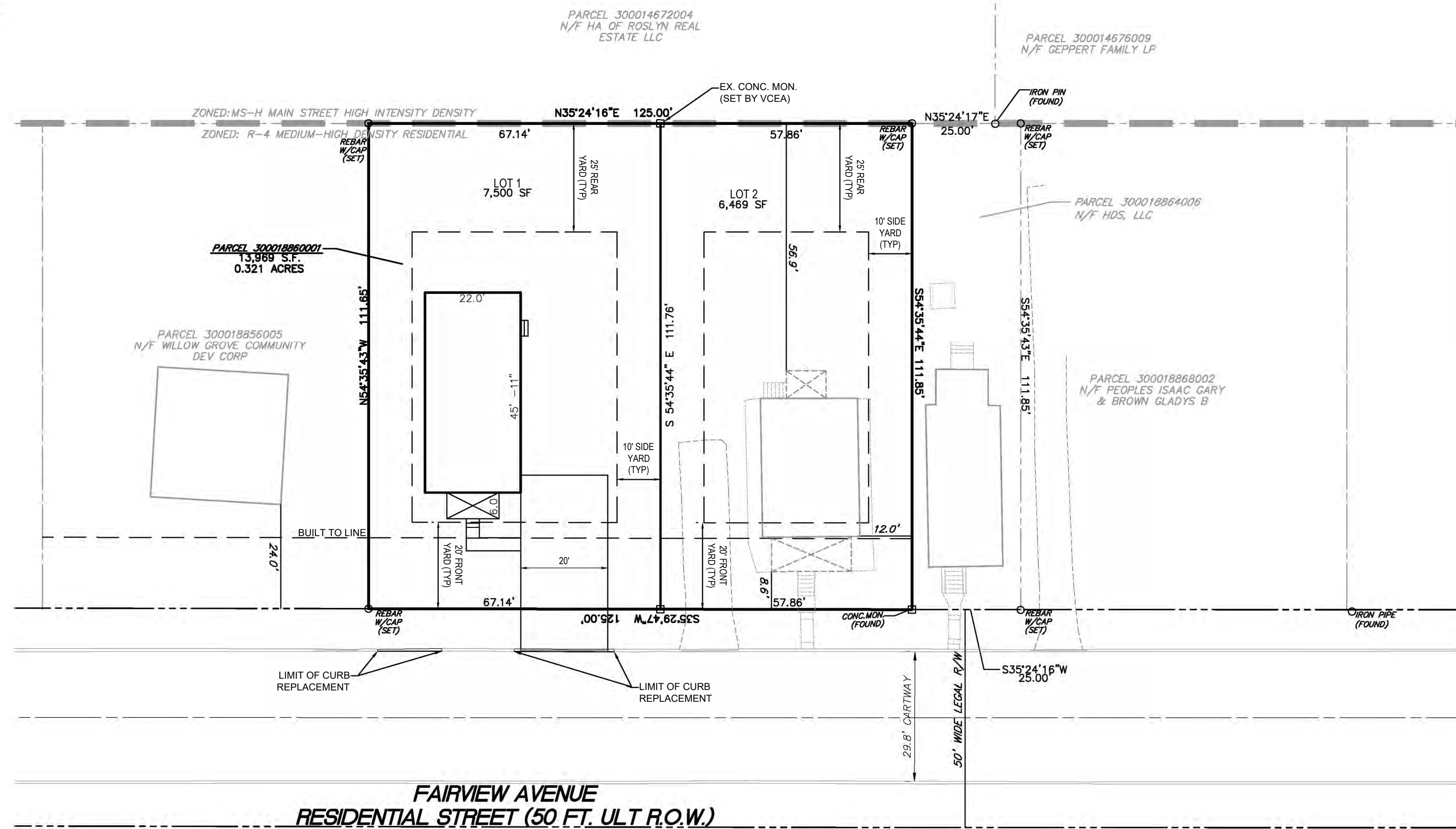
PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

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

LD-25-01 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLANS FOR ABH BUILDERS, INC. - APN: 3000018860001



ZONING DATA:

ZONED: R4 - MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT
EXISTING USE: H-7 SINGLE FAMILY DETACHED DWELLING UNIT (PERMITTED)
PROPOSED USE: H-7 SINGLE FAMILY DETACHED DWELLING UNIT (PERMITTED)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7,500 SF	13,969 SF	7,500 SF
MIN. LOT WIDTH	50 FT.	125 FT.	67.1 FT.
MIN. LOT DEPTH	100 FT.	111.7 FT.	57.9 FT.
MIN. YARDS			
FRONT	20 FT.	8.6 FT. (2)	20.9 FT.
SIDE	10 FT.	12 FT.	14.3 FT.
REAR	25 FT.	56.9 FT.	38.9 FT.
MAX. BUILDING AREA	40%	7%	15%
MAX. IMPERVIOUS COVERAGE	55%	12%	23%
MIN. GREEN AREA	45%	88%	75%
MAX. BLDG. HEIGHT	35 FT.	<35 FT.	22 FT.
MAX. BLDG. LENGTH	100 FT.	<100 FT.	52 FT.
MIN. SEPARATION FOR RESIDENTIAL DWELLINGS	20 FT.	15 FT. (2)	<20 FT.
MIN. OPEN SPACE	N/A	0 SF	0 SF

BUILDING AREA CALCULATION:

EXISTING:
916 SF
916 SF/13,969 SF = 7%

PERMITTED: 40% OF LOT AREA
LOT 1
7,500 SF x 0.40 = 3,000 SF
LOT 2
6,469 SF x 0.40 = 2,587 SF

PROPOSED:
LOT 1: 1,082 SF
1,082 SF/7,500 SF = 14%
LOT 2: 916 SF
916 SF/6,469 SF = 14%

PERMITTED FOR INFILL DEVELOPMENT (LOT 1 ONLY):
REFERENCE HOUSES:
NORTHEAST (LOT 2): 916 SF
SOUTHWEST: 896 SF
AVERAGE HOUSE SIZE: 906 SF

PERMITTED NEW HOUSE SIZE: 725 SF TO 1,087 SF

PROVIDE SIGNATURE BLOCK FOR TOWNSHIP ENGINEER

IMPERVIOUS SURFACE CALCULATION:

EXISTING:	LOT 1	LOT 2
HOUSE	916 SF	
WALKWAYS	309 SF	
DRIVEWAY	420 SF	
TOTAL	1,645 SF	
	1,645 SF/13,969 SF = 12%	
PERMITTED: 55% OF LOT AREA		
LOT 1	7,500 SF x 0.55 = 4,125 SF	
LOT 2		6,469 SF x 0.55 = 3,557 SF
PROPOSED:		
LOT 1		
HOUSE	1,082 SF	
WALK WALK	107 SF	
DRIVEWAY	617 SF	
TOTAL	1,806 SF	
	1,806 SF/7,500 SF = 24%	
LOT 2		
HOUSE		916 SF
ENTRY WALK		309 SF
DRIVEWAY		420 SF
TOTAL		1,645 SF
		1,645 SF/6,469 SF = 25%

DENSITY CALCULATIONS: (PER ZO 2601.D.)

PERMITTED: NET LAND AREA DIVIDED BY MIN. LOT AREA PER D.U.
13,969 SF/7,500 SF = 1.9 D.U.

PROPOSED:
2

PARKING REQUIREMENTS:

REQUIRED: 2 SPACES PER DWELLING (EXCLUSIVE OF GARAGE)

PROPOSED:
LOT 1
4 SPACES (NO GARAGE PROPOSED)
LOT 2
2 SPACES

(1) VARIANCE GRANTED
(2) EXISTING NONCONFORMITY

PROFESSIONAL ENGINEER CERTIFICATION

I, SAMUEL D. COSTANZO, PA P.E. No. 041557-R DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF ABINGTON TOWNSHIP AS LAST AMENDED.

SAMUEL D. COSTANZO
PA P.E. No. 041557-R

VARIANCES (GRANTED AT 11/19/24 MEETING):

- § 602 - FIGURE 6.1, REQUIRING A LOT AREA OF 7,500 SF. A LOT AREA OF 6,469 SF IS PROPOSED FOR LOT 2.
 - § 602 - FIGURE 6.1, REQUIRING A FRONT YARD SETBACK OF 20 FT. THE EXISTING FRONT YARD SETBACK IS 8.6 FT FOR LOT 2.
- indicate the condition of the approval for the above variances.

WAIVERS REQUESTED:

- § 146-11.A.(4) & § 146-11.B.(3)
REQUIRES TO PROVIDE EXISTING FEATURES AND UTILITIES AROUND THE PROPOSED PROPERTY WHEN EXISTING FEATURES AND UTILITIES WITHIN 400 FEET OF THE SITE IS REQUIRED.
- § 146-11.A.(7) & § 146-11.D.(4)
REQUIRES THE ELEVATIONS TO BE BASED UPON SANITARY SEWER DATUM OF THE TOWNSHIP OF ABINGTON. APPLICANT REQUESTS WAIVER TO PROVIDE THE PLANS WITH A VERTICAL DATUM OF NAVD 88.
- § 146-27(1)
REQUIRES SIDEWALK ALONG EXISTING STREET FRONTAGE WHEN SIDEWALK IS REQUIRED. APPLICANT REQUESTS WAIVER TO NOT PROVIDE SIDEWALK ALONG EXISTING STREET FRONTAGE.
- § 146-33(2)
REQUIRES TO PROVIDE CITY NO 1 INLETS FOR STORM SEWERS. THE APPLICANT REQUESTS TO PROVIDE AN ADS STRUCTURE RATHER THAN A CITY NO 1 INLET ON THE SITE.
- § 146-33.C
REQUIRES TO PROVIDE A MINIMUM OF 24 INCHES OF COVER OF STORM DRAINS. APPLICANT REQUESTS WAIVER TO PROVIDE COVER OVER STORM DRAINS PER THE MANUFACTURE'S REQUIREMENTS.
- § 146-35(3)(A)
TO NOT PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO DWELLING BASEMENT WHEN SANITARY SEWER SERVICE FROM BASEMENT IS REQUIRED.
- § 146-43.C(3)(a)
TO ALLOW MAXIMUM SLOPE OF 3:1 (33.3%) WHEN A MAXIMUM SLOPE OF 15% IS PERMITTED.
- § 142-405
REQUIRES THE GROUNDWATER RECHARGE VOLUME TO BE INFILTRATED. THERE IS NO INFILTRATION ON THE SITE AND THE APPLICANT REQUESTS A WAIVER FROM THIS SECTION.

CERTIFICATION OF ACCURACY (EXISTING BOUNDARY)

I, PATRICK A. CAVANAUGH, PA PROFESSIONAL LAND SURVEYOR NO. SU-051056-E, A REGISTERED SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROJECT BOUNDARIES SHOWN HEREON REPRESENT A BOUNDARY SURVEY BY CAVANAUGH'S SURVEYING SERVICES UNDER MY IMMEDIATE SUPERVISION ON AUGUST 2, 2023, THAT THE MONUMENTATION SHOWN HEREON FOR SAID BOUNDARIES EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS PERTINENT TO SAID BOUNDARIES ARE CORRECT.

PATRICK A. CAVANAUGH, PA
PLS NO. SU-051056-E

INDEX OF SHEETS

SHEET No.	TITLE
1	RECORD PLAN (SHEET 1 OF 1 TO BE RECORDED)
2	EXISTING FEATURES, ERSAM PLAN, & DEMOLITION PLAN
3	GRADING AND UTILITY PLAN
4	STORMWATER PLAN AND PROFILE
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	LANDSCAPE PLAN
7	EROSION & SEDIMENT CONTROL NOTES AND DETAILS
8	CONSTRUCTION DETAILS

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING LEGAL RIGHT OF WAY
---	EXISTING ROAD CENTERLINE
---	EXISTING CURB
---	EXISTING EDGE OF DRIVE
---	EXISTING CONCRETE MONUMENT
---	EXISTING PIN
○	PROPOSED MONUMENT TO BE SET
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED SIDEWALK
---	PROPOSED BUILDING SETBACK
---	PROPOSED EASEMENT
---	PROPOSED CLEAR SIGHT TRIANGLE

EQUITABLE OWNER/APPLICANT:

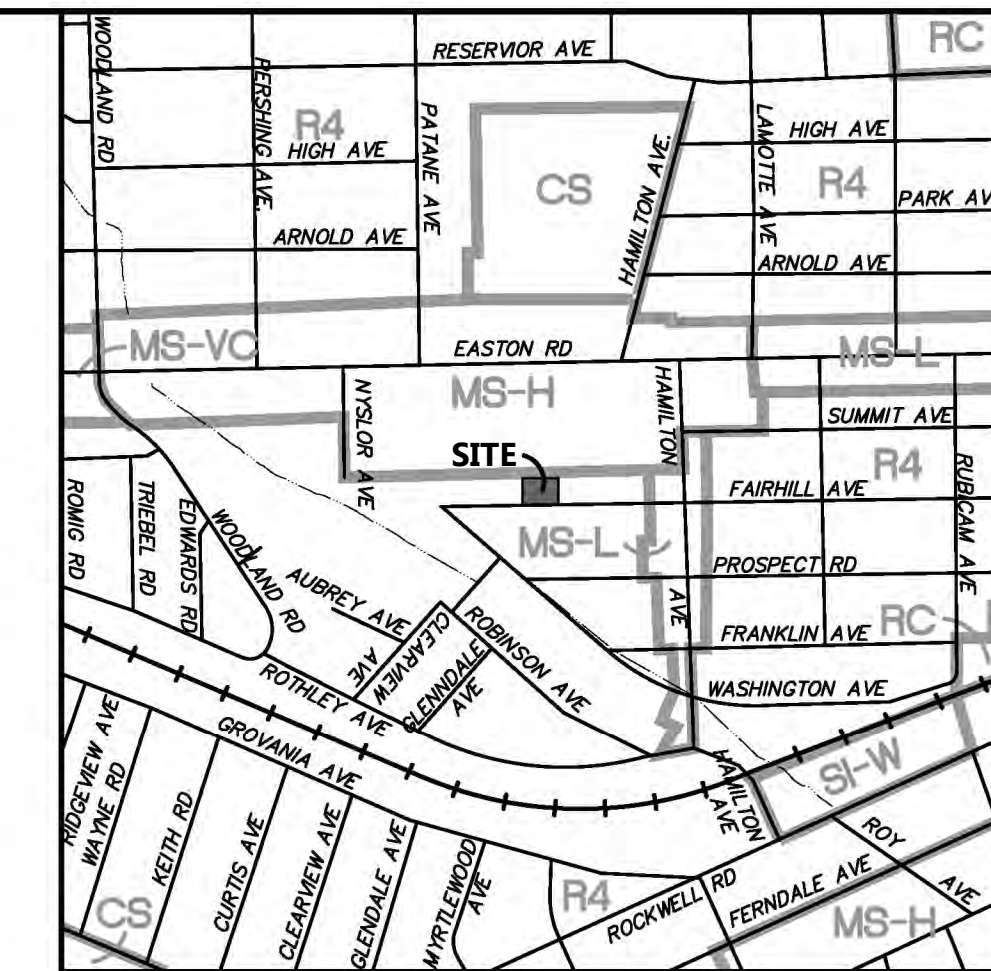
ABH BUILDERS, INC.
1520 FAIRVIEW AVENUE
WILLOW GROVE, PA 19090-4804

MAILING ADDRESS:
775 PENNLYN-BLUEBELLE PIKE
BLUE BELL, PA 19422

APN 300018860001

SITE AREA:

0.321 ACRES OR 13,969 SQ. FT. (NET TO LEGAL R.O.V.)



LOCATION MAP

SCALE: 1" = 80'

GENERAL NOTES:

- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
- DESIGNATION OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES /FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES NOR VAN CLEEF ENGINEERING ASSOCIATES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLAN COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
- THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294C AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
- PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
- 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.
- 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.

REFERENCE PLAN:

- PLAN ENTITLED "EXISTING FEATURES" PREPARED BY CAVANAUGH SURVEYING SERVICES DATED 08/10/2023.
- PLAN ENTITLED "PLAN OF COTTAGE LOTS AT WILLOW GROVE" PREPARED BY WM.T.B. ROBERTS DATED 04/02/1947 AS RECORDED IN DEED BOOK 403, PAGE 500.

RECORD PLAN NOTES:

- RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND BMPs, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED MATTER AND DEBRIS, SHALL REMAIN WITH THE HOMEOWNER. THE HOMEOWNER IS ALSO PERPETUALLY RESPONSIBLE FOR PERFORMING ALL MAINTENANCE TASKS LISTED ON THE STORMWATER PLAN, AND FOR MAINTAINING ALL STORM SEWER OUTSIDE TOWNSHIP RIGHT-OF-WAY. A BLANKET EASEMENT IS OFFERED TO ABINGTON TOWNSHIP SO THAT ITS AGENTS OR REPRESENTATIVES, RESERVE THE RIGHT TO ENTER ONTO THE PROPERTY AT ANY TIME FOR THE PURPOSE OF INSPECTION TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY OF THE FACILITIES IS BEING PROPERLY MAINTAINED.

BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____, 20____.

PRESIDENT _____

SECRETARY _____

ENGINEER _____

DAVID H. ARTMAN,
PA PLS NO. SU-051039-E

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

CERTIFICATION OF ACCURACY (PROPOSED)

I, DAVID H. ARTMAN, PA PROFESSIONAL LAND SURVEYOR NO. SU-051039-E, A REGISTERED SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROPOSED LOTS, STREETS, EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE TRUE AND CORRECT.



REV/DESCRIPTION	AUTH	DATE
PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/31/25	SDC	05/21/25

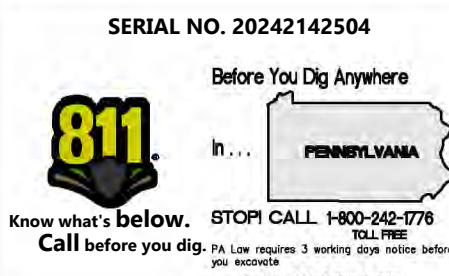
SERIAL NO. 20242142504

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PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE ENGINEER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

DATE



RECORD PLAN (SHEET 1 OF 1 TO BE RECORDED)

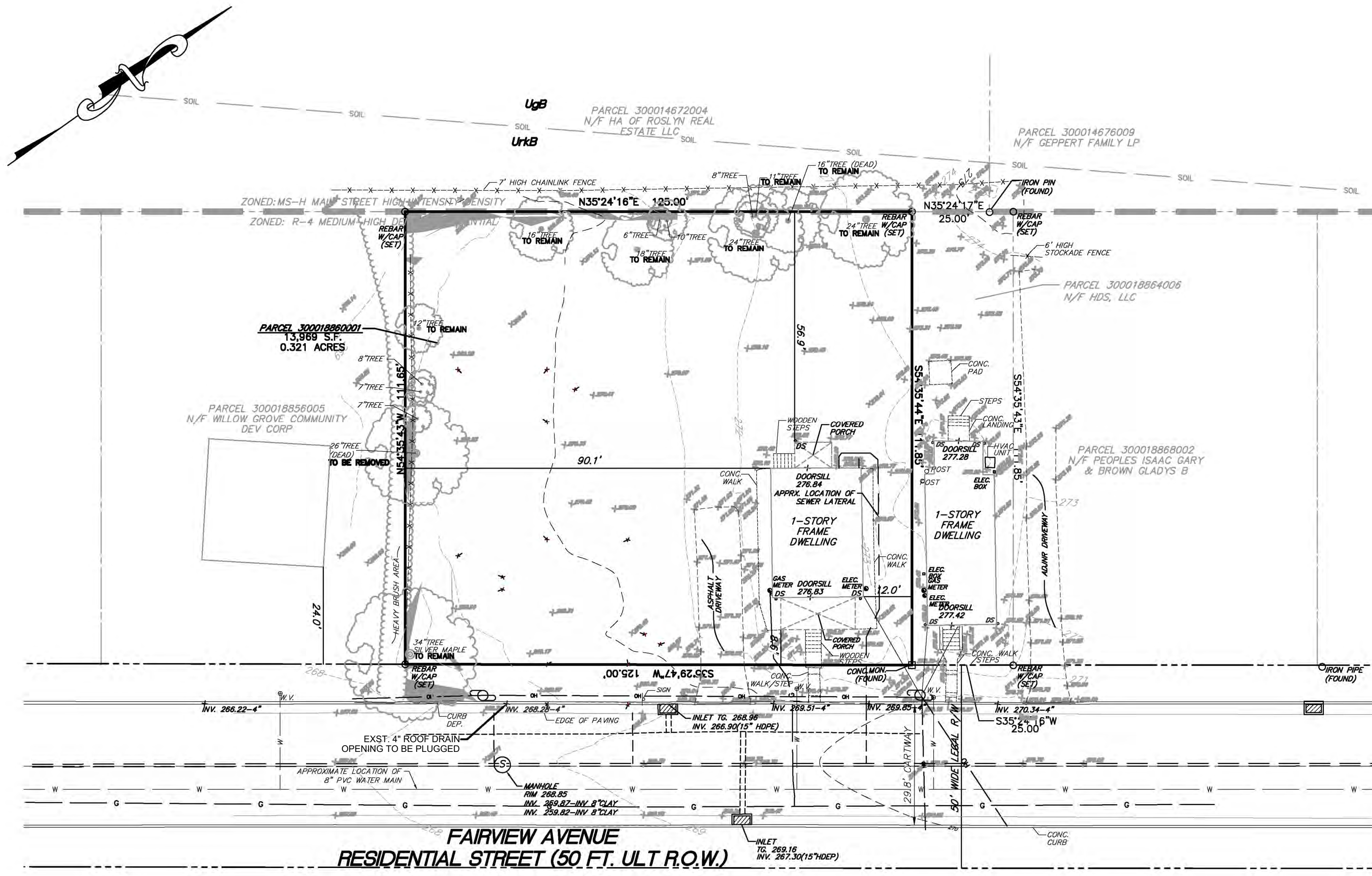
FOR
ABH BUILDERS INC.
APN: 3000018860001

DATE: FEBRUARY 14, 2025
SCALE: 1" = 20'
DESIGNED BY: JEM
DRAWN BY: ENP / JEM
CHECKED BY: DJM
JOB NUMBER: 2403-A

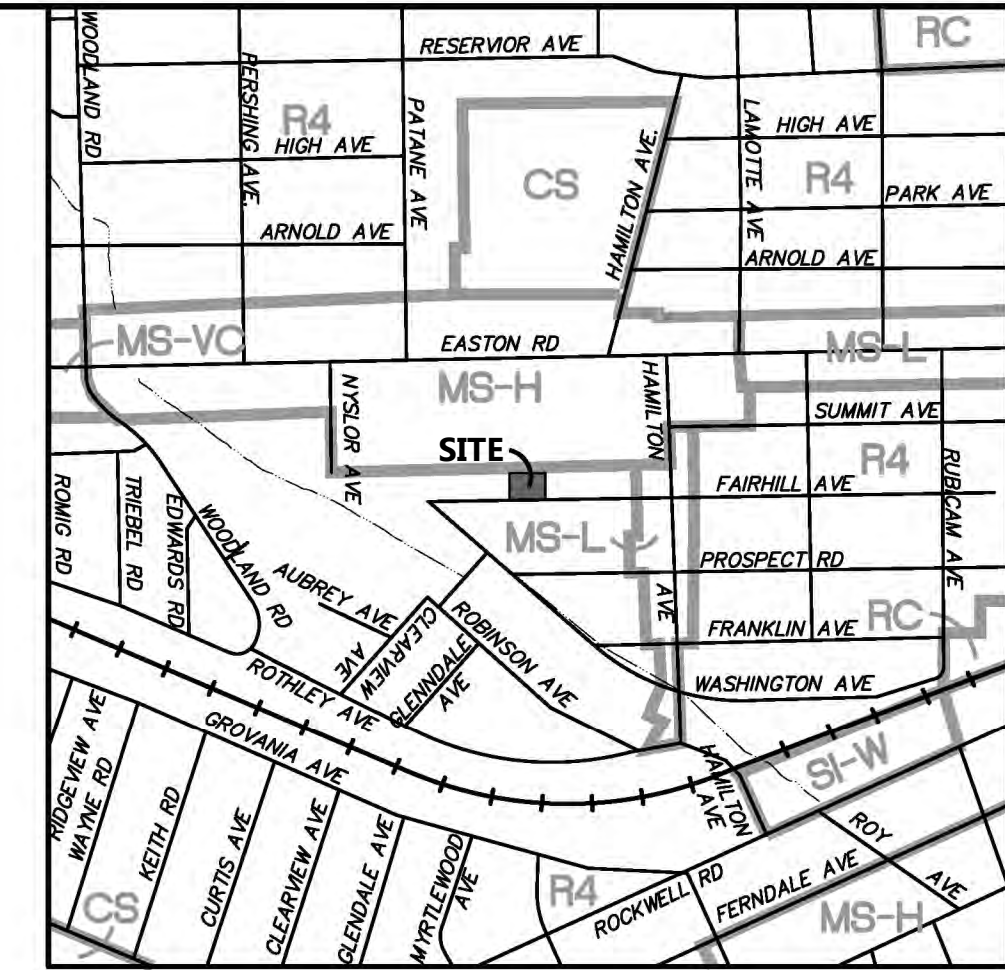
APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

1 of 8



- LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING FENCE
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING LEGAL RIGHT OF WAY
 - EXISTING ROAD CENTERLINE
 - EXISTING ROAD
 - EXISTING CURB
 - EXISTING EDGE OF DRIVE
 - EXISTING SIGN
- Abb**
- EXISTING SOILS LIMIT AND SOILS TYPE
 - EXISTING STREAM
 - EXISTING TREES
 - EXISTING TREE LINE
 - EXISTING MAILBOX
 - EXISTING UTILITY POLES
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING TELEPHONE
 - EXISTING GAS MAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING WATER VALVE
 - EXISTING SLOPE 15% PERCENT
 - EXISTING WOODLANDS
 - EXISTING TREE TO BE REMOVED
 - EXISTING ITEM TO BE REMOVED



LOCATION MAP
SCALE: 1" = 80'

GENERAL NOTES:

1. THIS MAP REPRESENTS AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED NOVEMBER 14, 2023.
- 1.1. THE BOUNDARY AND EXISTING FEATURES FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
- 1.2. DESIGNATION OF EXISTING UNDERGROUND UTILITIES / FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
- 1.3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- 1.4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- 1.5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLAN COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- 1.6. METES AND BOUNDS AS SHOWN ARE BASED ON PA STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
2. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
3. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294G AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
4. PURSUANT TO NRCS MAPPING, THE ENTIRE SITE CONSISTS OF URBAN SOILS.
5. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.

ERSAM NOTES:

1. EXISTING STEEP SLOPES (15% OR MORE) ARE SHOWN ON THE PLAN.
2. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
3. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294G AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
4. PURSUANT TO NRCS MAPPING, THE ENTIRE SITE CONSISTS OF URBAN SOILS.
5. THE SITE DOES NOT CONTAIN ANY STREAMS, PONDS, AND/OR LAKES.
6. THERE ARE NO STREAM BUFFERS ON THE SITE.

SOIL LIMITATIONS:

SOIL TYPE	SEASONAL HIGH WATER TABLE (FT)	DEPTH TO BEDROCK (IN)	HYDROLOGIC GROUP	HYDRIC SOILS	OUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL (C, S, OR C/S)	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC INCLUSIONS	LOW PERMEABILITY LANDS/TYPE FRONTS	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND 0 TO 8 PERCENT SLOPES (UgB)	-	-	-	-	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
URBAN LAND-EDGEMONT COMPLEX, 0 TO 8 PERCENT SLOPES (UgB)	-	10-99	N.R.	NO	YES	C	YES	NO	NO	NO	NO / YES (1)	NO	YES	NO	YES	YES	NO	NO	NO	NO

N.R. = NOT RATED
(1) YES-ANDOVER (2X)

GENERAL NOTES:

1. SOILS SHOWN HEREON ARE AS MAPPED BY THE NATURAL RESOURCES CONSERVATION SERVICES (NRCS) WEBSITE FOR MONTGOMERY COUNTY ON SEPTEMBER 5, 2024.
2. THE SITE FLOWS DRAIN TO SANDY RUN (TSF) WITHIN THE WISSAHICKON CREEK WATERSHED. THE WATERS DESIGNATED/EXISTING USES ARE CLASSIFIED BY THE PA CODE CHAPTER 93.

SOIL RESOLUTIONS:

- WHEN THE ABOVE SOILS LIMITATIONS ARE ENCOUNTERED, UTILIZE THE FOLLOWING SOILS RESOLUTIONS:
- * DEPTH TO BEDROCK - WHEN DEPTH TO BEDROCK IS ENCOUNTERED, CONTRACTOR MAY BLAST IF NECESSARY.
 - * OUTBANKS CAVE - ALL APPLICABLE OSHA STANDARDS AND REGULATIONS WITH REGARD TO UTILITY AND RETAINING WALL CONSTRUCTION MUST BE IMPLEMENTED AT ALL TIMES. LIMIT SLOPES TO 3:1 MAXIMUM.
 - * CORROSIVE TO CONCRETE/STEEL - ALL UNDERGROUND CONCRETE AND/OR STEEL MATERIALS TO BE BACKFILLED WITH APPROPRIATE MATERIAL WHEN CORROSIVENESS IS LIMITED. FOR BUILDINGS, CONTRACTOR TO COMPLY WITH THE INTERNAL RESIDENTIAL CODE (IRC) BUILDING CODE.
 - * DROUGHTY - PROVIDE WATER TRUCK FOR IRRIGATION IN NEEDED. WHERE LANDSCAPING IS PROPOSED WITHIN DROUGHTY SOILS, APPLYING COMPOST MAY BE NECESSARY TO HELP INCREASE WATER RETENTION.
 - * DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE - CARE SHALL BE TAKEN WHEN CONSTRUCTION IMPROVEMENTS IN AREAS SHOWN AS HAVING A HIGH SEASONAL WATER TABLE. ANY SUBSURFACE WATER ENCOUNTERED MUST BE PUMPED AND FILTERED PRIOR TO RELEASE PER THE DETAIL PROVIDED ON THE DETAILS SHEET.
 - * DURING CONSTRUCTION - PONDING WATER SHALL BE PUMPED TO SEDIMENT BASIN OR A SEDIMENT FILTER BAG.
 - * ROADS - UNDERDRAINS SHALL BE INSTALLED UNDER ROADS TO BE BUILT.
 - * TRENCH - DEWATER TRENCHED TO A SEDIMENT FILTER BAG.
 - * DWELLING WITH BASEMENT - BASEMENTS TO HAVE SUMP PUMPS INSTALLED PER INTERNATIONAL RESIDENTIAL CODE (IRC) BUILDING CODE.
 - * HYDRIC/HYDRIC INCLUSIONS - SEE "DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE" ABOVE FOR RESOLUTION.
 - * SLOW PERCOLATION - UTILIZE STRUCTURAL BMP'S THAT DO NOT REQUIRE INFILTRATION (I.E. AMENDED SOILS, SLOW RELEASE BASIN). NO INFILTRATION BMP'S ARE PROPOSED.
 - * POOR SOURCE OF TOPSOIL - CONTRACTOR TO SUPPLY TOPSOIL AS NEEDED.
 - * FROST ACTION - PRECAUTIONS ARE NEEDED TO PREVENT DAMAGE, ESPECIALLY TO ROADWAYS.

EQUITABLE OWNER/APPLICANT:

ABH BUILDERS, INC.
1526 FAIRVIEW AVENUE
WILLOW GROVE, PA 19090-4804
MAILING ADDRESS:
776 PENNSYLVANIA/BELLELL PIKE
BLUE BELL, PA 19422
APN 30018860001

SITE AREA:

0.321 ACRES OR 13,989 SQ. FT. (NET TO LEGAL R.O.W.)

Van Cleef
ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

REV	DESCRIPTION	DATE	AUTH
1	PER TOWNSHIP ENGINEER REVIEW LETTER	05/31/25	SDC

SERIAL NO. 20242142504

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GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT

PLAN NOTATION
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SAMUEL D. COSTANZO DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 344-1874

EXISTING FEATURES, ERSAM PLAN, & DEMOLITION PLAN

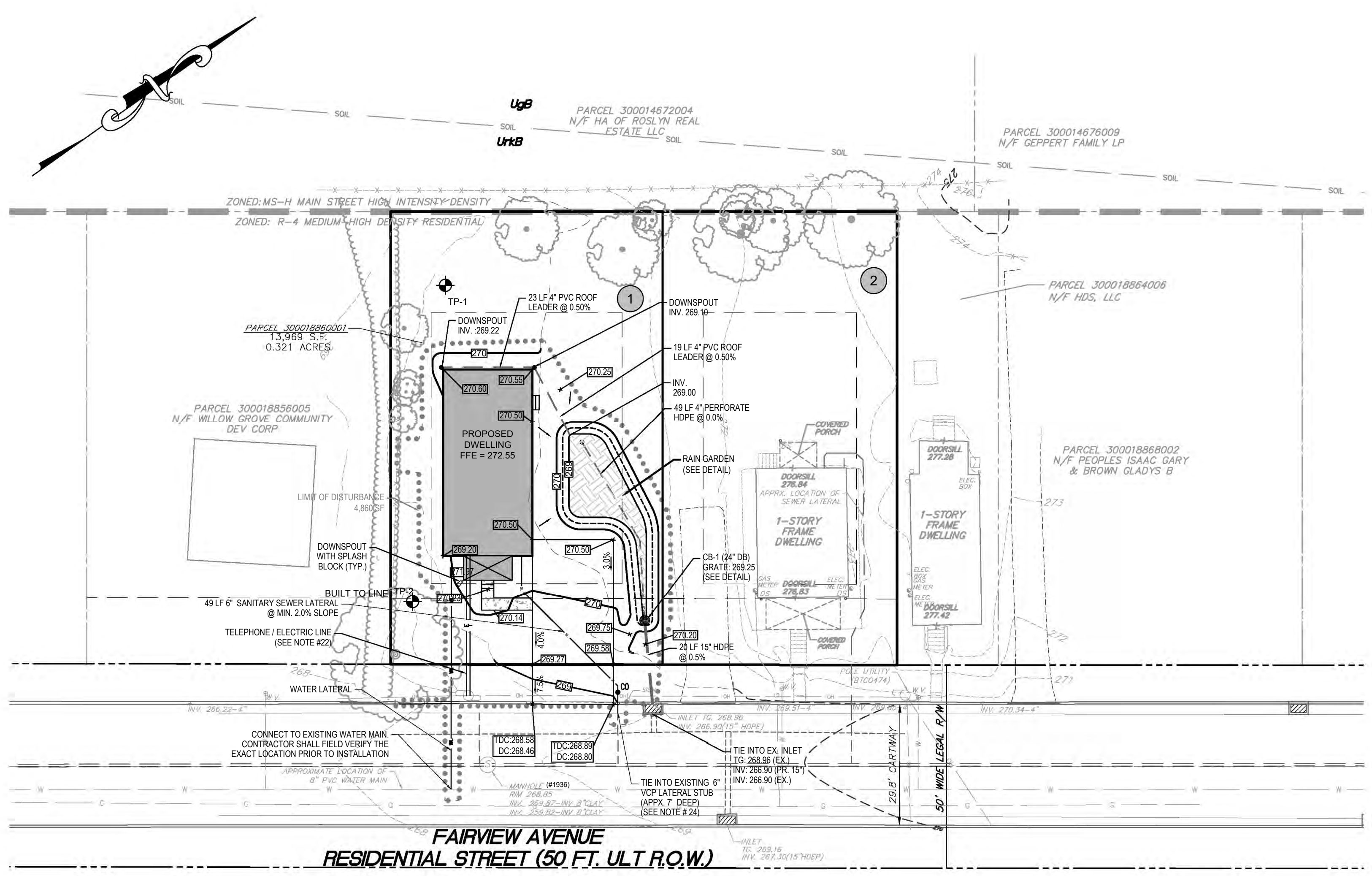
FOR
ABH BUILDERS INC.
APN: 300018860001

DATE:	FEBRUARY 14, 2025
SCALE:	1" = 20'
DESIGNED BY:	JEM
DRAWN BY:	ENP / JEM
CHECKED BY:	SDC
JOB NUMBER:	2403-A

APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

**CHAPTER 93 RECEIVING WATERSHED
AND STREAM CLASSIFICATION:
WISSAHICKON CREEK WATERSHED,
SANDY RUN: TSF**

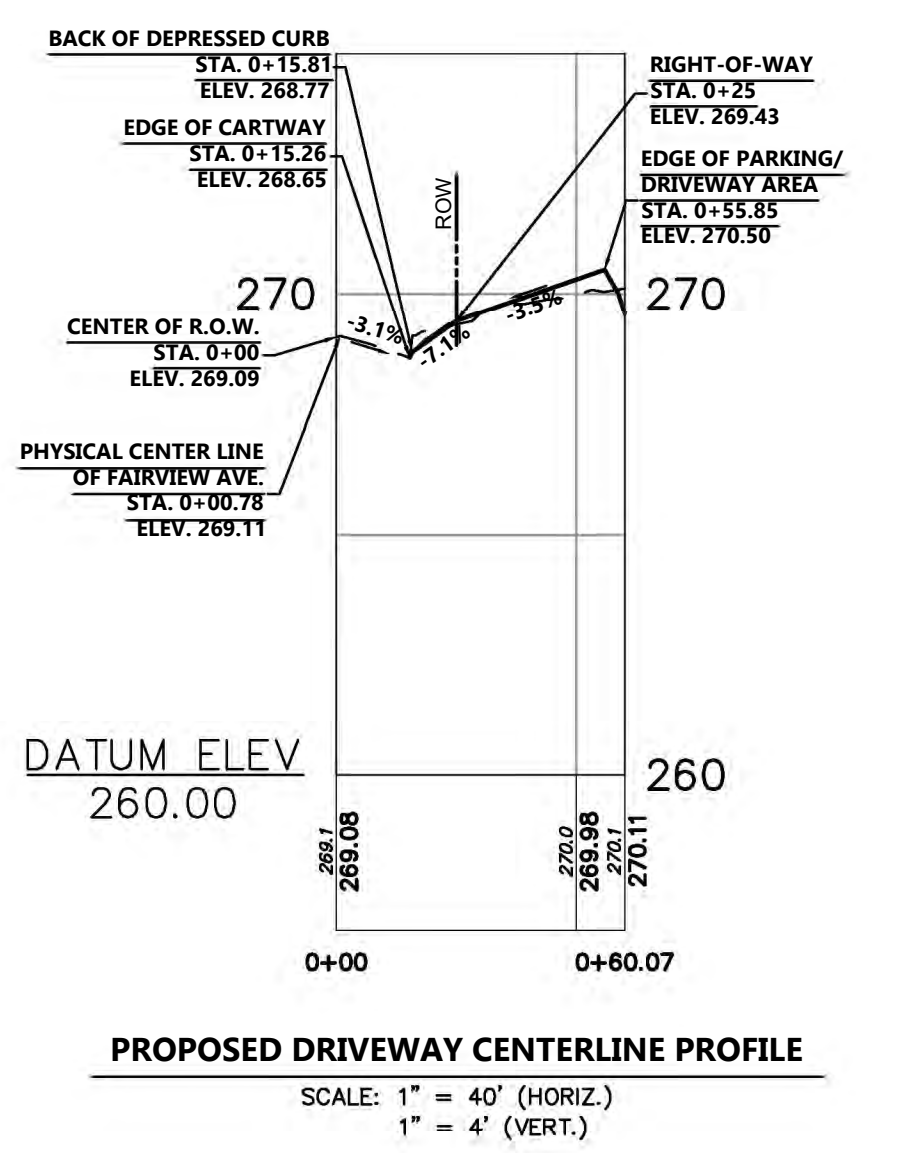


LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING LEGAL RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING ROAD CENTERLINE
---	EXISTING ROAD
---	EXISTING CURB
---	EXISTING EDGE OF DRIVE
---	EXISTING SIGN
---	EXISTING STREAM
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---	EXISTING TREE LINE
---	EXISTING MAILBOX
---	EXISTING UTILITY POLES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING GAS MAIN
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	PROPOSED CONTOUR
---	PROPOSED SETBACK LINE
---	PROPOSED SIDEWALK
---	PROPOSED STORM SEWER
---	PROPOSED CLEANOUT
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER LATERAL
---	PROPOSED ELECTRIC
---	PROPOSED TELEPHONE
---	FINISHED FLOOR ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED RIP-RAP APRON

- IMPROVEMENT NOTES:**
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
 - THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
 - IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
 - UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON, HOWEVER, NO CERTIFICATION IS MADE BY VCEA AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS.
 - THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - THE PROJECT WILL BE SERVED BY PUBLIC WATER (AQUA) AND PUBLIC SEWER (ABINGTON TOWNSHIP).
 - GUTTER MAY NOT PROJECT MORE THAN 24" INCHES INTO THE YARD.
 - DRIVEWAY SHALL BE PAVED A MIN. 10' BEHIND PROPERTY LINE.
 - MAXIMUM DRIVEWAY WIDTH SHALL BE 20'.
 - ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE DRAINAGE FLOW AWAY FROM THE PROPOSED HOME AND PATIO WITHOUT PONDING OR OBSTRUCTION.
 - ALL MATERIAL USED FOR FILL OR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DERIVED FROM ANY SOURCE.
 - ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.
 - MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR ANY OTHER DEPRESSION, REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557 UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION PLANS OR IF SPECIFIED DIFFERENTLY BY THE TOWNSHIP ENGINEER. CONTRACTOR TO VERIFY COMPACTION REQUIREMENTS WITH TOWNSHIP ENGINEER'S OFFICE PRIOR TO EXCAVATION.
 - ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - ELEVATIONS, DIMENSIONS, AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
 - DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
 - ALL PROPOSED CONVEYANCE DRAINS SHALL BE ADS N-12 OR APPROVED EQUAL. PIPES SHALL HAVE A MINIMUM 0.5% SLOPE.
 - PROPOSED ROOF DRAIN CONNECTIONS ARE SHOWN SCHEMATICALLY. FINAL DESIGN SHALL BE PROVIDED BY THE ARCHITECT AT TIME OF BUILDING PERMIT AND IS SUBJECT TO CHANGE. ALL ROOF DRAINS FROM PROPOSED BUILDING (EXCLUDING PORCH AREA) SHALL BE DIRECTED TO THE RAIN GARDEN. ALL DOWNSPOUT LOCATIONS TO BE OUTFITTED WITH OVERFLOW/CLEANOUTS. OVERFLOWS SHALL HAVE A SPLASH BLOCK INSTALLED AT THEIR LOCATION.
 - THE SURFACE OF ALL EARTH AREAS SHALL BE FINISHED TO A REASONABLY SMOOTH COMPACT SURFACE ORDINARILY OBTAINED FROM THE BLADE GRADER OR SCRAPER OPERATIONS AND HARD OPERATIONS AROUND CONFINED AREAS AND STRUCTURES. THE SURFACE OF AREAS TO BE TOPSOILED SHALL BE FINISHED TO A LEVEL OF SIX (6) INCHES BELOW FINISH GRADE AND LEFT WITH A SMOOTHNESS SUITABLE FOR APPLICATION OF TOPSOIL. ROCK ENCOUNTERED DURING CONSTRUCTION TO BE EXCAVATED TWELVE (12) INCHES BELOW FINAL GRADE AND REPLACED WITH TWELVE (12) INCHES OF TOPSOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXCESS MATERIALS FROM THE SITE.
 - THE EXISTING SANITARY LATERAL LOCATION AND DEPTH HAS NOT BEEN VERIFIED. THE LOCATION SHOWN ON THE PLAN IS BASED ON ABINGTON TOWNSHIP SANITARY SEWER SYSTEM PLAN, PLAN NO. 45085-407 (CONTRACT NO. 51, DATED 8/2/80). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO TIE-IN AND VERIFY LOCATION WITHIN BUILDING PER ARCHITECTURAL/MEP PLANS.
 - GAS, ELECTRIC, AND WATER CONNECTIONS TO BUILDING MUST BE COORDINATED WITH ARCHITECT / MEP.
 - ALL WATER MAINS, GAS MAINS, ELECTRIC, TELEPHONE AND OTHER COMMUNICATION SERVICES SHALL BE LOCATED UNDERGROUND; AND SUCH FACILITIES SHALL BE INSTALLED PRIOR TO STREET PAVING. ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE FACILITIES, BOTH MAIN AND SERVICE LINES, SHALL BE PROVIDED BY UNDERGROUND CABLES INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANIES PROVIDING SUCH SERVICES EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE BOARD OF COMMISSIONERS THAT THE UNDERGROUND INSTALLATION HEREIN REQUIRED IS NOT FEASIBLE BECAUSE OF THE PHYSICAL CONDITION OF THE LANDS INVOLVED. ALL MAIN UNDERGROUND CABLES WHICH ARE WITHIN THE RIGHT-OF-WAY OF A STREET SHALL BE LOCATED AS SPECIFIED BY THE BOARD OF COMMISSIONERS.
 - SEWER LATERAL CONNECTION:
 - CONTRACTOR SHALL VERIFY THE EXISTING DEPTH OF THE 6" VCP SEWER LATERAL PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE CAREFUL DURING EXCAVATION AROUND EXISTING VCP SEWER LATERAL TO PREVENT ANY DAMAGE TO THE PIPE.
 - SEWER LATERAL FOR NEW HOME SHALL TIE INTO EXISTING 6" VCP LATERAL.
 - EXISTING SEWER LATERAL CAP/PLUG SHALL BE REMOVED AND A WATERTIGHT RUBBER GASKET OR OTHER FITTING APPROVED BY ABINGTON SEWER AUTHORITY SHALL BE INSTALLED BETWEEN THE EXISTING 6" VCP SEWER LATERAL AND PROPOSED 6" PVC LATERAL.
 - CONTRACTOR SHALL INSTALL A CLEANOUT AS SHOWN ON THE PLANS AND PER ABINGTON TOWNSHIP STANDARD DETAILS #30 & #38.
 - BACKFILL AROUND SANITARY LATERAL SHALL BE PER ABINGTON TOWNSHIP STANDARD DETAIL #2

- GENERAL NOTES:**
- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
 - DESIGNATION OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES NOR VAN CLEEF ENGINEERING ASSOCIATES.
 - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
 - VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLAN COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
 - THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294G AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
 - PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
 - THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
 - 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.
 - 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 NOTED 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.



- REGISTERED UTILITY USERS:**
- COMPANY: AQUA PENNSYLVANIA
ADDRESS: 782 LANCASTER AVE.
BRYN MAWR, PA. 19010
CONTACT: THOMAS WADDY
EMAIL: TWADDY@AQUAAMERICA.COM
- COMPANY: ABINGTON TOWNSHIP OF
ADDRESS: 176 OLD YORK ROAD
ABINGTON, PA. 19001
CONTACT: TIM CLARK
EMAIL: TACLARK@ABINGTONPA.GOV
- COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@COMCAST.COM
- COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

PER TOWNSHIP ENGINEER REVIEW LETTER	SDC	05/21/25
REV DESCRIPTION	AUTH	DATE

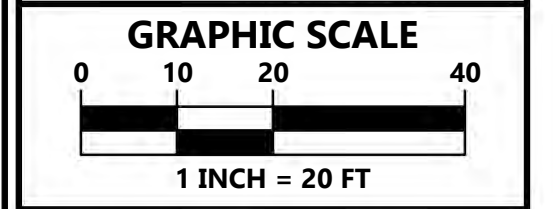
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Before You Dig Anywhere

811 PENNSYLVANIA

Know what's below. STOP! CALL 1-800-242-2776

Call before you dig. PA Line requires 3 working days before dig. PA ONE CALL SYSTEM INC.



PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSION, OR COLORED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO DATE

PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 19041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: 610.344.1876

GRADING AND UTILITY PLAN

FOR

ABH BUILDERS INC.
APN: 300018860001

EQUITABLE OWNER/APPLICANT:

ABH BUILDERS, INC.
1526 FAIRVIEW AVENUE
WILLOW GROVE, PA 19090-4804

MAILING ADDRESS:
775 PENNSYLVANIA BELLE PKE
BLUE BELL, PA 19422

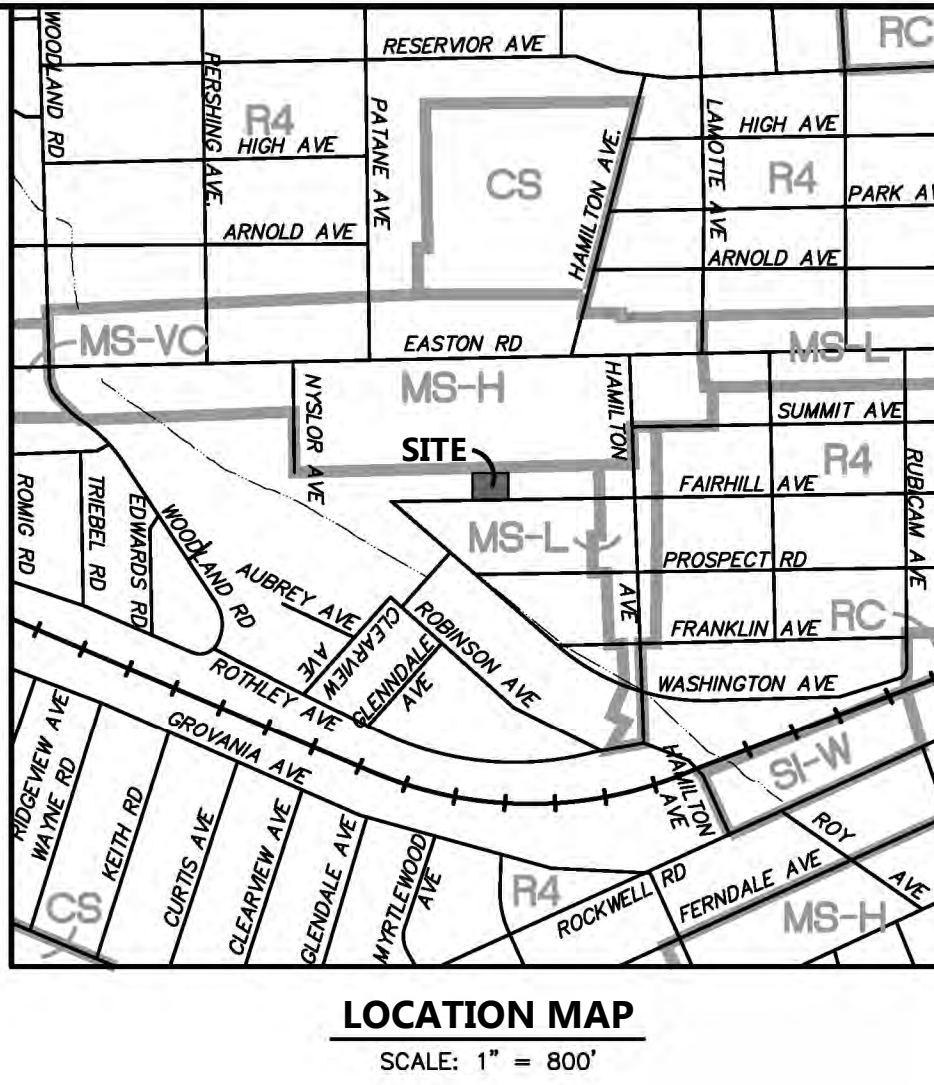
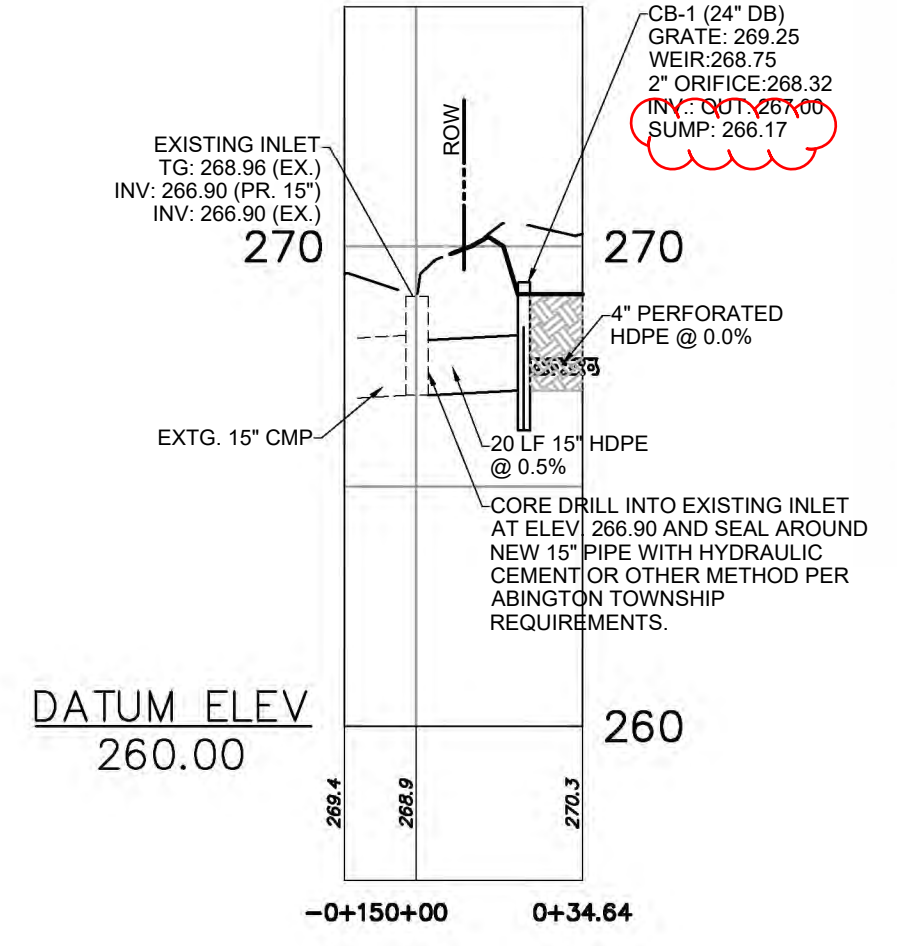
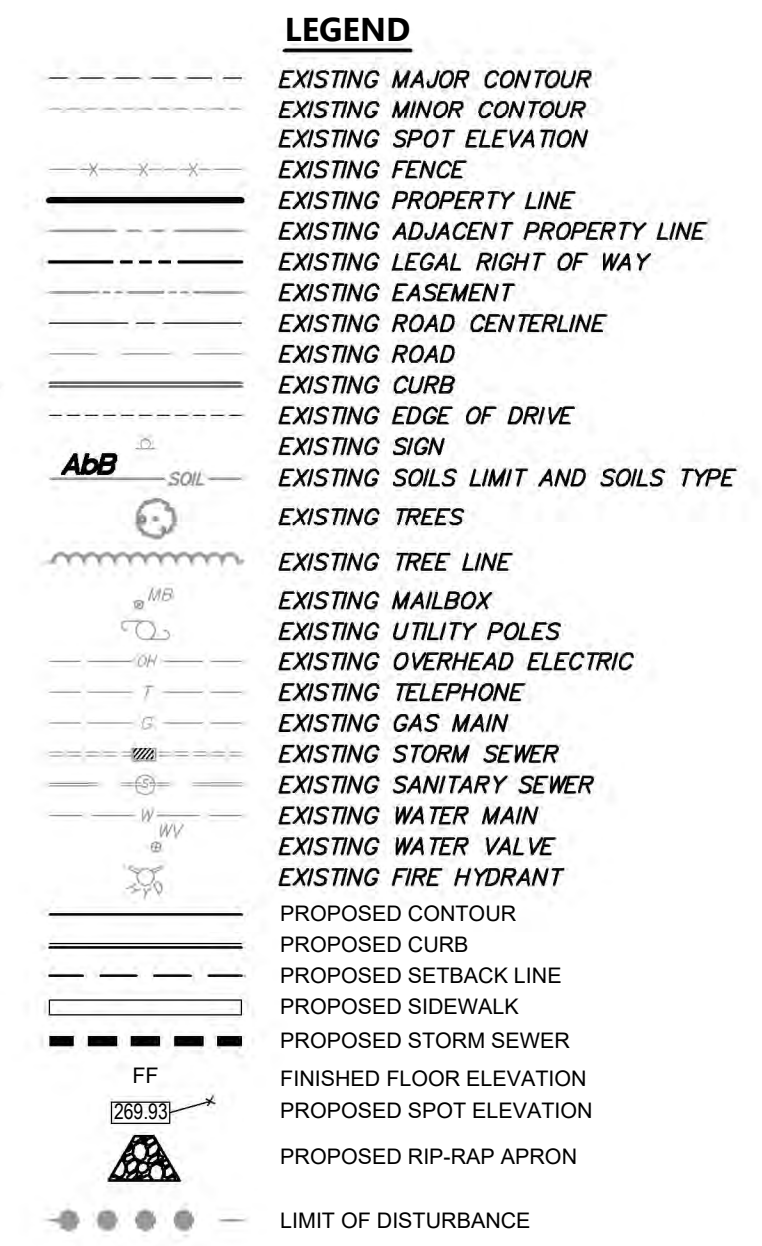
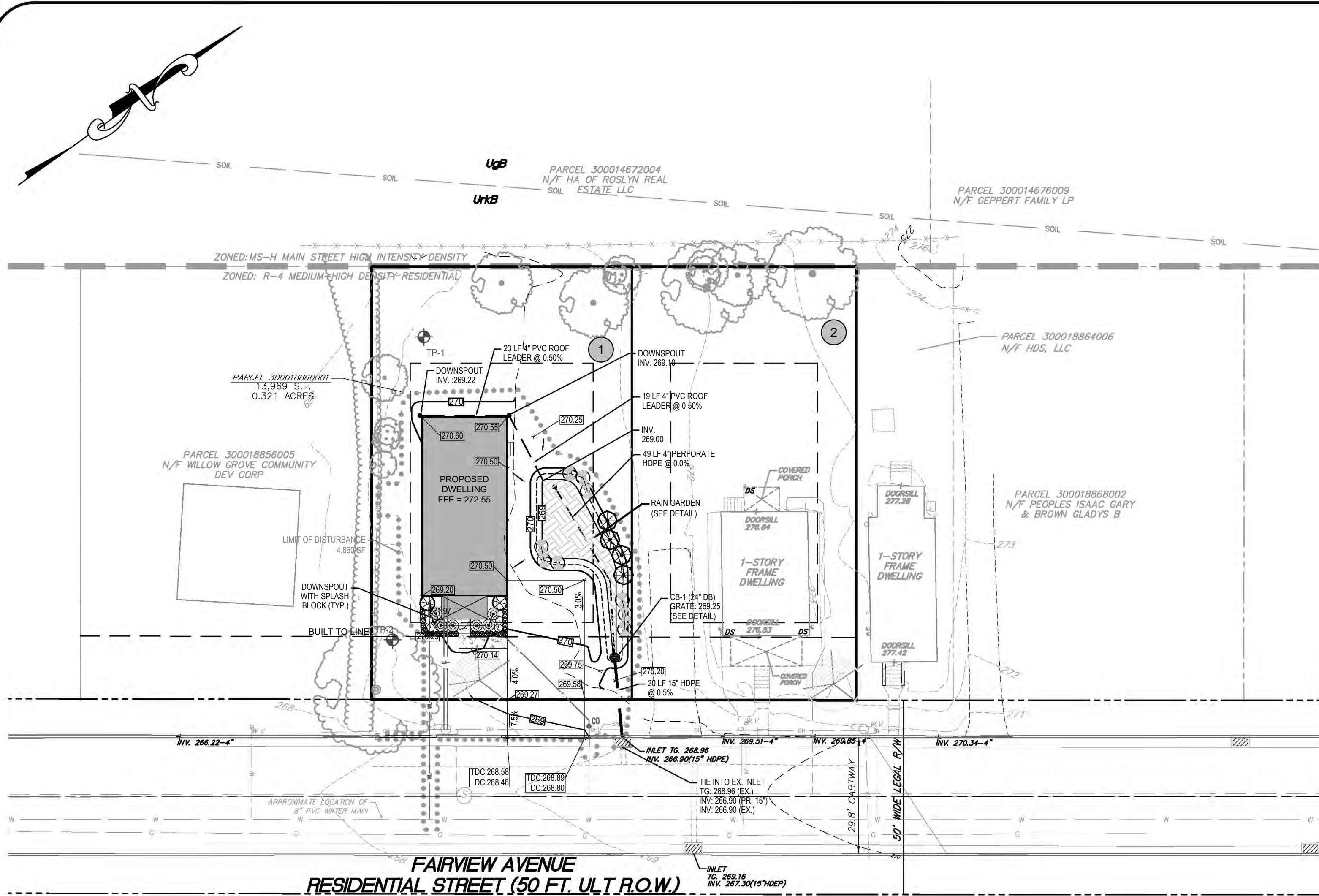
APN 30018860001

DATE:	FEBRUARY 6, 2025	SCALE:	1" = 20'
DESIGNED BY:	JEM	DRAWN BY:	ENP / JEM
CHECKED BY:	SDC	JOB NUMBER:	2403-A

APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

3 of 8



INFILTRATION TESTING RESULTS:

INFLTRATION TEST NO.	APPROXIMATE SURFACE ELEVATION (FT)	APPROXIMATE INFILTRATION TEST ELEVATION (FT)	APPROXIMATE TEST DEPTH (FT)	DEPTH TO LIMITING ZONE (FT)	LIMITING ZONE ELEVATION (FT)	LIMITING ZONE CONDITION	FIELD TESTED INFILTRATION RATE (IN/HR)
TP-1	268.16	267.16	2.00	> 7.00	> 262.16	N/A	0.00
TP-2	268.98	268.98	2.00	> 7.00	261.98	N/A	0.00

NOTE: STORMWATER INFILTRATION TESTING PERFORMED BY VM CONSULTANTS, LLC DATED 01-10-2025.
 * FIELD TESTED INFILTRATION RATES HAVE AN APPLIED FACTOR OF SAFETY OF 2; DESIGN RATE IS 0.00 IN/HR WHICH IS LESS THAN THE MIN. 0.1 IN/HR REQUIRED.

LANDSCAPE SCHEDULE*:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
STREET TREES					
CAF	9	Cornus sericea 'Arctic Fire' (Native)	Arctic Fire Redtwig Dogwood	24" HT.	#3 CNT.
IVSG	1	Ilex verticillata 'Southern Gentleman'	S. Gentleman Winterberry	24" HT.	#3 CNT.
IVW	3	Ilex verticillata 'Winter Red' (Native)	Winter Red Winterberry	30" HT.	#5 CNT.

* NOTE: These plants are also shown on the overall landscape schedule on Sheet #8.

BMP INSPECTION AND MAINTENANCE NOTES

UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE HOMEOWNER. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RESEALING, RESEEDING AND REINTEGRATING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES. PLANS AND DETAILS, ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT AND/OR THE TOWNSHIP UPON REQUEST.

RE-VEGETATE DISTURBED AREAS USING NATIVE SPECIES
 INSPECTION: TWICE A YEAR, INSPECTED TO CHECK HEALTH (REPLACE AS REQUIRED).
 MAINTENANCE: NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED. THIS INITIAL MAINTENANCE SCHEDULE IS NECESSARY FOR THE FIRST 2 TO 3 YEARS OF GROWTH AND MAY BE NECESSARY FOR UP TO 5 YEARS UNTIL TREE GROWTH AND TREE CANOPY BEGINS TO FORM. NATURALLY INFESTING WEED GROWTH, DURING PERIODS OF EXTENDED DROUGHT, TREES MAY REQUIRE WATERING.

DISCONNECTED ROOF LEADERS
 INSPECTION: TWICE A YEAR, INSPECTED TO CHECK HEALTH (REPLACE AS REQUIRED) OF DOWNSLOPE VEGETATION. IF VEGETATION NEEDS TO BE REPLACED REFER TO THE LANDSCAPE PLAN.
 MAINTENANCE: LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER SEEDING. WATERING SHALL CONTINUE AT LEAST UNTIL LAWN IS ESTABLISHED.

RAIN GARDEN/BIORETENTION
 INSPECTION: BIORETENTION AREAS SHOULD BE INSPECTED AT LEAST TWICE A YEAR AND AFTER ALL 10-YR STORM EVENTS OR GREATER FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC. DURING PERIODS OF EXTENDED DROUGHT, BIORETENTION AREAS MAY REQUIRE WATERING. TREES AND SHRUBS SHOULD BE INSPECTED TWICE A YEAR TO CHECK HEALTH.

MAINTENANCE: WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED. DETRIUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.

STORM CONVEYANCE SYSTEMS
 INSPECTION: STORM STRUCTURES AND PIPING SHALL BE INSPECTED ANNUALLY AND AFTER ALL 10-YR STORM EVENTS OR GREATER TO ENSURE PROPER FUNCTIONALITY. REPAIR/REPLACE AS NEEDED.

MAINTENANCE: ALL ONSITE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CLEARED OF DEBRIS EVERY THREE (3) MONTHS OR WHEN ACCUMULATION HINDERS OPERATION OF THE FACILITY. STRUCTURES SHALL BE FLUSHED EVERY FIVE (5) YEARS. ALL SEDIMENT/DEBRIS/OIL REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS. SHOULD ONSITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

ANY BMP NOT DRAWING WITHIN 72 HOURS AFTER THE END OF A RAIN EVENT SHOULD BE CONSIDERED A POOR BMP FAILURE. BMP FAILURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

GRADING AND DRAINAGE NOTES:

1. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

2. THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.

3. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE DRAINAGE FLOW AWAY FROM THE PROPOSED HOME AND PATIO WITHOUT PONDING OR OBSTRUCTION.

4. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION, CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.

5. UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON. HOWEVER, NO CERTIFICATION IS MADE BY VCEA AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS.

6. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH ARE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

7. ALL MATERIAL USED FOR FILL OR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NON-COMPACTIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DERIVED FROM ANY SOURCE.

8. ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.

9. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR OTHER DEPRESSIONS REQUIRING FILL OR BACKFILL SHALL BE COMPACTED AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557 CHANGE 1. ALL ROOF DRAINS WITHIN THE CONSTRUCTION PLANS OF SPECIFIED DIMENSIONS WITH TOWNSHIP ENGINEER'S OFFICE PRIOR TO EXCAVATION.

10. ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

11. ELEVATIONS, DIMENSIONS, AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

12. MINIMUM PERMITTED LAWN GRADE IS 2.0%.

13. DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.

14. ALL PROPOSED CONVEYANCE DRAINS SHALL BE ADS-N-12 OR APPROVED EQUAL PIPES SHALL HAVE A MINIMUM 0.5% SLOPE.

15. PROPOSED ROOF DRAIN CONNECTIONS ARE SHOWN SCHEMATICALLY. FINAL DESIGN SHALL BE PROVIDED BY THE ARCHITECT AT TIME OF BUILDING PERMIT AND IS SUBJECT TO CHANGE. ALL ROOF DRAINS FROM PROPOSED BUILDING EXCLUDING PORCH AREA SHALL BE DIRECTED TO THE RAIN GARDEN. ALL DOWNSPOUT LOCATIONS TO BE OUTFITTED WITH OVERFLOW/CLEANOUTS. OVERFLOWS SHALL HAVE A SPLASH BLOCK INSTALLED AT THEIR LOCATION.

16. THE SURFACE OF ALL EARTH AREAS SHALL BE FINISHED TO A REASONABLY SMOOTH COMPACT SURFACE. ORDINARILY OBTAINED FROM THE BLADE-BRADER OR SOLOPAK OPERATIONS. HARD SURFACES AND CONCRETE AREAS AND STRUCTURES, THE SURFACE OF AREAS TO BE TOPSOILED SHALL BE FINISHED TO A LEVEL OF SIX (6) INCHES BELOW FINISH GRADE AND LEFT WITH A SMOOTHING SUITABLE FOR APPLICATION OF TOPSOIL. ROCK ENCOUNTERED DURING CONSTRUCTION TO BE EXCAVATED TWELVE (12) INCHES BELOW FINAL GRADE AND REPLACED WITH TWELVE (12) INCHES OF TOPSOIL. THE SURFACE SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXCESS MATERIALS FROM THE SITE.

17. A STORMWATER BLANKET EASEMENT IS OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP.

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMPs INCLUDED IN THE APPROVED SWM SITE PLAN. THE AS-BUILT PLANS AND AN EXPLANATION, ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY.

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.

2. DESIGNATION OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES NOR VAN CLEEF ENGINEERING ASSOCIATES.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2020, PENNSYLVANIA ACT 121.

4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.

5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.

6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM, ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.

7. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C02940 AND 42091C03130, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.

8. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.

9. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

10. FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE SPECIAL UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.

11. 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.

12. 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 LOCATED 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.

DESIGN ENGINEER:

I, SAMUEL D. COSTANZO, ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE No. _____

MUNICIPAL:

ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE No. _____

LANDOWNER STATEMENT:

I, _____ THE LANDOWNER ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF REVISED PLAN BY THE MUNICIPALITY, WHICH SHALL BE RECORDED WITH THE RECORD PLAN AND WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS.

DESIGN ENGINEER:

I, SAMUEL D. COSTANZO, ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE No. _____

DATE: FEBRUARY 14, 2025
 SCALE: 1" = 20'
 DESIGNED BY: JEM
 DRAWN BY: ENP / JEM
 CHECKED BY: SDC
 JOB NUMBER: 2403-A

RAIN GARDEN DETAIL (WITH UNDERDRAIN)
 (NOT TO SCALE)

RAIN GARDEN	TOP OF SLOPE ELEV.	R.G. BOTTOM ELEV.	TOP OF RISER/BOX ELEV.	SPILLWAY ELEV.	BOTTOM OF MEDIA	BOTTOM OF U-DRAIN	ORIFICE SIZE	ORIFICE SIZE	WEIR ELEV.	END CAP (IN)	DISCHARGE PIPE INVERT ELEV.	AMENDED SOIL DEPTH (IN)	DISCHARGE PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	BOX TYPE	PONDING DEPTH ABOVE GROUND (FT)	LIMITING ZONE ELEV.
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)
1	270.00	269.00	269.25	269.75	267.00	267.25	268.32	2.00	268.75	4.00	267.00	24	20	15	0.50	24" ADS BASIN	0.25	<262.00

RAIN GARDEN BOTTOM SEED MIX WHEN WET

FAWC WETLAND MEADOW MIX: ERNMX-122

Species	Quantity
Corex virginiana	30.5%
Corex lurida	30.3%
Elymus virginicus	3.0%
Verbena hastata	3.0%
Corex scoparia	2.2%
Achillea millefolium	1.5%
Zizia aurea	1.5%
Glyceria striata	1.5%
Verbena stricta	1.0%
Eupatorium perfoliatum	0.5%
Corex paniculata	0.5%
Corex spicata	0.5%
Labelia aliphatica	0.5%
Helianthus annuus	0.4%
Mimulus ringens	0.4%
Sarcocodiceum	0.2%
Solidago rugosa	0.1%
Lybium paniculata	0.1%

SEED AT 20 LBS PER ACRE OR 1/2 LB. PER 1,000 SQ.FT.
 Temporary Nurse/Cover Crop
 Grass Ryegrass @ 30 lbs per acre
 Japanese Millet @ 10 lbs per acre
 (1 Sept. to 30 Apr.)
 (1 May to 31 August)
 Barnyard Grass @ 10 lbs per acre
 (1 May to 31 August)

Ernst Conservation Seeds
 8008 Mercer Pike
 Meadville, PA 16335
 (800) 873-3321 Fax (814) 336-5191
 www.ernstseeds.com

STORMWATER PLAN AND PROFILE

FOR

ABH BUILDERS INC.
 APN: 300018860001

DATE: FEBRUARY 14, 2025
 SCALE: 1" = 20'
 DESIGNED BY: JEM
 DRAWN BY: ENP / JEM
 CHECKED BY: SDC
 JOB NUMBER: 2403-A

APN: 300018860001

ABINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

4 of 8



PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/31/25

REV DESCRIPTION AUTH DATE

SERIAL NO. 20242142504

Before You Dig Anywhere

811 PENNSYLVANIA

Know what's below. STOP CALL 1-800-242-2776

Call before you dig - PA Law requires 3 working days notice before PA ONE CALL SYSTEM INC.

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSION, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO
 PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 04157-R

Van Cleef Engineering with Focus

VAN CLEEF ENGINEERING ASSOCIATES, LLC
 501 NORTH MAIN STREET, DOWNTOWN, PA 16901
 WWW.VANCLEEFENGINEERING.COM
 PHONE (814) 336-5191

STORMWATER PLAN AND PROFILE

FOR

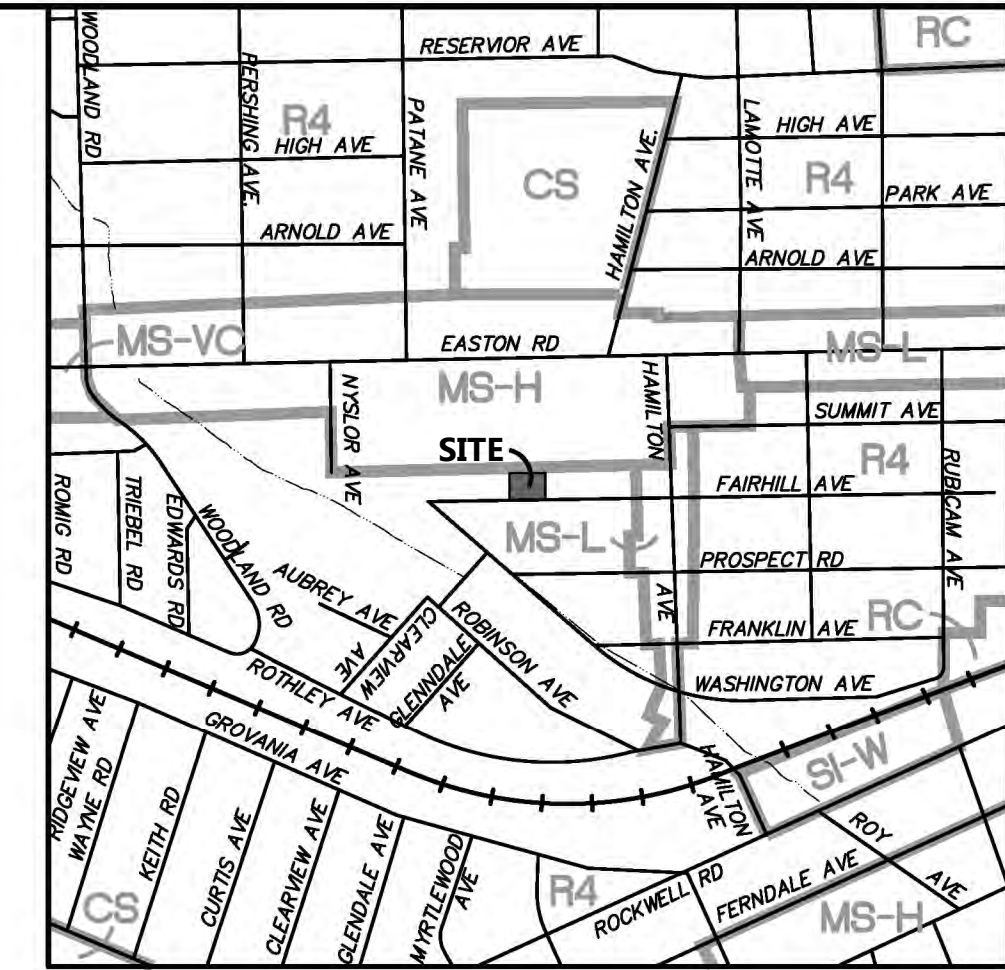
ABH BUILDERS INC.
 APN: 300018860001

DATE: FEBRUARY 14, 2025
 SCALE: 1" = 20'
 DESIGNED BY: JEM
 DRAWN BY: ENP / JEM
 CHECKED BY: SDC
 JOB NUMBER: 2403-A

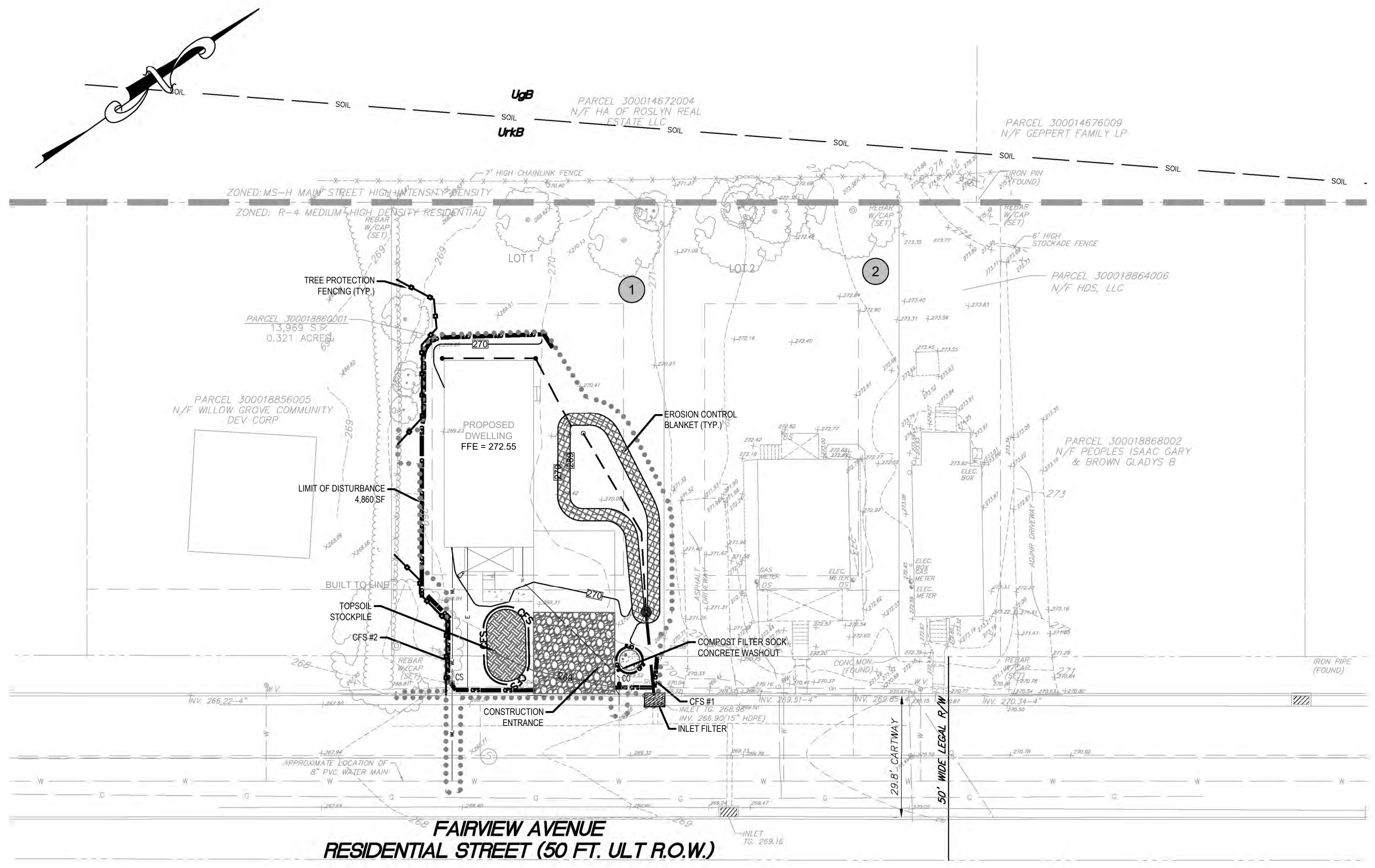
APN: 300018860001

ABINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

4 of 8



LOCATION MAP
SCALE: 1" = 80'



LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING LEGAL RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING ROAD CENTERLINE
---	EXISTING ROAD
---	EXISTING CURB
---	EXISTING EDGE OF DRIVE
---	EXISTING SIGN
---	EXISTING SOILS LIMIT AND SOILS TYPE
---	EXISTING STREAM
---	EXISTING TREES
---	EXISTING TREE LINE
---	EXISTING MAILBOX
---	EXISTING UTILITY POLES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING GAS MAIN
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	EXISTING WELL
---	EXISTING FIRE HYDRANT
---	PROPOSED CONTOUR
---	PROPOSED CURB
---	PROPOSED RIGHT OF WAY
---	PROPOSED SETBACK LINE
---	PROPOSED LIMIT OF TREE CLEARING
---	PROPOSED SIDEWALK
---	PROPOSED SIGN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LATERAL
---	PROPOSED WATER LATERAL
---	FFE
---	PROPOSED JUTE MATTING
---	PROPOSED ROCK CONSTRUCTION ENTRANCE
---	PROPOSED RIP-RAP APRON
---	PROPOSED COMPOST FILTER SOCK
---	LIMIT OF DISTURBANCE
---	TREE PROTECTION FENCING (P.O.U.N.)
---	INLET PROTECTION
---	ROCK FILTER

GENERAL EROSION & SEDIMENT CONTROL NOTES

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
- 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 PRE-CONSTRUCTION MEETING. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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.
- DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE 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.
- 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, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEPT'S SOLID WASTE REGULATIONS (25 PA CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

CONSTRUCTION SEQUENCE

- AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRE-CONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR(S), TOWNSHIP ENGINEER(S), BUCKS COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.
- THE LIMITS OF DISTURBANCE SHALL BE DELINEATED WITH SURVEY STAKES OR SIMILAR, PRIOR TO ANY DISTURBANCE AND SHALL NOT BE DISTURBED DURING SITE CONSTRUCTION EXCEPT FOR TEMPORARY IMPACTS FOR MITIGATION OR RESTORATION PER THE PLAN.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE PER THE PLAN.
- ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AT THE ENTIRE LIMIT OF DISTURBANCE. PLACE COMPOST FILTER SOCK AS DELINEATED ON THE PLAN AND DOWNSTREAM OF ALL EXCAVATED OR TOPSOIL STOCKPILING AREAS TO BE DISTURBED. INSTALL CONCRETE WASHOUT FACILITY PER THE PLAN, AND TREE PROTECTION FENCE AS DELINEATED ON THE PLAN.
- ALL SWALES AND 3:1 SLOPES SHALL BE STABILIZED AND LINED WITH TEMPORARY EROSION CONTROL MATTING. BEGIN BULK EXCAVATION ACTIVITIES FOR THE PROPOSED BUILDING AND STABILIZE PER THE PLAN. STRIP TOPSOIL WITHIN AREAS OF PROPOSED EARTHWORK AND STOCKPILE PER THE PLAN. CESSATION OF THE ACTIVITIES FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY SEEDING.
- FINISH GRADE AND SPREAD TOPSOIL, SEED AND MULCH EACH AREA OF DISTURBANCE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE COMPLETION DATE AND SCHEDULE SEEDING). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SF, PROPOSED TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDING AND MULCHED. PRIOR TO PLACING TOPSOIL, SUBSOIL SHALL BE SCARIFIED.
- REMOVE TEMPORARY CONTROL MEASURES AFTER UNIFORM EROSION RESISTANT PERENNIAL VEGETATION HAS BEEN ESTABLISHED, MINIMUM OF UNIFORM COVERAGE OR A DENSITY OF 70% ACROSS THE DISTURBED AREA, TO THE POINT WHERE THE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING RUNOFF EVENTS AND STABILIZATION OF THE SITE IS COMPLETE TO THE SATISFACTION OF THE BUCKS COUNTY CONSERVATION DISTRICT. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE STABILIZED. THE COUNTY CONSERVATION DISTRICT AND TOWNSHIP SHALL BE NOTIFIED PRIOR TO REMOVAL OF ANY EROSION CONTROLS.

SOIL LIMITATIONS:

SOIL TYPE	SEASONAL HIGH WATER TABLE (FT)	DEPTH TO BEDROCK (IN)	HYDROLOGIC GROUP	HYDRIC SOILS	OUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL (C, S, OR C/S)	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC / HYDRIC INCLUSIONS	LOW STABILITY LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND 0 TO 8 PERCENT SLOPES (UgB)	-	-	-	-	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
URBAN LAND-EDGE MONT COMPLEX 0 TO 8 PERCENT SLOPES (UgB)	-	10-99	N.R.	NO	YES	C	YES	NO	NO	NO	NO / YES (1)	NO	YES	NO	YES	YES	NO	NO	NO	NO

N.R. = NOT RATED
(1) YES-AND-OVER (2X)

GENERAL NOTES:

- SOILS SHOWN HEREON ARE AS MAPPED BY THE NATURAL RESOURCES CONSERVATION SERVICES (NRCS) WEBSITE FOR MONTGOMERY COUNTY ON SEPTEMBER 5, 2024.
- THE SITE FLOWS DRAIN TO SANDY RUN (TSF) WITHIN THE WISSAHICKON CREEK WATERSHED. THE WATERS DESIGNATED/EXISTING USES ARE CLASSIFIED BY THE PA CODE CHAPTER 93.

SOIL RESOLUTIONS:

- WHEN THE ABOVE SOILS LIMITATIONS ARE ENCOUNTERED, UTILIZE THE FOLLOWING SOILS RESOLUTIONS:
- DEPTH TO BEDROCK - WHEN DEPTH TO BEDROCK IS ENCOUNTERED, CONTRACTOR MAY BLAST IF NECESSARY.
 - OUTBANKS CAVE - ALL APPLICABLE OSHA STANDARDS AND REGULATIONS WITH REGARD TO UTILITY AND RETAINING WALL CONSTRUCTION MUST BE IMPLEMENTED AT ALL TIMES. LIMIT SLOPES TO 3:1 MAXIMUM.
 - CORROSIVE TO CONCRETE/STEEL - ALL UNDERGROUND CONCRETE AND/OR STEEL MATERIALS TO BE BACKFILLED WITH APPROPRIATE MATERIAL WHEN CORROSIVENESS IS LIMITED. FOR BUILDINGS, CONTRACTOR TO COMPLY WITH THE INTERNAL RESIDENTIAL CODE (IRC) BUILDING CODE.
 - DROUGHTY - PROVIDE WATER TRUCK FOR IRRIGATION IN NEEDED. WHERE LANDSCAPING IS PROPOSED WITHIN DROUGHTY SOILS, APPLYING COMPOST MAY BE NECESSARY TO HELP INCREASE WATER RETENTION.
 - DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE - CARE SHALL BE TAKEN WHEN CONSTRUCTION IMPROVEMENTS IN AREAS SHOWN AS HAVING A HIGH SEASONAL WATER TABLE. ANY SUBSURFACE WATER ENCOUNTERED MUST BE PUMPED AND FILTERED PRIOR TO RELEASE PER THE DETAIL PROVIDED ON THE DETAILS SHEET.
 - DURING CONSTRUCTION - PONDING WATER SHALL BE PUMPED TO SEDIMENT BASIN OR A SEDIMENT FILTER BAG.
 - ROADS - UNDERDRAINS SHALL BE INSTALLED UNDER ROADS TO BE BUILT.
 - TRENCH - DEWATER TRENCHED TO A SEDIMENT FILTER BAG.
 - DWELLING WITH BASEMENT - BASEMENTS TO HAVE SUMP PUMPS INSTALLED PER INTERNATIONAL RESIDENTIAL CODE (IRC) BUILDING CODE.
 - HYDRIC/HYDRIC INCLUSIONS - SEE "DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE" ABOVE FOR RESOLUTION.
 - SLOW PERCOLATION - UTILIZE STRUCTURAL BMP'S THAT DO NOT REQUIRE INFILTRATION (I.E. AMENDED SOILS, SLOW RELEASE BASIN). NO INFILTRATION BMP'S ARE PROPOSED.
 - POOR SOURCE OF TOPSOIL - CONTRACTOR TO SUPPLY TOPSOIL AS NEEDED.
 - FROST ACTION - PRECAUTIONS ARE NEEDED TO PREVENT DAMAGE, ESPECIALLY TO ROADWAYS.

REV	DESCRIPTION	DATE
1	PER TOWNSHIP ENGINEER REVIEW LETTER	05/23/25
2		
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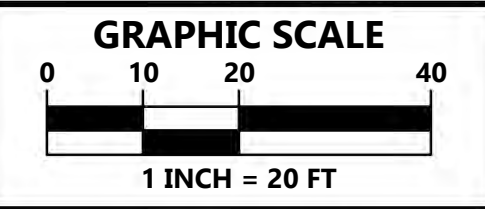
SERIAL NO. 20242142504

Before You Dig Anywhere

811 PENNSYLVANIA

Know what's below. STOP CALL 1-800-242-2776

Call before you dig. PA Law requires 3 working days notice before dig. PA ONE CALL SYSTEM INC.



PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO DATE

PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 19001
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: 610.344.1876

SOIL EROSION & SEDIMENT CONTROL PLAN

FOR
ABH BUILDERS INC.
APN: 3000018860001

DATE:	FEBRUARY 14, 2025
SCALE:	1" = 20'
DESIGNED BY:	JEM
DRAWN BY:	ENP / JEM
CHECKED BY:	SDC
JOB NUMBER:	2403-A

APN: 300018860001

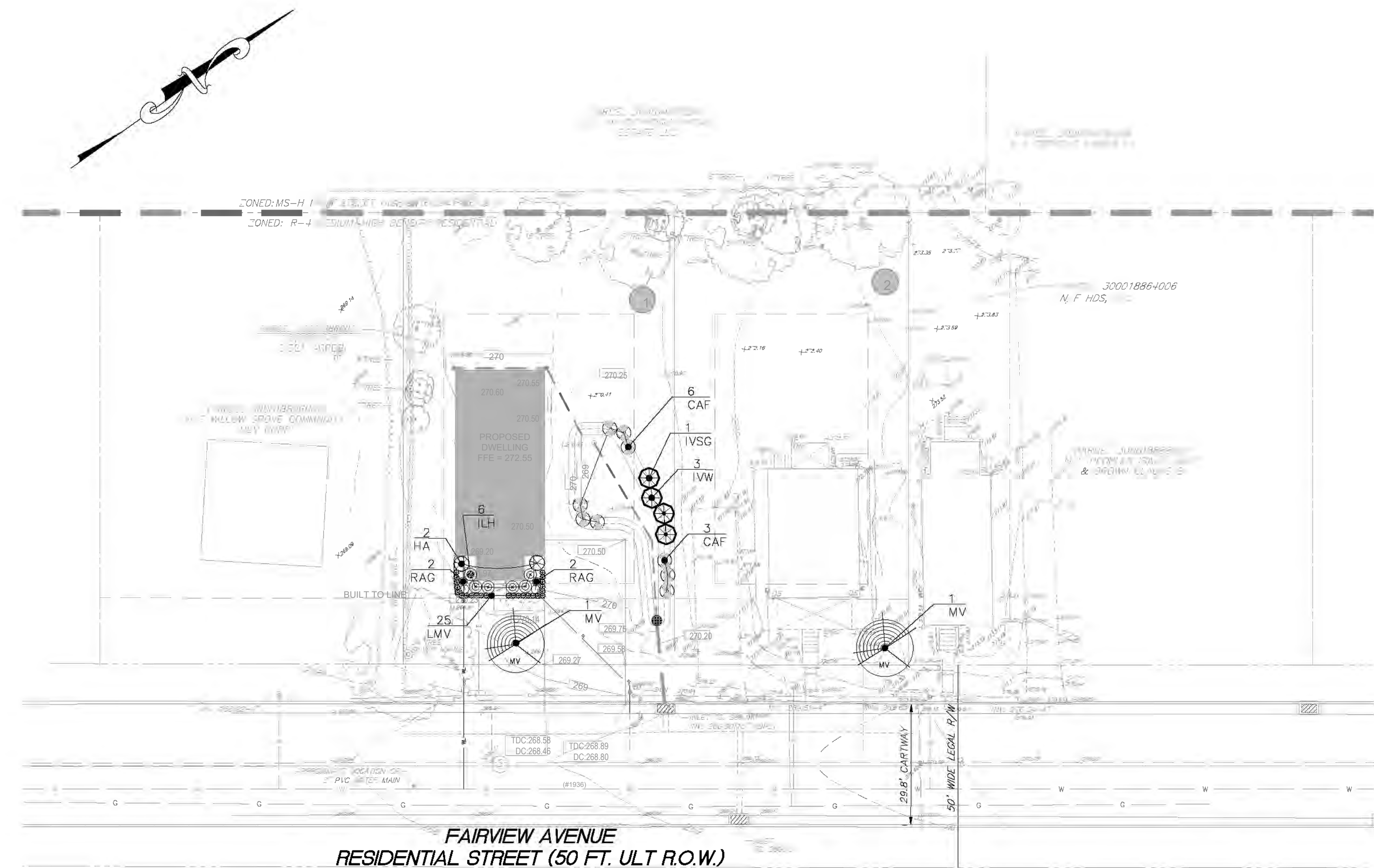
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

GENERAL LANDSCAPING NOTES

- THIS PLAN IS TO BE USED FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
- THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
- ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
- ALL PLANTS SHALL BE SPECIES OF THEIR SPECIES OR VARIETY; AND SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS FIBROUS ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE STATED; THEY SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATE CONDITIONS AS THE MUNICIPALITY FOR AT LEAST TWO (2) YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
- ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY-GROWN OF SPECIMEN QUALITY. THEY SHALL BE OF SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDNESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING. ALL BALLED AND BURLAPPED PLANTS SHALL BE DUG TO MEET OR EXCEED THE "USDA STANDARDS FOR NURSERY STOCK".
- PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY.
- MAINTAIN A MINIMUM SIX (6) FOOT SEPARATION DISTANCE BETWEEN TREES AND UNDERGROUND UTILITIES.
- MAINTAIN A MINIMUM OF FIFTEEN (15) FOOT SEPARATION DISTANCE BETWEEN TREES AND OVERHEAD UTILITIES, INCLUDING STREET LIGHTS.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- STREET TREES SHALL BE A MINIMUM OF TWO AND ONE HALF (2.5) INCHES IN DIAMETER, MEASURED AT SIX (6) INCHES ABOVE GRADE, AND HAVE A UNIFORM CANOPY AND SPREAD AT THE TIME OF PLANTING. TREES SHALL HAVE A MINIMUM HEIGHT OF SEVEN (7) FEET ABOVE GRADE BEFORE BRANCHING BEGINS. ANY TREES INSTALLED WHICH DO NOT MEET THESE REQUIREMENTS SHALL BE REPLACED UPON NOTICE FROM THE TOWNSHIP.
- ALL TREES TO BE INSTALLED SHALL BE BALLED AND BURLAP IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.
- ALL TREES SHALL BE MULCHED TO A DEPTH OF NO LESS THAN THREE (3) INCHES IN A SIX-FOOT DIAMETER TREE RING. MULCH SHALL NOT BE PLACED AGAINST THE TREE TRUNK, OR THE ROOT CROWN.
- TREES, LOCATED ON A STEEP SLOPE, SHALL BE STAKED FOR NO LONGER THAN 1 YEAR AFTER INITIAL INSTALLATION. TREES SHALL BE STAKED UTILIZING TWO (2) 2"x2"x8' ROUGH SAWN STAKES. TREES SHALL BE BRACED UTILIZING WOVEN POLYPROPYLENE TIES. UNDER NO CIRCUMSTANCES SHALL METAL GUY WRING BE UTILIZED FOR BRACING PURPOSES.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING OF ALL PLANT MATERIAL SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE ON THE SOIL EROSION AND SEDIMENT CONTROL NARRATIVE. ALL DISTURBED LAWN AREAS SHALL BE TOP-SOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE MINIMUM 3" OF SHREDDED HARDWOOD BARK.
- THE OWNER, OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN ON THE APPROVED LANDSCAPE PLAN.
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, AND REPLACED WHEN NECESSARY, DUE TO POOR HEALTH OR UNSAFE CONDITIONS.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ANY REMOVAL, RELOCATION, OR SUBSTITUTION IN PLANT MATERIALS, SHALL BE AUTHORIZED BY THE TOWNSHIP, OR THE TOWNSHIP'S REPRESENTATIVE.
- THE OMISSION, REMOVAL, REPLACEMENT, RELOCATION, OR SUBSTITUTION OF APPROVED PLANT MATERIALS, DEPICTED ON THE APPROVED LANDSCAPE PLAN, WITHOUT PRIOR APPROVAL SHALL BE REPLACED AT THE OWNER'S EXPENSE AND SUBJECT TO REVIEW BY THE TOWNSHIP.
- PLANTINGS AND OTHER MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
- PLANTINGS SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. ALL LANDSCAPING SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR AFTER THE TOWNSHIP HAS ISSUED THE OCCUPANCY PERMIT.

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING LEGAL RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING ROAD CENTERLINE
---	EXISTING ROAD
---	EXISTING CURB
---	EXISTING EDGE OF DRIVE
---	EXISTING SIGN
---	EXISTING TREES
---	EXISTING TREE LINE
---	EXISTING MAILBOX
---	EXISTING UTILITY POLES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING GAS MAIN
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	PROPOSED CONTOUR
---	PROPOSED CURB
---	PROPOSED SETBACK LINE
---	PROPOSED SIDEWALK
---	PROPOSED UTILITY POLE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER LATERAL
---	FINISHED FLOOR ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED RIP-RAP APRON



GENERAL NOTES:

- THE BOUNDARY AND EXISTING FEATURES FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
- DESIGNATION OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES /FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES NOR VAN CLEEF ENGINEERING ASSOCIATES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- METES AND BOUNDS AS SHOWN ARE BASED ON IFA, STATE PLAN COORDINATE SYSTEM, ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
- THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 4209100294G AND 4209100313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
- PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
- 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.
- 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.

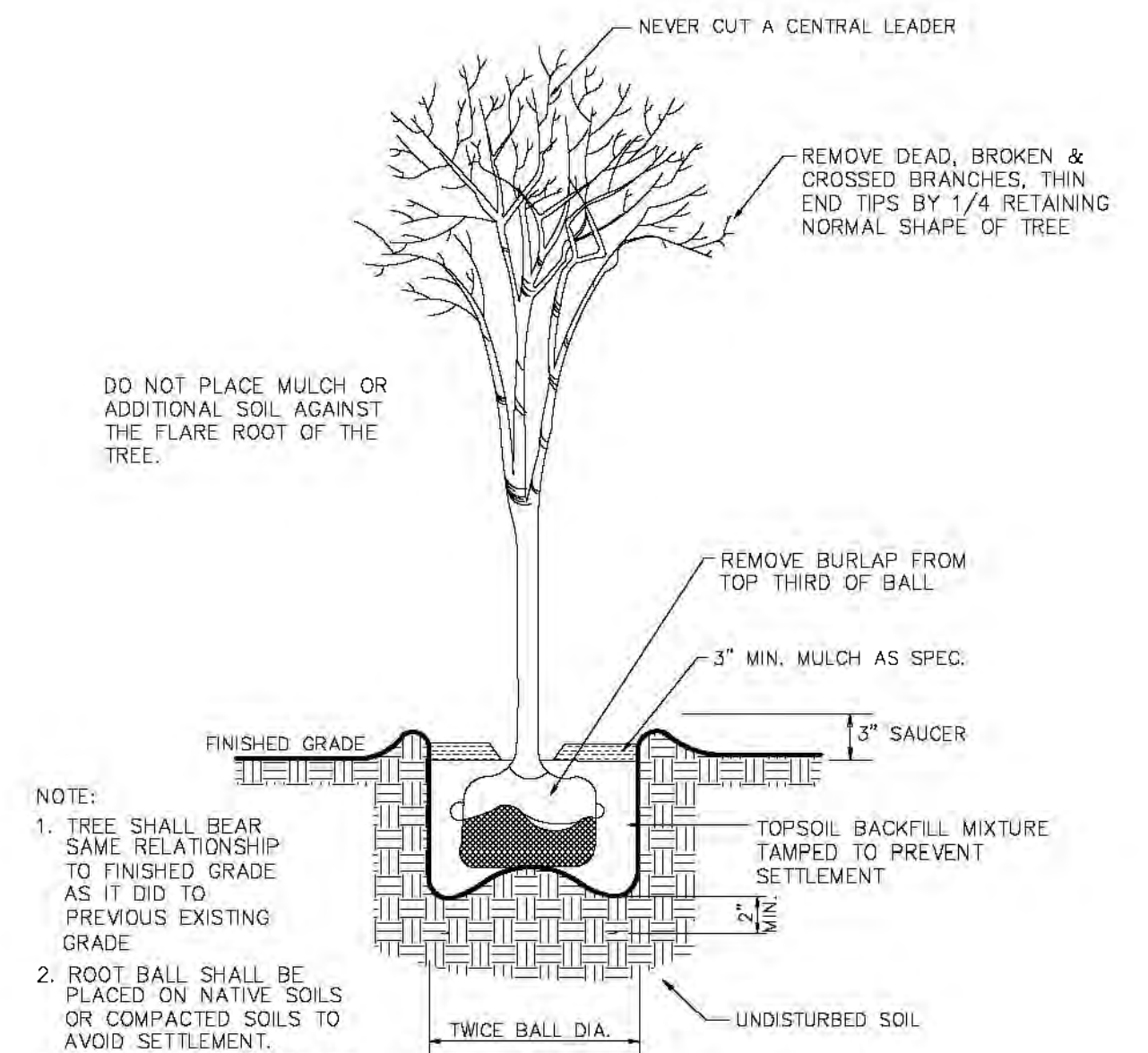
STREET TREE CALCULATION:

ONE STREET TREE PER 40' LINEAR FEET OF FRONTAGE REQUIRED
FAIRVIEW AVENUE
125'/40' = 3 STREET TREES REQUIRED
1 EXISTING STREET TREE + 2 PROPOSED STREET TREES

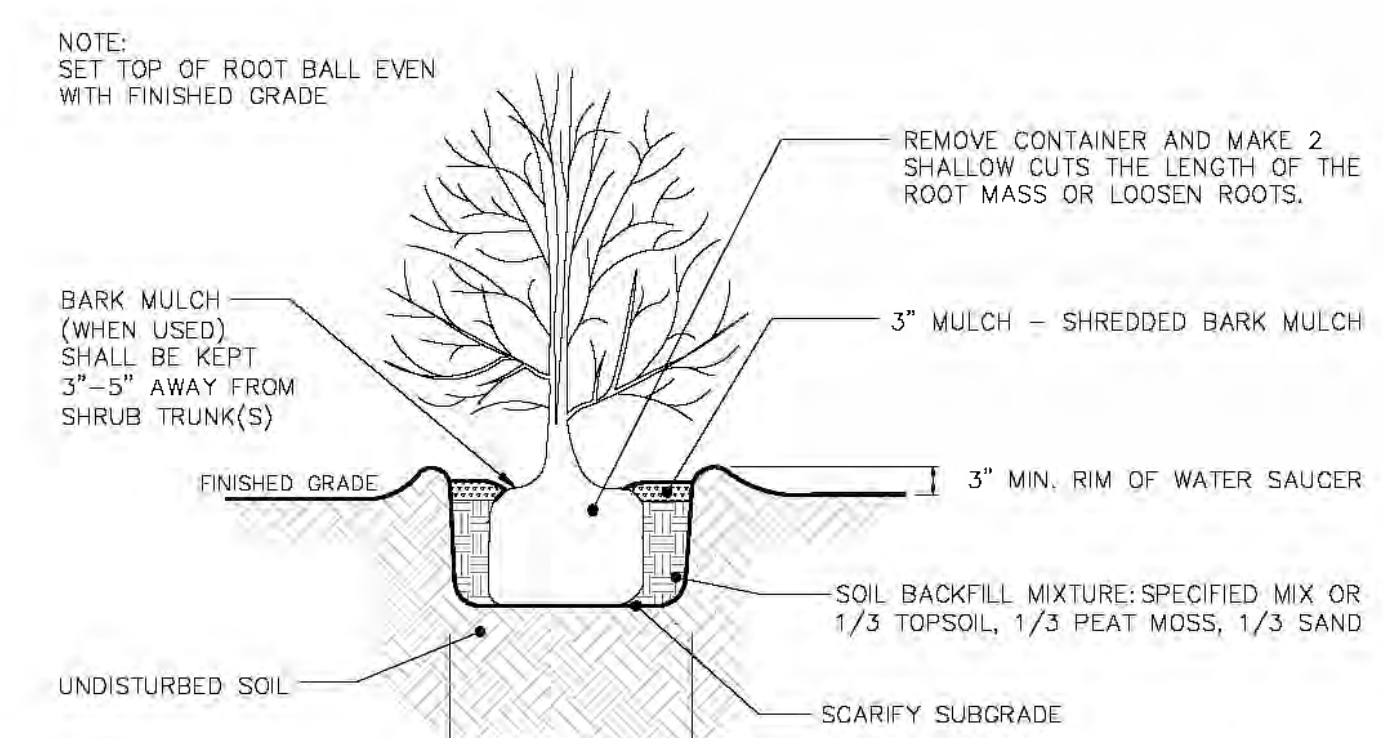
LANDSCAPE SCHEDULE:

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
STREET TREE					
MV	2	Magnolia virginiana (native)	Sweetbay Magnolia (semi-evergreen)	2.5" cal./10'-12' ht.	B & B
Subtotal 2					
SHRUBS					
*CAF	9	*Cornus sericea 'Arctic Fire'	Arctic Fire Redtwig Dogwood (native)	24"-30" ht.	Cont.
HA	2	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea (native)	24"-30" ht.	Cont.
*IVSG	1	*Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry (male)	24"-30" ht.	Cont.
*IWW	3	*Ilex verticillata 'Winter Red'	Winter Red Winterberry (native)	24"-30" ht.	Cont.
ILH	6	Ilea virginica 'Little Henry'	Little Henry Sweetspire (native)	18"-24" ht.	Cont.
Subtotal 21					
PERENNIALS					
LMV	25	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	18" o.c.
RAG	4	Rudbeckia 'American Gold Rush'	American Gold Rush Blackeyed Susan	1 Gal. (no subst.)	24" o.c.
Subtotal 29					
TOTAL 52					

*NOTE: These Rain Garden plants are also located on the landscape schedule on Sheet #4 as requested by the Township.



TYPICAL PLANTING FOR TREES TO 3 1/2" CAL.
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
(NOT TO SCALE)

TREE REMOVAL/REPLACEMENT SCHEDULE

PER ZONING ORDINANCE, SEC. 2401.A.2.d.(1)(b):
REPLACEMENT CALC. = 2 TREES (3"-3.5" CAL.) PER ONE TREE 6" CAL./+ REMOVED

CALIPER	EXISTING	DEAD	REMOVED	REMAINS
6"	1	0	0	1
7"	2	0	0	2
8"	2	0	0	2
10"	1	0	0	1
11"	1	0	0	1
12"	1	0	0	1
16"	2	0	0	2
18"	1	0	0	1
24"	2	0	0	2
26"	1	1	1	0
28"	1	0	0	1
TOTALS	15	1	1	14

REPLACEMENT TREES REQUIRED:

SUMMARY: 0 (6") TREES X 2 = 0
0

0 TOTAL REPLACEMENT TREES REQUIRED
0 TOTAL REPLACEMENT TREES PROVIDED

PER TOWNSHIP ENGINEER REVIEW LETTER
OF 03/17/25 SOC 05/23/25

REV DESCRIPTION AUTH DATE

SERIAL NO. 20242142504

Before You Dig Anywhere
811
Know what's below. Call before you dig.
870-PM CALL 1-800-242-0778
PA One Call System, Inc.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

EVIN A. KESTER DATE
PENNSYLVANIA PROFESSIONAL LANDSCAPE NUMBER LA-00083-E

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 19001
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: 610-345-1976

LANDSCAPE PLAN

FOR
ABH BUILDERS INC.
APN: 300018860001

DATE: FEBRUARY 14, 2025
SCALE: 1"=20'
DESIGNED BY: MAP
DRAWN BY: ENP / MAP
CHECKED BY: KAK
JOB NUMBER: 2403-A

APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

MAINTENANCE OF FACILITIES

- SILT FENCE/FILTER SOCK SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RESETTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
- CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE BUCKS COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
- ALL DRAINAGE SWALES SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TURF REINFORCEMENT MAT, AS SPECIFIED ON THE PLANS (OR EQUAL). IF SWALES ARE TO BE SODED, TURF REINFORCEMENT IS NOT REQUIRED.
- ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #0575 (OR EQUAL). IF AREAS ARE TO BE SODED, TURF REINFORCEMENT IS NOT REQUIRED.
- SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIGNIFICANT STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.

FILL MATERIALS

IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

CLEAN FILL: IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, ON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECT TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

E&S PLAN PLANNING & DESIGN NOTES

- THE CONTRACTOR SHALL MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE BY LIMITING THE CLEARING, GRUBBING, AND TOPSOIL STRIPPING TO AREAS IN EACH PHASE 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 BMP'S SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE AND AREAS DISTURBED BY ANY ACTIVITIES.
- TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, E&S BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS TO THOSE BMP'S. E&S BMP'S SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED. AT NO TIME WILL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARY. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAYS SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE.
- TO MINIMIZE SOIL COMPACTION, NO LAND CLEARING AND/OR GRADING SHALL BE PERFORMED OUTSIDE OF LIMIT OF DISTURBANCE FENCING. PROPER CARE SHALL BE TAKEN WITHIN UNDERGROUND INFILTRATION TRENCH TO MINIMIZE SOIL COMPACTION.
- THE FOLLOWING MEASURES OR CONTROLS UTILIZED TO MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF: A ROCK CONSTRUCTION ENTRANCE, COMPOST FILTER SOCKS AROUND THE DISTURBANCE, A CONCRETE WASHOUT, EROSION CONTROL BLANKET, AND TEMPORARY/PERMANENT STABILIZATION OF ALL LOT FEATURES.
- THERE ARE NO PROPOSED INFILTRATION BMP'S OUTSIDE PROPOSED GRADING AREAS.
- THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE LIMITS OF DISTURBANCE THEREFORE NO ASSOCIATED REQUIREMENTS ARE SHOWN ON THE PLANS.
- THIS PROJECT IS NOT LOCATED IN A SPECIAL PROTECTION (HQ/EV) WATERSHED, THEREFORE NO ANTIDEGRADEATION ANALYSIS IS REQUIRED.
- THERE ARE NO NATURALLY OCCURRING GEOLOGIC FORMATIONS (KARST SOILS) THAT MAY CAUSE POLLUTION WITHIN THE PROJECT LIMIT OF DISTURBANCE, THEREFORE, MEASURES TO AVOID/MINIMIZE/OR MITIGATE ARE NOT NECESSARY.

PROJECT CONSTRUCTION WASTES

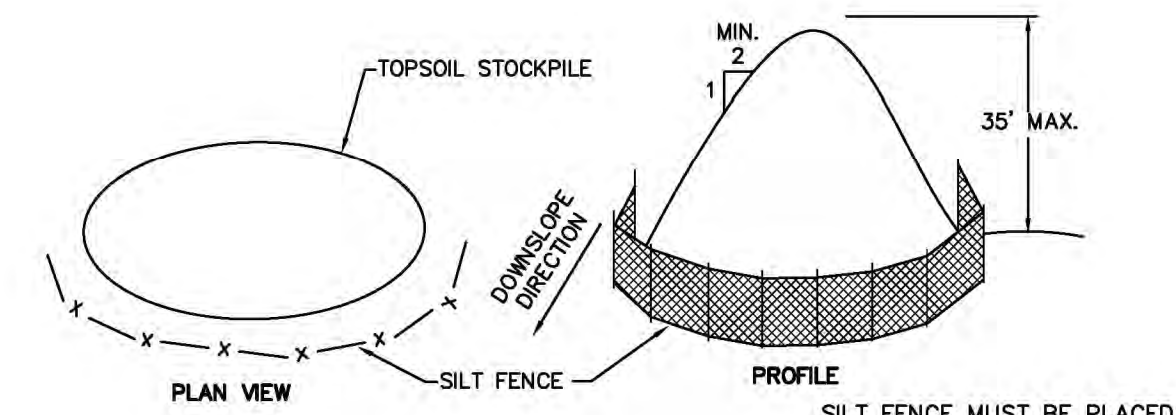
- BUILDING MATERIALS - SHALL BE REMOVED AND DISPOSED OF AT PROPER RECYCLING FACILITY AS PER NOTE #6 OF THE GENERAL EROSION & SEDIMENT CONTROL NOTES.
- ROCK WASTE - ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
- SOIL WASTE - ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMP'S ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROL DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMP'S ARE PROPERLY INSTALLED.

SEEDING SPECIFICATIONS

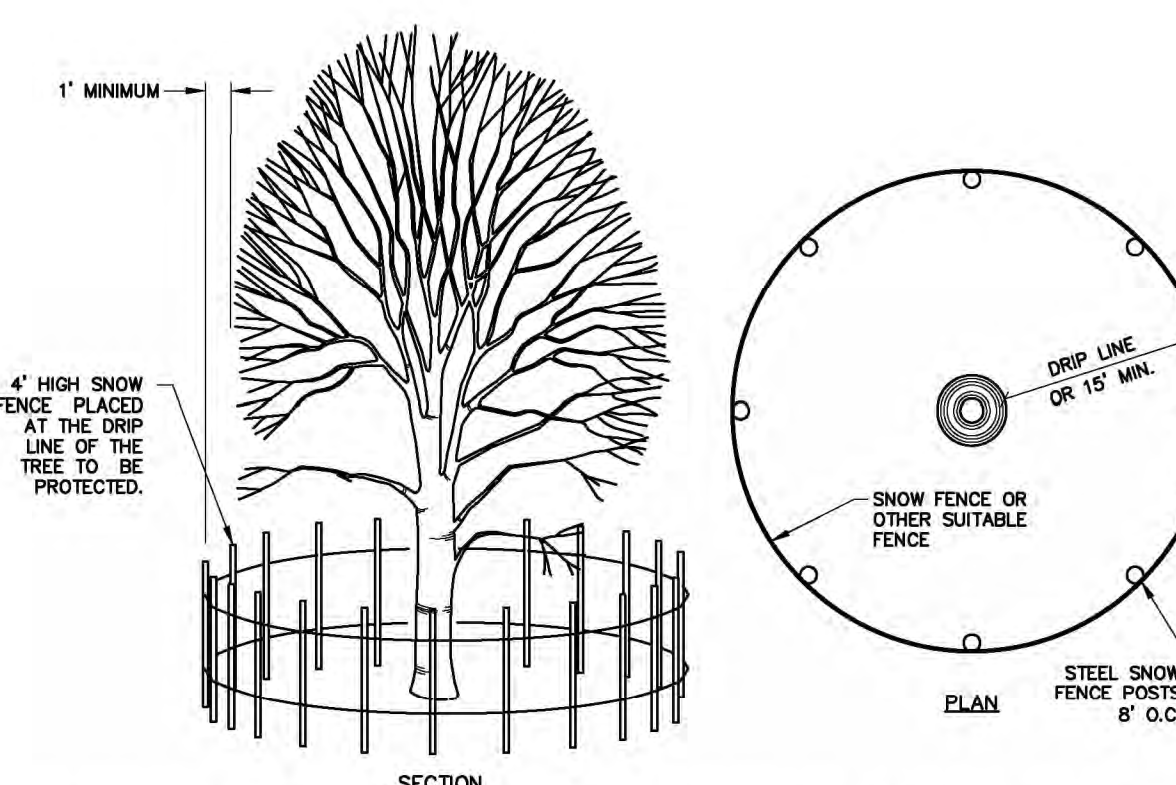
LAWN AREAS:
PROVIDE THE FOLLOWING SEED MIXTURE FOR ALL DISTURBED AREAS:

TEMPORARY:	
SPECIES:	ANNUAL RYEGRASS
% PURE LIVE SEED:	100.0%
APPLICATION RATE:	40.0 LB./ACRE
FERTILIZER TYPE:	COMMERCIAL 10-10-10
FERTILIZER APPLICATION RATE:	500 LB./ACRE
LIMING RATE:	1.0 T./ACRE
MULCH TYPE:	HAY OR STRAW
MULCHING RATE:	3.0 T./ACRE
PERMANENT:	
SPECIES:	KENTUCKY BLUEGRASS/SPREADING FESCUE/ PERENNIAL RYEGRASS/CHEWING'S RED FESCUE
% PURE LIVE SEED:	98.0%
APPLICATION RATE:	63.75 T/6/80.75 T/6** LB./ACRE
FERTILIZER TYPE:	COMMERCIAL 10-20-20
FERTILIZER APPLICATION RATE:	1,000 LB./ACRE
LIMING RATE:	6.0 T./ACRE
MULCH TYPE:	HAY OR STRAW
MULCHING RATE:	3.0 T./ACRE
ANCHOR MATERIAL/METHOD:	MULCHIFIED ASPHALT/SPRAY
RATE OF ANCHOR MATL. APPL.:	31/1000 GAL./SQ. YD.
SEEDING SEASON DATES:	APRIL 15-MAY 30 AUG. 15-OCT. 15

* SHALL CONTAIN NO SOLVENTS OR OTHER DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE.
** CALCULATED USING % PLS = (% P5 + % GERMINATION) / 100.

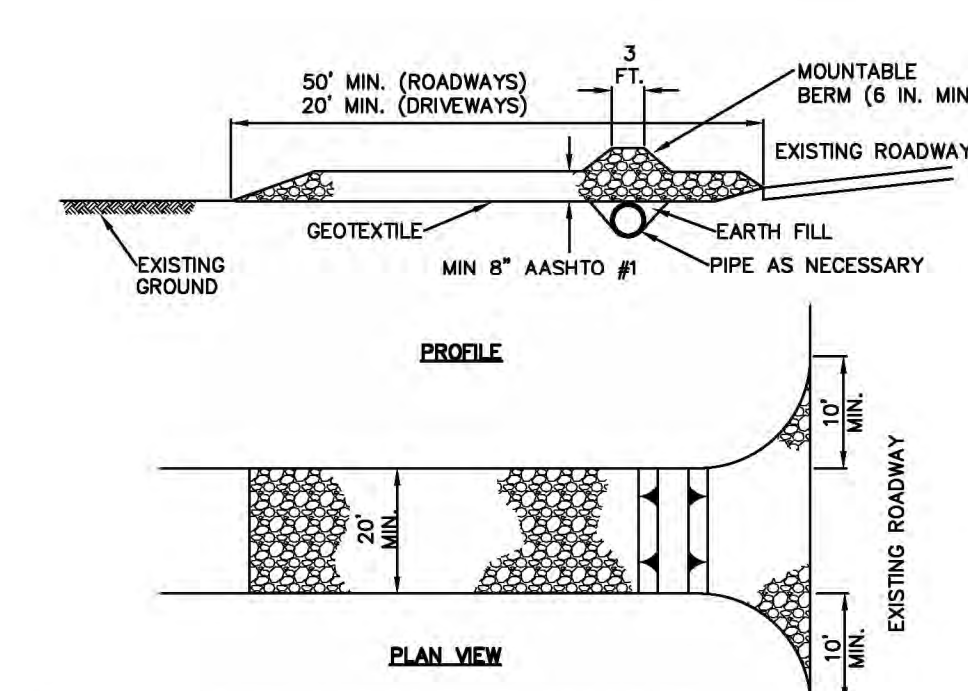


TOPSOIL STOCKPILE AREA (NOT TO SCALE)



TREE PROTECTION DETAIL (NOT TO SCALE)

- TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
- ALL TREES SCHEDULED TO REMAIN SHALL BE MARKED. WHERE GROUPS OF TREES EXIST, ONLY THE TREES ON THE EDGE NEED TO BE MARKED.
- MIN. SNOW FENCE OR OTHER SUITABLE FENCE MOUNTED ON STEEL POSTS LOCATED EIGHT (8) FEET ON CENTER, SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION AREA.
- ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE TREE CANOPY, OR 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, WHICHEVER IS GREATER. AT THE SPECIFIC LOCATION DETERMINED APPROPRIATE BY THE LANDSCAPE ARCHITECT, ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE DEAD OR DAMAGED BRANCHES. SEE FIELD FOR TREE PROTECTION THIS SHEET.
- WHEN THE FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP PRIOR TO COMMENCING CLEARING AND FURTHER CONSTRUCTION. ANY DAMAGES TO THE PROTECTIVE FENCING SHALL BE REPLACED AND REPAIRED BEFORE FURTHER CONSTRUCTION SHALL CONTINUE.
- TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION AREA OR INTO TREES THAT ARE TO BE RETAINED.
- GRADE CHANGES AND EXCAVATIONS SHALL NOT ENDOURGE UPON THE TREE PROTECTION AREA.
- NO TOXIC MATERIALS SHALL BE STORED WITHIN ONE HUNDRED (100) FEET OF A TREE PROTECTION AREA INCLUDING PETROLEUM BASED AND/OR DERIVED PRODUCTS.
- THE AREA WITHIN THE TREE PROTECTION AREA SHALL NOT BE BUILT UPON NOR SHALL ANY MATERIALS BE STORED THERE EITHER TEMPORARILY OR PERMANENTLY. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN THE TREE PROTECTION AREA.
- WHEN TREE STUMPS ARE LOCATED WITHIN TEN (10) FEET OF THE TREE PROTECTION AREA, THE STUMPS SHALL BE REMOVED BY MEANS OF A STUMP GRINDER TO MINIMIZE THE EFFECT ON THE SURROUNDING ROOT SYSTEMS.
- TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY A BACK HOE OR SIMILAR EQUIPMENT ALIGNED RADIALY TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERMITTED ROOTS OF ADJACENT TREES.
- TREES SHALL NOT BE USED FOR ROOFING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.
- ANY SEVERED BRANCHES AS A RESULT OF EXCAVATION SHALL BE TRIMMED SO THAT THEIR EDGES ARE SMOOTH AND ARE CUT BACK TO A LATERAL ROOT IF EXPOSED.
- TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE. DAMAGED BRANCHES SHALL BE PRUNED ACCORDING TO NATIONAL ARBORIST ASSOCIATION STANDARDS. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB. ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BARK FROM BEING TORN FROM THE TREE AND TO FACILITATE RAPID HEALING.
- ALL TREES WHICH HAVE BEEN DISTURBED OR HAVE EXPERIENCED DAMAGE TO THEIR ROOTS OR BRANCHES SHALL BE FERTILIZED. TREES SHALL BE FERTILIZED IN EARLY FALL OR MIDSPIRING. FERTILIZER GRADE SHALL HAVE APPROXIMATELY THREE (3) PARTS NITROGEN TO ONE (1) PART PHOSPHOROUS AND ONE (1) PART POTASSIUM (RATIO OF 3:1:1). FERTILIZER SHALL BE BROADCAST OVER THE SOIL SURFACE IN AN AREA TWICE THE SIZE OF THE TREE PROTECTION AREA AT A RATE OF ONE (1) POUND OF NITROGEN PER ONE THOUSAND (1000) SQUARE FEET.
- WHEN THERE IS NO ALTERNATIVE BUT TO LOCATE AN ELECTRICAL OR OTHER SMALL UTILITY LINE WITHIN A TREE PROTECTION AREA, THE TOWNSHIP SHALL DETERMINE THE MOST DESIRABLE LOCATION FOR THE LINE AND THE FOLLOWING PRECAUTIONS SHALL BE USED:
 - TRENCHES SHALL BE NO CLOSER TO THE TRUNK THAN HALF THE DISTANCE FROM THE DRIP LINE.
 - IF FEW ROOTS ARE POSSIBLE:
 - CUT AS FEW ROOTS AS POSSIBLE
 - IF FEW ROOTS HAVE TO BE CUT, CUT THEM AS CLEANLY AS POSSIBLE
 - BACKFILL THE TRENCH AS SOON AS POSSIBLE, AVOIDING SOIL COMPACTION



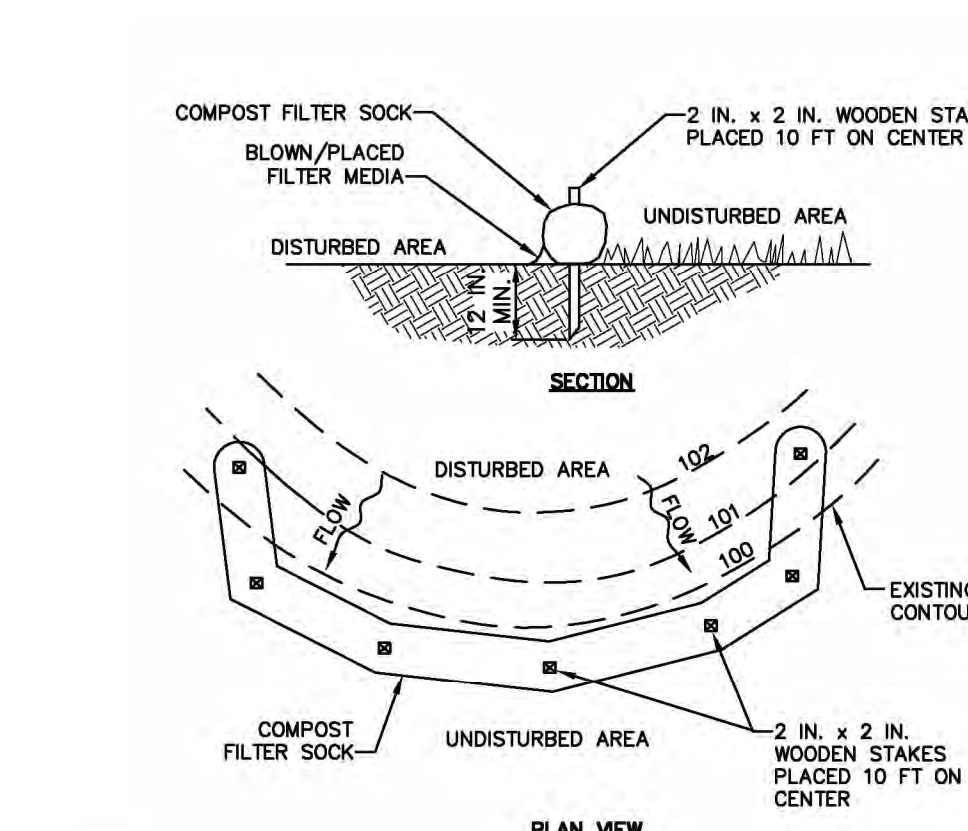
*** MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE**

NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

ROCK CONSTRUCTION ENTRANCE (NOT TO SCALE)



COMPOST FILTER SOCK (NOT TO SCALE)

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

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

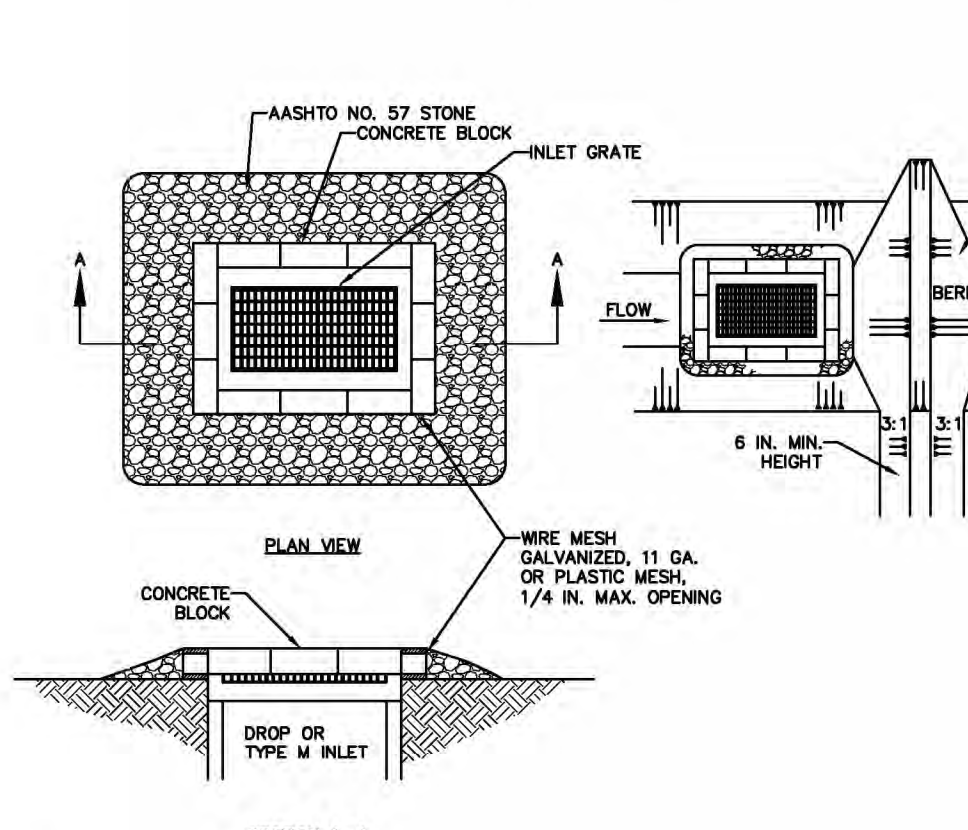
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

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

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

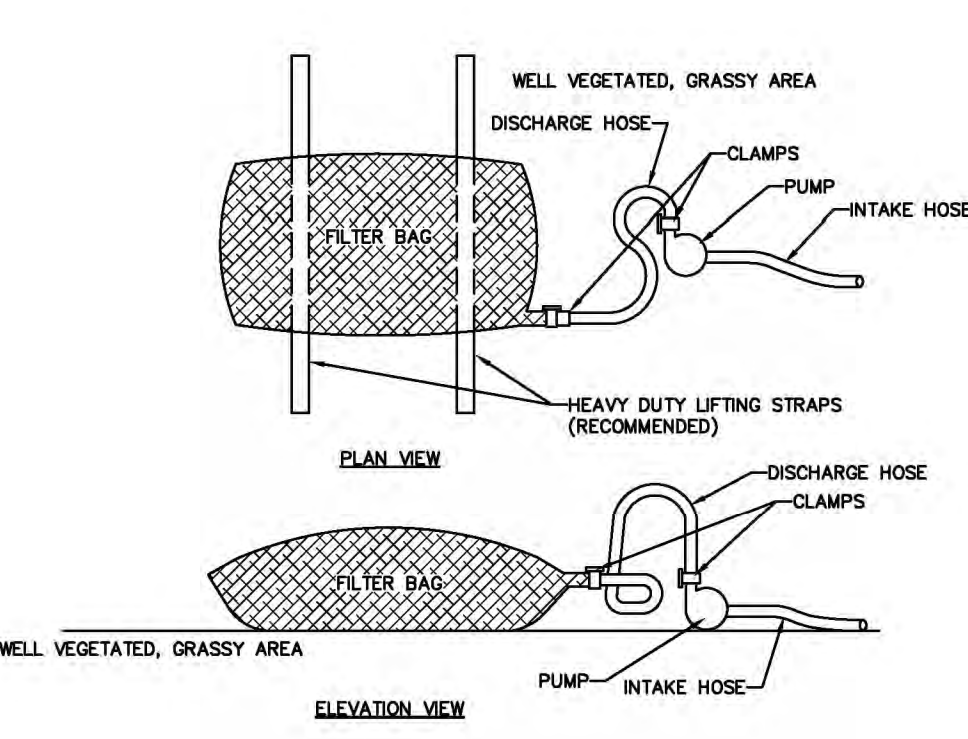
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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



STANDARD CONSTRUCTION DETAIL #4-18 STONE AND CONCRETE BLOCK INLET PROTECTION - TYPE M INLET (NOT TO SCALE)

NOTES:
MAXIMUM DRAINAGE AREA = 1 ACRE.
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.
ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SURFACE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY UNPAVED.
TOP OF BLOCK SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
FOR SYSTEMS DISCHARGING TO HO OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND INSIDE OF STONE. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.



PUMPED WATER FILTER BAG (NOT TO SCALE)

NOTES:
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "I" 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-4684	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4633	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
ASIS % RETAINED	ASTM D-4751	80 SEIVE

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 STRIPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

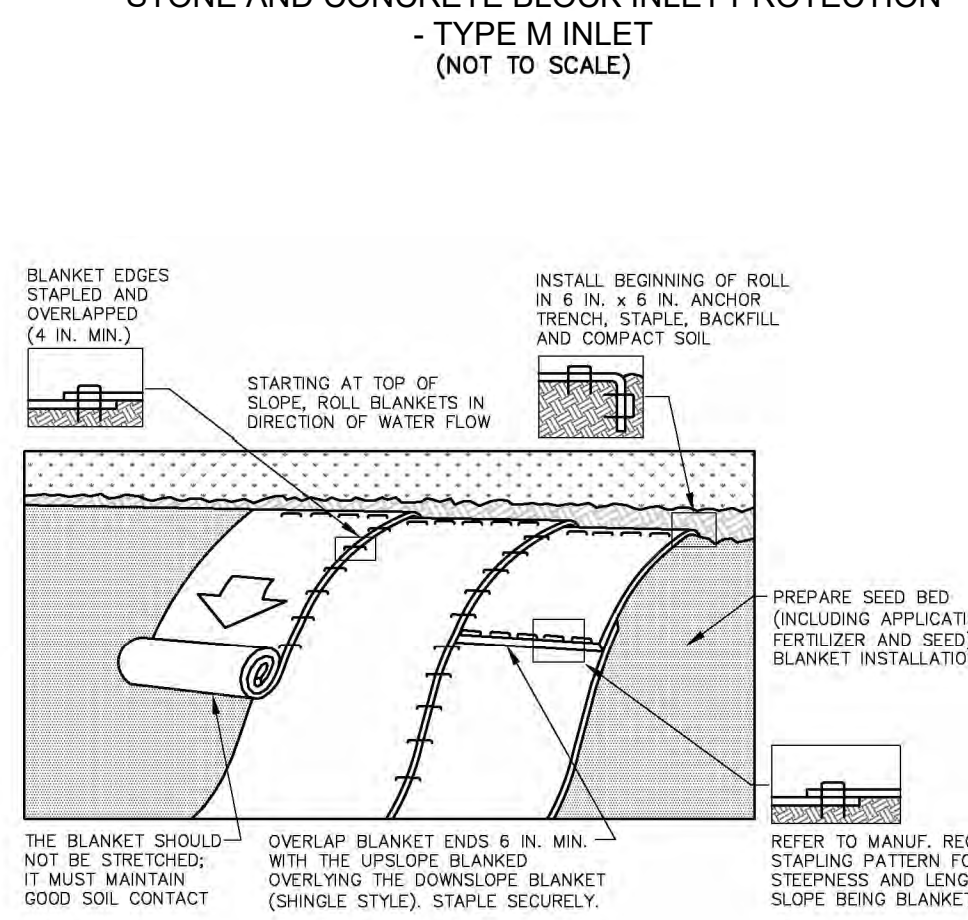
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 2% FOR SLOPES EXCEEDING 2%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SOIL STRESSNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO 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 FILTER BAG SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

EROSION CONTROL BLANKET INSTALLATION (NOT TO SCALE)

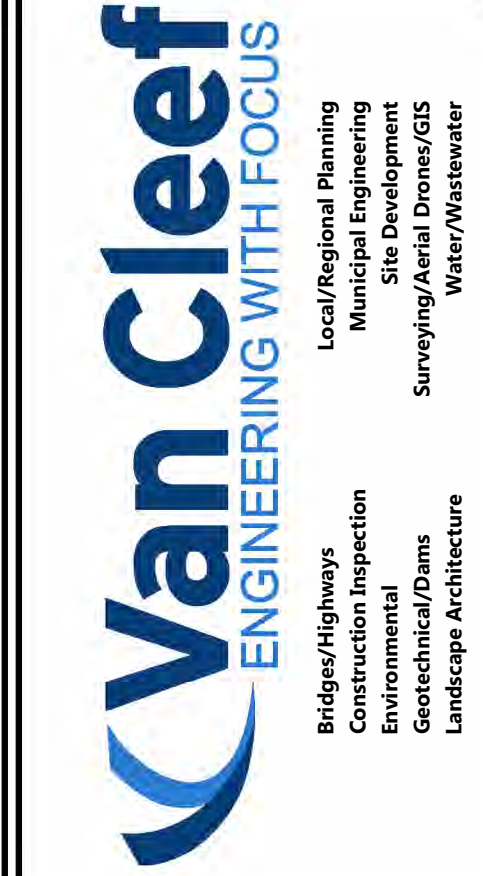


EROSION CONTROL BLANKET INSTALLATION (NOT TO SCALE)

NOTES:
SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLONDS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED AT A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



REV	DESCRIPTION	DATE
1	PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/31/25	SDC 05/21/25

SERIAL NO. 20242142504



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSION, OR COLORED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE PURPOSE OF OBTAINING PERMITS. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

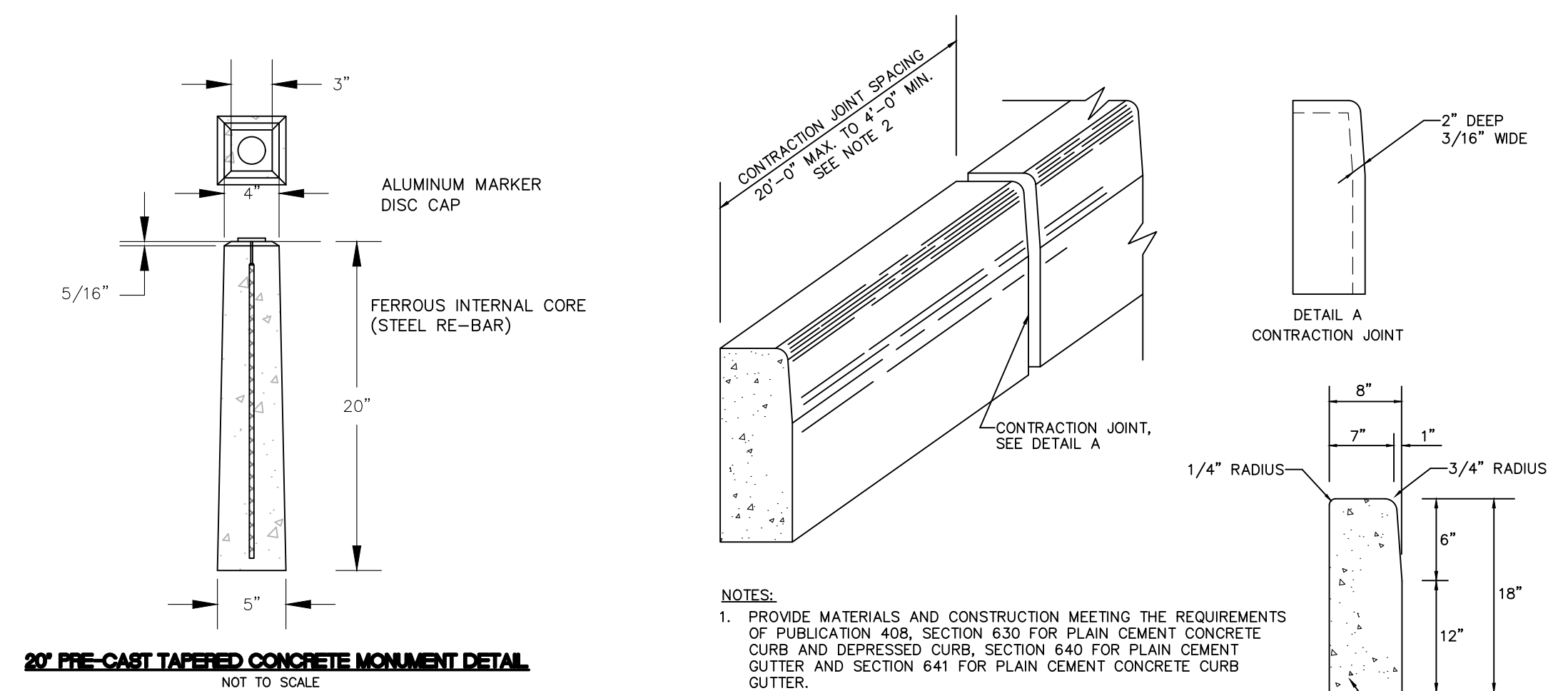


EROSION & SEDIMENT CONTROL NOTES AND DETAILS

FOR
ABH BUILDERS INC.
APN: 3000018860001

DATE: FEBRUARY 14, 2025
SCALE: AS NOTED
DESIGNED BY: JEM
DRAWN BY: ENP / JEM
CHECKED BY: SDC
JOB NUMBER: 2403-A

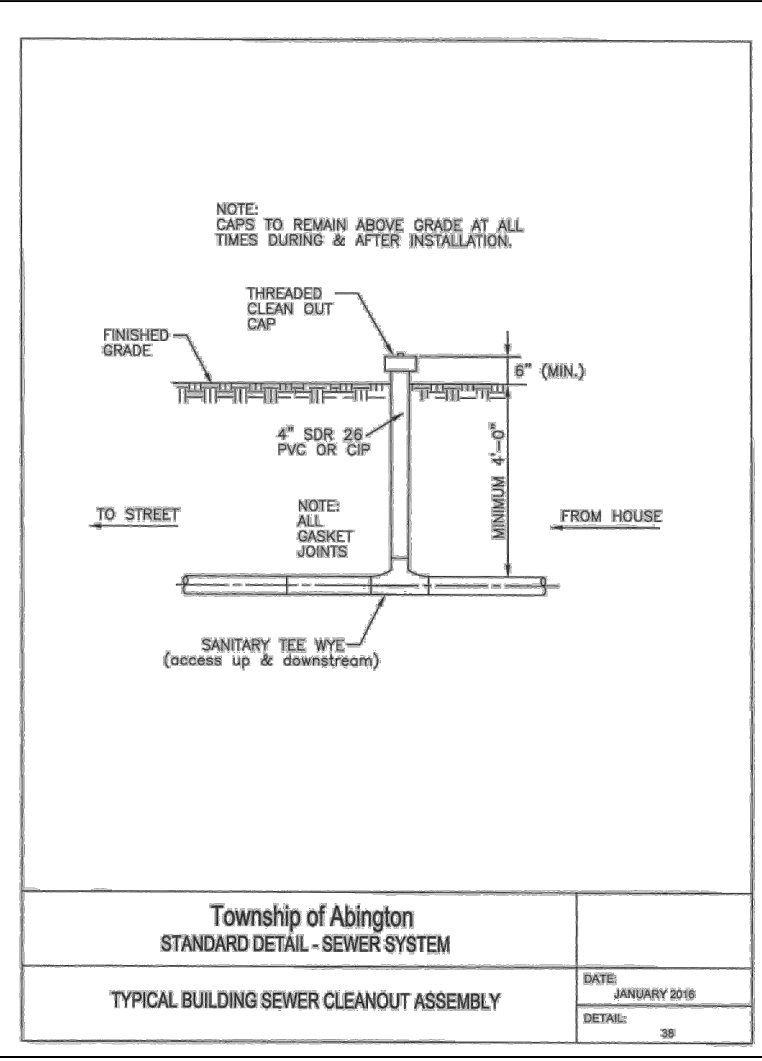
APN: 300018860001
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA



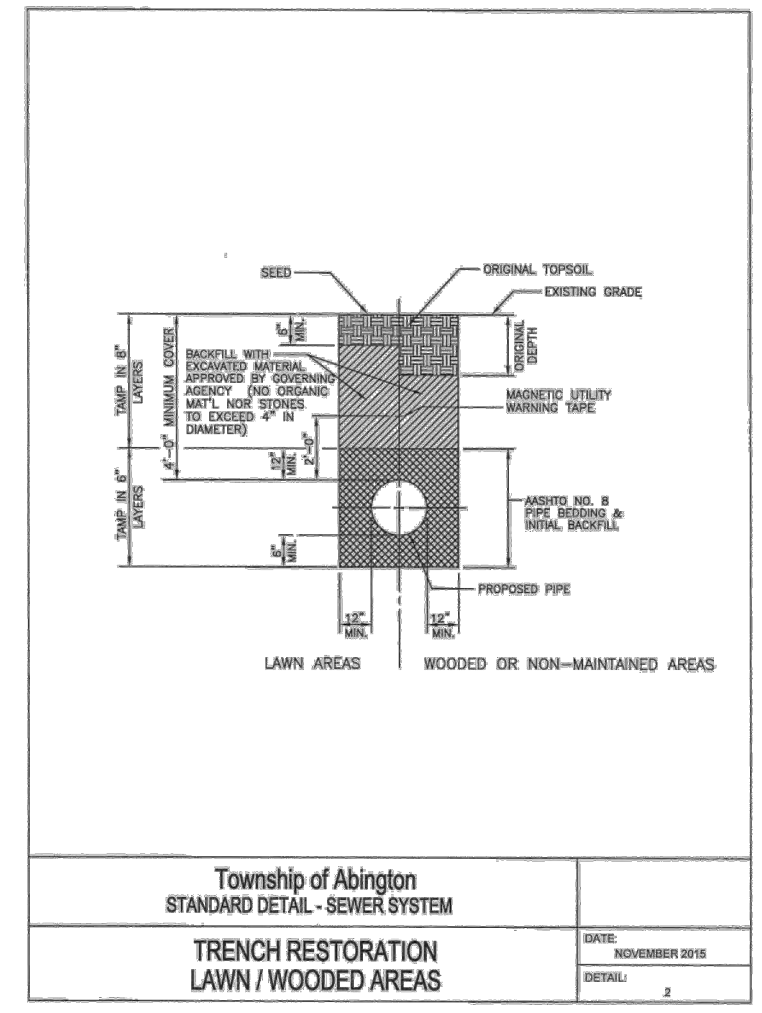
20' PRE-CAST TAPERED CONCRETE MONUMENT DETAIL
NOT TO SCALE

- NOTES:**
- PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSIONED CURB, SECTION 640 FOR PLAIN CEMENT GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
 - SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 - PLACE 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 - SEE RC-50M FOR PLAIN CURB SLOPED TOP TREATMENT AT THE END OF STRUCTURES.
 - ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

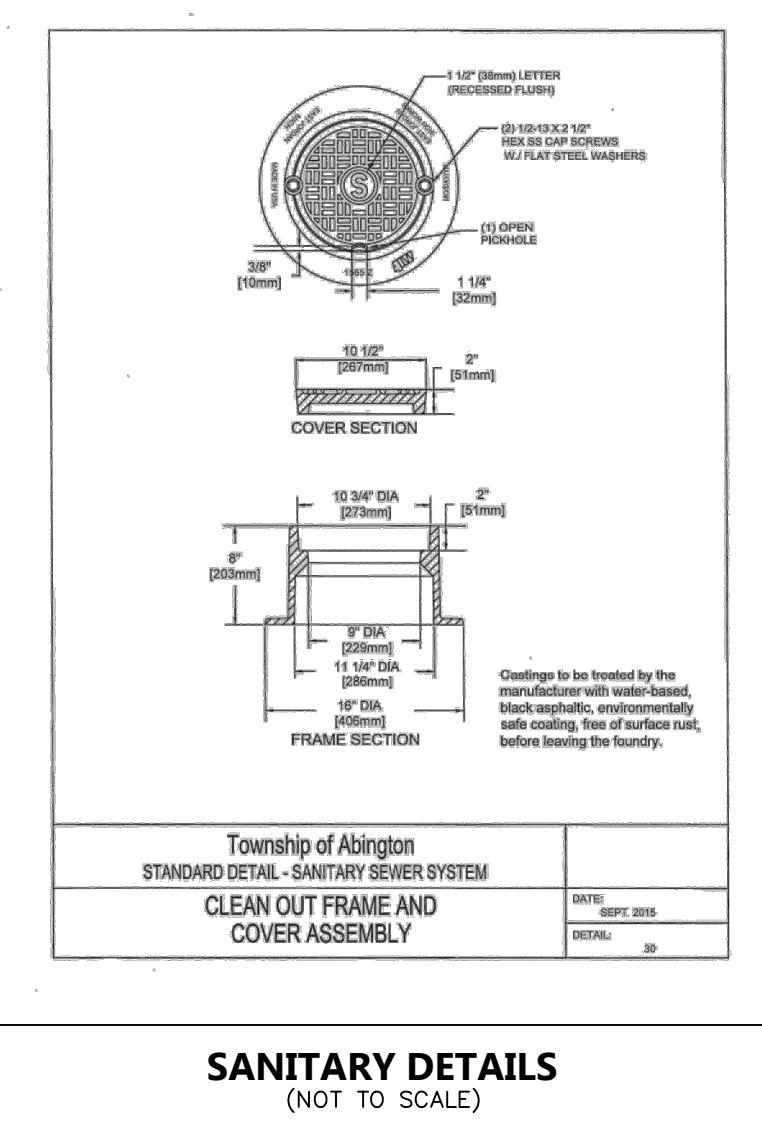
PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



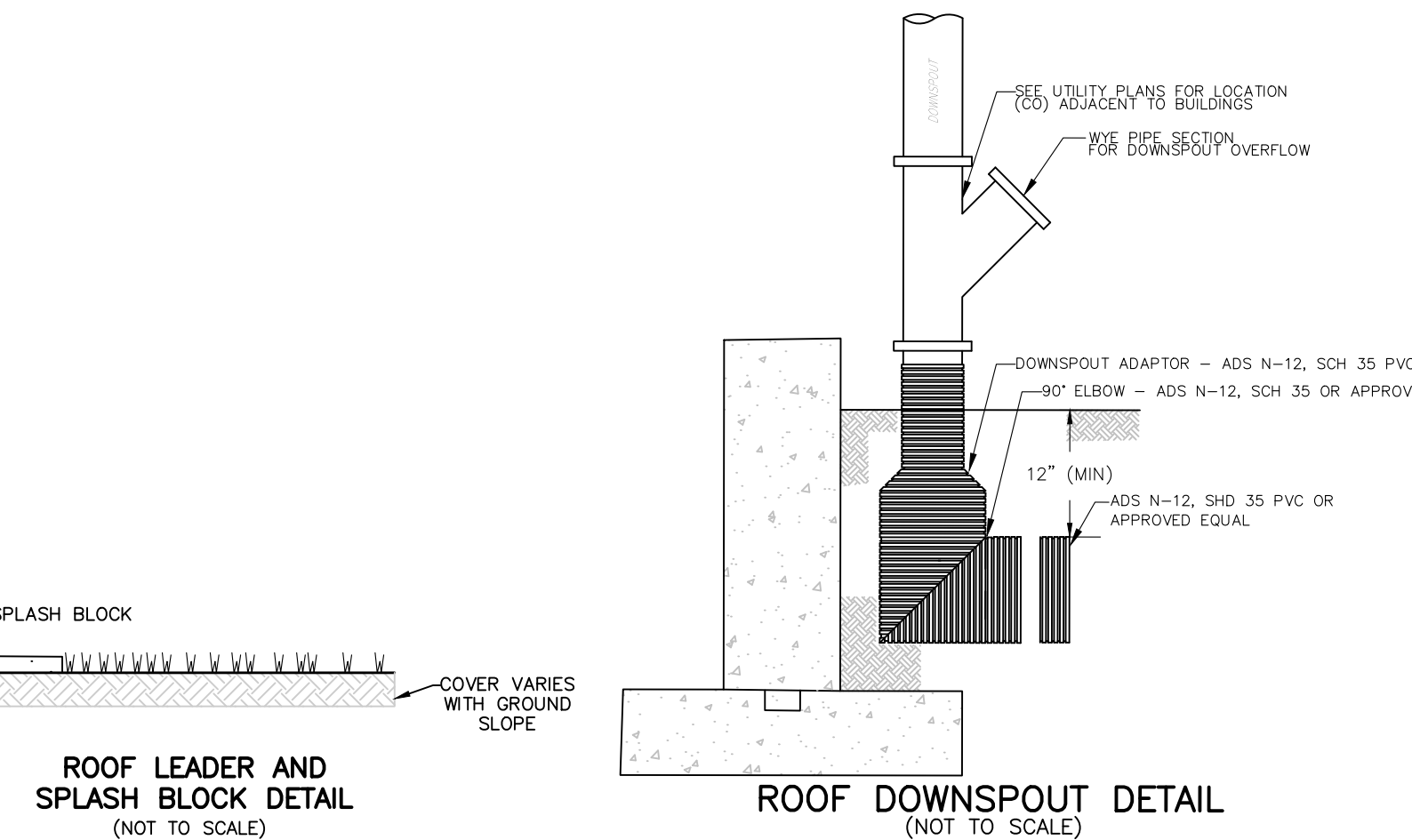
Township of Abington
STANDARD DETAIL - SEWER SYSTEM
TYPICAL BUILDING SEWER CLEANOUT ASSEMBLY



Township of Abington
STANDARD DETAIL - SEWER SYSTEM
TRENCH RESTORATION LAWN / WOODED AREAS

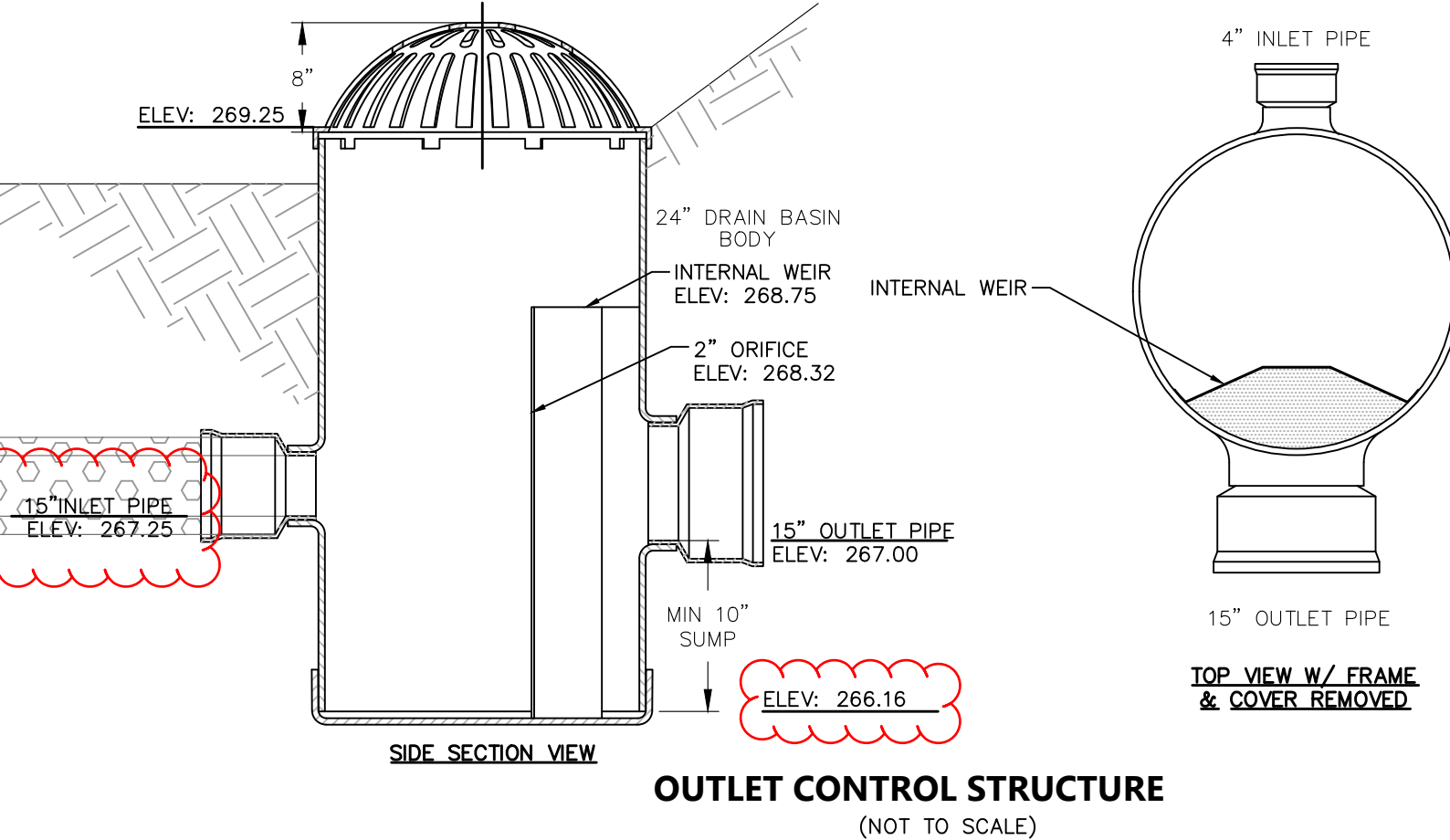


Township of Abington
STANDARD DETAIL - SANITARY SEWER SYSTEM
CLEAN OUT FRAME AND COVER ASSEMBLY

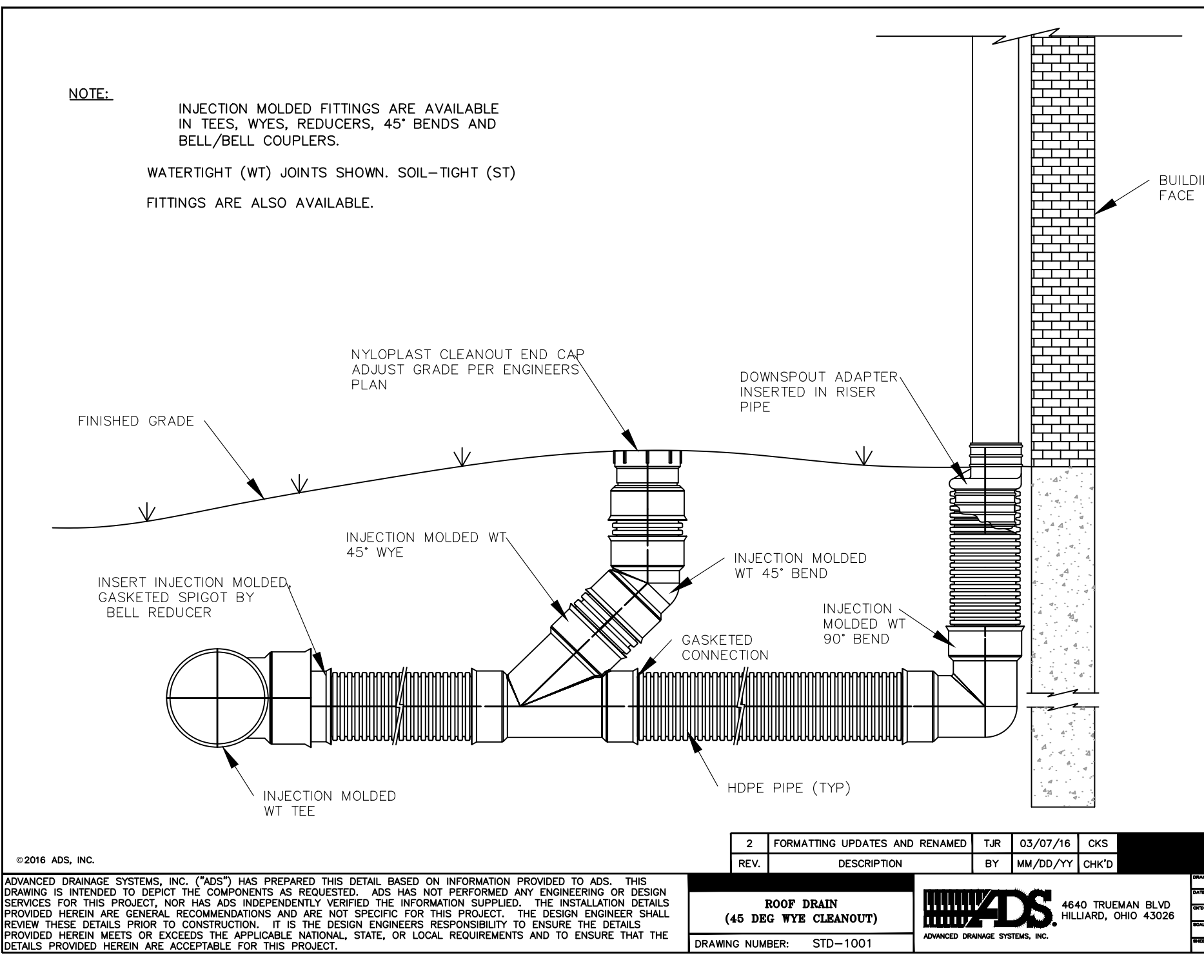


ROOF LEADER AND SPLASH BLOCK DETAIL
NOT TO SCALE

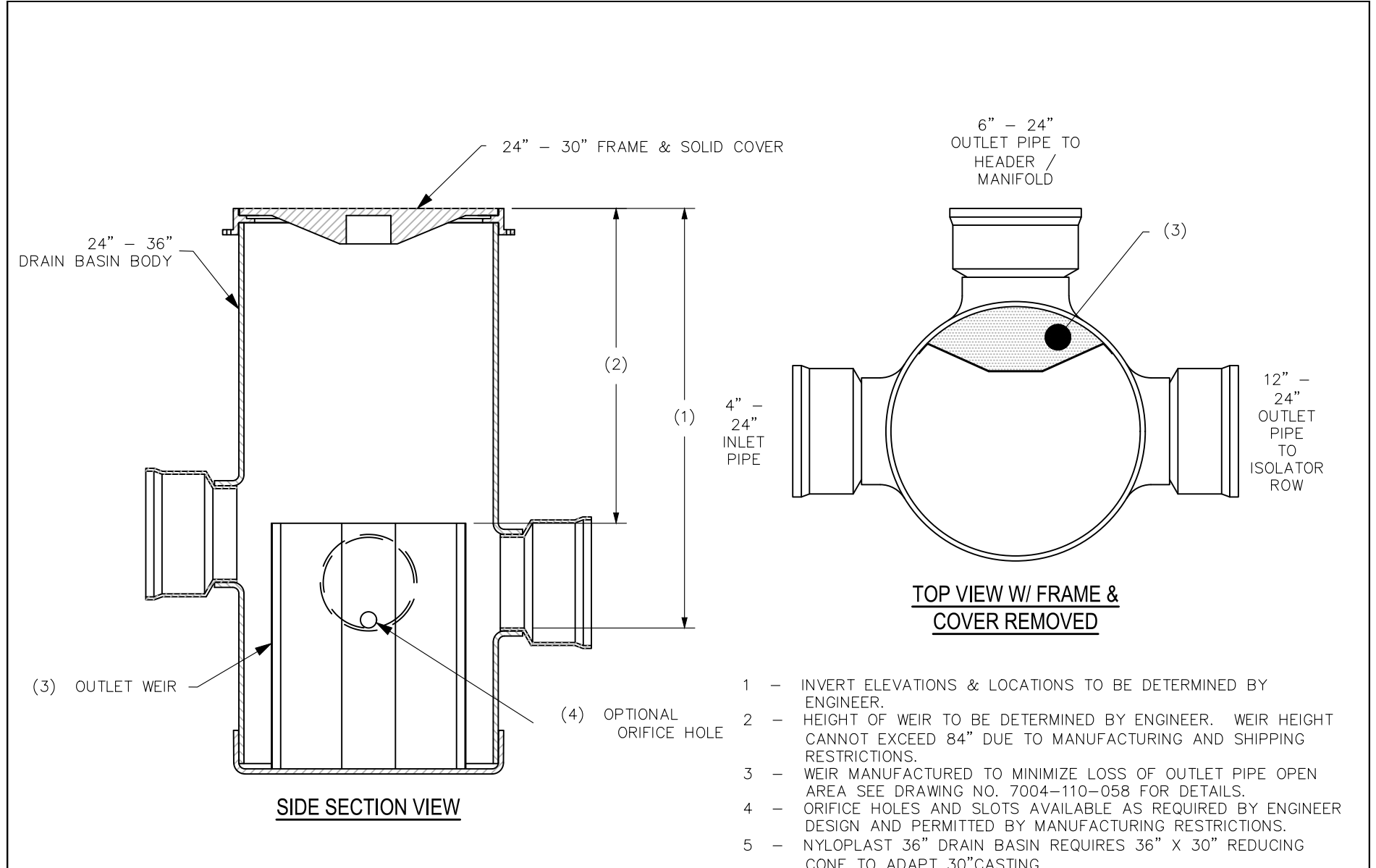
ROOF DOWNSPOUT DETAIL
NOT TO SCALE



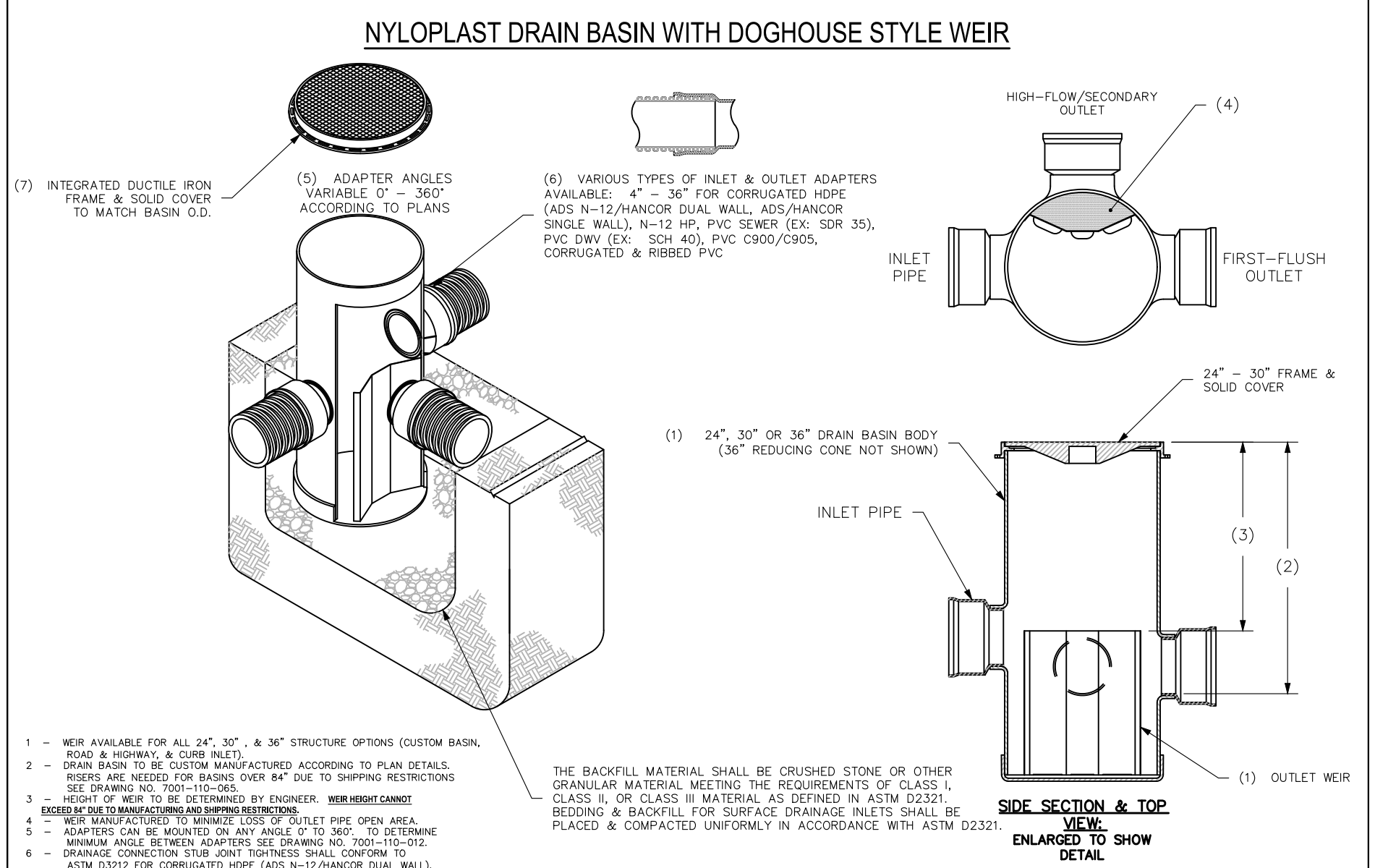
OUTLET CONTROL STRUCTURE
NOT TO SCALE



INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS. WATER TIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



NYLOPLAST DRAIN BASIN WITH DOGHOUSE STYLE WEIR



NYLOPLAST DRAIN BASIN WITH DOGHOUSE STYLE WEIR
QUICK SPEC INSTALLATION DETAIL

PIPE DIAM.	MIN. TRENCH WIDTH	MIN. COVER TO RIGID PAVEMENT, H	MIN. COVER TO FLEXIBLE PAVEMENT, H
4"	21"	15"	12"
6"	23"	15"	12"
8"	26"	15"	12"
10"	28"	15"	12"
12"	30"	15"	12"
15"	34"	15"	12"
18"	37"	15"	12"
24"	48"	15"	12"
30"	56"	15"	12"
36"	64"	15"	12"
42"	72"	15"	12"
48"	80"	15"	12"
60"	96"	15"	12"
72"	112"	15"	12"
84"	128"	15"	12"
96"	144"	15"	12"

PIPE DIAM.	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*			
	CLASS I	CLASS II	CLASS III	CLASS IV
4"	37"	18"	25"	18"
6"	44"	20"	29"	20"
8"	52"	22"	33"	22"
10"	60"	24"	37"	24"
12"	68"	26"	41"	26"
15"	80"	28"	45"	28"
18"	92"	30"	49"	30"
24"	108"	34"	57"	34"
30"	124"	38"	65"	38"
36"	140"	42"	73"	42"
42"	156"	46"	81"	46"
48"	172"	50"	89"	50"
60"	204"	58"	107"	58"
72"	236"	66"	125"	66"
84"	268"	74"	143"	74"
96"	300"	82"	161"	82"

PIPE DIAM.	MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS			
	CLASS I	CLASS II	CLASS III	CLASS IV
4"	37"	18"	25"	18"
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REV	DESCRIPTION	DATE	AUTH
1	PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/23/25	03/23/25	SDC

SERIAL NO. 20242142504

Before You Dig Anywhere

Know what's below. STOP CALL 1-800-242-2776. Call before you dig. PA ONE CALL SYSTEM, INC.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESCRIBED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO DATE

PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER 041557-R

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WWW.VANCLEEFENGINEERING.COM
PHONE (610) 345-1876

CONSTRUCTION DETAILS

FOR

ABH BUILDERS INC.
APN: 300018860001

DATE: FEBRUARY 14, 2025
SCALE: AS NOTED
DESIGNED BY: JEM
DRAWN BY: ENP / JEM
CHECKED BY: SDC
JOB NUMBER: 2403-A

APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

8 of 8



March 31, 2025

ABINT130042

Mr. Christopher S. Christman, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-25-01 – 1526 Fairview Avenue
PARID: 30-00-18860-00-1/ TMID: 30196 017
Preliminary Minor Subdivision & Land Development Plans Review (1st Submission)**

Dear Mr. Christman:

We have received a copy of the "Preliminary Minor Subdivision and Land Development Plans" consisting of eight (8) sheets dated February 14, 2025, as well as a Post Construction Stormwater Management report, dated February 14, 2025; as prepared by Van Cleef Engineering Associates, LLC, located at 501 North Main Street, Doylestown, PA, for the above referenced project on behalf of the Applicant Arthur B. Herling III of ABH Builders, Inc. The application was deemed completed on February 21, 2025.

This project is located within the R4 – High Density Residential Zoning District. The site is fronted by Fairview Avenue to the east; a commercial property zoned within the MSH – Main Street High Density zoning district to the north; and residential properties zoned within the R4 – High Density Residential Zoning District in all other directions.

Under this submission, the Applicant is proposing to subdivide the existing 13,696 SF (0.321 acres) lot into two (2) new lots as follows:

- Lot 1 – will consist of a 7,500 SF lot fronting Fairview Avenue and will be comprised of a new single-family detached dwelling, asphalt driveway, concrete walkway, and a raingarden.
- Lot 2 – will consist of a 6,469 SF lot fronting Fairview Avenue and will be comprised of the existing single-family detached dwelling unit. No improvements to Lot 2 are proposed as part of this application.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0294G, effective March 2, 2016, and Panel No.42091C0313G, effective March 2, 2016, the tract is identified to be 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 no existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site as shown on the Existing Features/Demolition Plan (Sheet 2); and therefore, the site will not be considered within the Steep Slope Conservation Overlay District, and the site is not subject to the Steep Slope Conservation Overlay District requirements. In addition, since the site is not located within the R1 – Low Density District, the site will not be subject to the Land Preservation District Overlay requirements.

VARIANCES RECEIVED

The Applicant has been granted the following variances by the Zoning Hearing Board at their regularly scheduled meeting held on November 19, 2024, Application number 24-62:

1. A variance from Ordinance 602 Figure 6.1 to allow a minimum lot area of 6,469 SF; and
2. A variance from Ordinance 602 Figure 6.1 to allow a front yard setback of 8.6 feet for the existing dwelling located on the subject property.

The variances have been granted subject to the following conditions:

1. All construction upon and use of the subject property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing.

The condition of approval for the above variances shall be included on the Record Plan (Sheet 1).

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the waivers request letter dated February 14, 2025:

1. **Per §146-11.A.(4) & §146-11.B.(3) – Property Identification Plans & Existing Features Plan** – A waiver to provide only the existing features around the proposed property when existing features within 400 feet of the site are required.
2. **Per §146-11.A.(7) & §146-11.D.(4) – Existing Features Plan** – A wavier to not provide an indication of the vertical datum to the Sanitary Sewer Datum of the Township of Abington.
3. **Per §146-27.(1) – Sidewalks and Curbs** – A wavier to not provide sidewalks along Fairview Avenue frontage when sidewalk is required.
4. **Per §146-33.G – Inlets** – A waiver to not provide city No. 1 inlets for storm sewers when they are required.

This waiver request shall be revised on the waiver request letter and the Record Plan (Sheet 1) to indicate the correct Code Section of §146-33.G instead of “§146-33(7)” which does not exist in the current SALDO code.

5. **Per §146-35.C.(1) – Laterals** – A waiver to not provide sanitary sewer service by gravity to a dwelling basement when sanitary sewer service from a basement is required.

This waiver request shall be revised on the waiver request letter and the Record Plan (Sheet 1) to indicate the correct Code Section of §146-35.C.(1) instead of “§146-35(3)(A)” which does not exist in the current SALDO code.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Record Plan	1 of 8	02/14/25	---
Existing Conditions Plan	2 of 8	02/14/25	---
Grading and Utility Plan	3 of 8	02/14/25	---
Stormwater Plan and Profile	4 of 8	02/14/25	---
Erosion and Sediment Control Plan	5 of 8	02/14/25	---
Landscape Plan	6 of 8	02/14/25	---
Erosion and Sediment Control Notes and Details	7 of 8	02/14/25	---
Construction Details	8 of 8	02/14/25	---
Stormwater Management			
Stormwater Management Narrative & Calculations	15 Pages	02/14/25	---

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §301 – Permitted Uses** – In accordance with the Abington Township Comprehensive Use Matrix, the Existing and proposed uses are as follows:

- **Existing and Proposed Use H-7 – Single-Family Detached Dwelling Unit** – The Applicant is proposing to subdivide the existing tract into two (2) new lots to construct one (1) new single-family detached dwelling with no change to the existing H-7 – Single-Family Detached Dwelling use. Based on the Comprehensive Use Matrix, a Use H-7 – Single-Family Detached Dwelling is a permitted use within the R-4 – Low Density Residential Zoning District.

2. **Per §602 Figure 6.1 – Dimensional Regulations** – The maximum building height shall be 35 feet. The maximum building length shall be 100 feet.

Based on our measurements of the Architectural Plans provided, the height and length of the proposed dwellings will be approximately 24 feet high and 52 feet long, respectively, which complies with the building height and length requirements. The Applicant shall revise the Zoning Data Table on the Site Plan (Sheet 1) to show the actual proposed building height and length to clarify and ensure compliance with this Code Section.

3. **Per 2103.H Use H-7.4.c.(2)– Infill Development** – The build-to-line of the new home must be equal to the average of the front yards of the two reference houses (the build-to-line for the new home may be adjusted up to 5 feet from the average to provide some flexibility).

Since the building envelope is closer than 200 feet from either of the reference houses, the build-to line of the proposed dwelling must be equal to the average of the front yards of the reference houses. The plan provided does not show the reference house to the southwest. The existing dwelling footprint for the reference property to the southwest shall be provided on the plan to confirm compliance with this Code Section. Based on our measurements, the reference dwelling to the southwest has a front yard setback of approximately 25.5 feet, and the reference dwelling to the northeast has a front yard setback of 8.6 feet. The average of these 2 reference dwellings is approximately 17 feet. The Applicant is proposing a 20-foot front yard setback for this dwelling which is within the permitted 5 foot variability from the average front yard setback.

4. **Per 2103.H Use H-7.4.c.(3)– Infill Development** – The ratio of openings to walls (including doors and windows, but not garage doors) should be within 20% of the average of that of the two reference houses.

A ratio of 18.26% of openings to walls is provided for the new infill dwelling. The openings to walls ratios for both reference dwellings shall also be provided to ensure the infill dwelling ratio is within 20% of the average of the two reference houses.

5. **Per 2103.H Use H-7.4.c.(4)– Infill Development** – The building footprint shall be within 20% of the average of the two reference houses.

The building footprint area for the proposed infill development is 1,139 SF and the building footprint for the reference dwelling to the northeast is 916 SF. The building footprint area for the reference dwelling to the southwest shall be provided to ensure the infill dwelling complies with the requirement of this Code Section.

6. **Per 2103.H Use H-7.4.c.(5)– Infill Development** – The height of the new home shall be within 20% of the average of the reference houses, but not higher than the maximum height for the district.

The building height for the proposed infill development is 24 ft based on measurement of the architectural plans provided. The building heights for both of the reference dwellings shall be provided to ensure the infill dwelling complies with the requirement of this Code Section.

7. **Per 2401.A.2.d.(1).(c)– Preservation of Existing Vegetation** – Each mature tree with a 10-inch caliper or greater on the site shall be designated either “TO REMAIN” or “TO BE REMOVED” in accordance with the following criteria.

Each mature tree with a 10-inch caliper or greater shall be clearly shown on the plans and indicated if these trees are to remain or to be removed on the Existing Features and Demolition Plan (Sheet 2).

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

Any existing mature tree labeled “TO REMAIN” shall comply with the requirement of this Code Section.

9. **Per §2601.P.4. – Street and Driveways**– No driveway shall be more than 20 feet wide.

Based on our measurements of the Site Plan provided, the proposed driveways will be approximately 20 feet wide, which complies with the requirement of this code section; however, the Applicant shall show the width of the proposed driveways to clarify and confirm compliance with this code section.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

10. **Per §146-9.A & B – Type of Application** – A plan shall be either preliminary or final stage and shall be a minor or major plan submission.

The Application submitted by the Applicant is indicating a minor land development submission, but no stage has been selected. In addition, no plan type header was provided with the subdivision plans. Based on the improvements proposed, the project would qualify as a major land development since public improvements within the right-of-way are proposed with a new driveway cut, new storm pipe connection, and tie into the existing sanitary lateral beneath the road which are within the Fairview Avenue public right-of-way. 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. If the Applicant wishes to seek a one stage approval process, the Applicant will need to request a waiver from this code section for approval of a one stage approval process in lieu of a two stage approval process.

11. **Per §146-10.B.(2).(a) – Plan Information Requirements** – The name of the subdivision or land development plan

The name of the subdivision or land development plan shall be added to each sheet of the plan. The plan shall also reference land development plan application no. "LD-25-01" on the plan sheets.

12. **Per §146-10.B.(2).(b) – Plan Information Requirements** – The name, address, seal and signature of the engineer, surveyor, architect or landscape architect responsible for preparing and drafting the plan.

The seal and signature of the engineer of record shall be provided to each of the plan sheets.

13. **Per §146-10.B.(2).(g) – Plan Information Requirements** – A legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features.

The "existing water valve" symbol in the diagram does not match the symbol in the legend (Sheets 2 thru 6). The legends and/or diagrams shall be revised to ensure that this feature, as well as all others, are correctly labeled.

14. **Per §146-10.B.(5) – General Standards** – The submission type as set forth in §146-9D shall be indicated on the plan sheets, and all preliminary sheets shall be marked "not to be recorded."

The submission type as indicated in §146-9 shall be shown on all plan sheets.

15. **Per §146-11.A.(7) – Property Identification Plans** – The property identification plans shall provide an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.

A note shall be provided on the plans which indicates the vertical elevation based on the sanitary sewer datum of the Township of Abington.

16. **Per §146-11.B.(2) – Existing Features Plan** – The existing features plan shall contain the location, names, and widths of all streets, whether including right-of-way, cartway, or center line.

The cartway width of Fairview Avenue shall be provided on the plans.

17. **Per §146-11.B.(7) – Existing Features Plan** – The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site 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.

The utility information has been provided for only the properties immediately surrounding the parcel, and not the entire 400 feet distance per this Code Section. The plan shall be revised to show all utilities

within 400 feet of all parts of the site; otherwise, the Applicant shall be required to obtain a waiver from this Code Section.

18. **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.

A limit of disturbance area shall be delineated and called out on the Grading and Utilities Plan (Sheet 3).

19. **Per §146-11.H.(1) – Landscape Plan** – The landscape plan shall be prepared by a registered landscape architect.

The Landscape Plan (Sheet 9) shall be prepared by a registered landscape architect. The signature and seal of that registered landscape architect shall be provided on the plans.

20. **Per §146-12.B – Record Plan Seals** – The impressed seal of the Township Engineer shall be provided on the record plan.

Sufficient room for the signature and seal of the Township Engineer shall be provided above the Township engineer's approval line to ensure no text overwrites with the engineers seal.

21. **Per §146-33.C – Drainage** – Wherever practical, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least 24 inches.

Based on the profile provided, there are portions where the cover over the proposed storm pipe is only approximately 1.33 feet. The storm pipe and grading shall be revised to provide a minimum 2 feet of cover; otherwise, a waiver from this Code Section would be required.

22. **Per §146-37 – Utilities** – All water mains, gas mains, electric, telephone and other communication services shall be located underground; and such facilities shall be installed prior to street paving. Electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables installed in accordance with the prevailing standards and practices of the utility or other companies providing such services except where it is demonstrated to the satisfaction of the Board of Commissioners that the underground installation herein required is not feasible because of the physical condition of the lands involved. All main underground cables which are within the right-of-way of a street shall be located as specified by the Board of Commissioners.

The above note shall be provided on the Grading and Utility Plan (Sheet 3).

23. **Per §146-31 – Fire Prevention Requirements for Buildings and Building Groups** – The Abington Township Fire Marshal shall approve the location of all fire hydrants and connections thereto.

No fire hydrant is proposed as part of this project. There is an existing fire hydrant located at the intersection of Fairview Avenue and Washington Avenue. We defer to the Fire Marshal if this location is adequate to service the proposed dwelling, or if an additional fire hydrant installation would be required.

24. **Per §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.

There are grades of 33% proposed around the raingarden for this project. The grades shall be revised to be 15% or less; otherwise, a waiver from this Code Section would be required.

**CHAPTER 142
STORMWATER MANAGEMENT COMMENTS**

- 25. **Per §142-Attachment 1 – Watershed Map Figure 1.03** – Based on Figure 1.03, the proposed site in the Wissahickon Creek, Area W watershed.

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

Area P District B Proposed Storm	Reduced To	Existing Storm
2-year		1-year
5-year		2-year
10-year		5-year
25-year		10-year
50-year		25-year
100-year		50-year

A table showing the pre-development flows and the post development flows shall be provided in the PCSM Report to ensure the required reductions are being met for the site.

- 26. **Per §142-106.C.(1) – Table 106.W** – Since this project is proposing approx. 1,863 SF of new impervious area on Lot 1 and a limit of disturbance of less than 5,000 SF, this site will be required to follow Article III SWM Site Plan Requirements; §142-404 Nonstructural Project Design; §142-405 Groundwater Recharge; §142-406 Water Quality Volume Control Requirements; and §142-408 Stream Bank Erosion Requirements.

As part of this Land Development, the Applicant is proposing a raingarden located on Lot 1 to capture the proposed runoff from the new impervious surfaces.

- 27. **Per §142.302.B.(1).(m) – SWM Site Plan Requirements** – The following signature block for the Township shall be provided on the PCSM Plan:

“(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. _____.”

- 28. **Per §142.302.B.(2).(a) – SWM Site Plan Requirements** – The Applicant shall prepare an existing resource and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, closed topographic depressions and recharge areas. Land development, existing recharge areas, and any other requirements specifically outlined in the municipal SALDO also shall be included.

The provided ERSAM plan shall be revised to show the information as indicated per this code section. The Applicant may wish to rename the “Existing Features/Demolition Plan” to the “Existing Features, ERSAM Plan, and Demolition Plan” and provide the information required above on this plan to avoid adding additional sheets to the plan set.

- 29. **Per §142.302.B.(2).(b).[9] – SWM Site Plan Requirements** – The SWM site plan shall include an O&M plan in accordance with §142-702 of this chapter, for all existing and proposed physical stormwater

management facilities. This plan shall address long-term ownership and responsibilities for O&M as well as schedules and costs for O&M activities.

An O&M schedule and notes shall be provided on the Stormwater Plan (Sheet 5) for the proposed raingarden facility.

30. **Per §142.302.B.(2).(b).[22] – SWM Site Plan Requirements** – The PCSM Plan shall include a 15-foot-wide easement around all stormwater management facilities to provide ingress and egress from a public right-of-way.

A 15-foot-wide easement around the proposed raingarden and storm pipe shall be provided to allow access from Fairview Avenue. The metes and bounds of this easement shall be provided on the plans. If the Applicant does not wish to provide this 15-foot-wide easement, a stormwater blanket easement covering the entire site may be proposed. A description of this stormwater easement shall be provided for review and approval.

31. **Per §142.302.B.(2).(b).[25] – SWM Site Plan Requirements** – The PCSM Plan shall include a statement, signed by the Applicant, acknowledging 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.
32. **Per §142.302.B.(2).(b).[26] – SWM Site Plan Requirements** – The following signature block for the design engineer shall be included on the PCSM Plan:

"I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this chapter."

33. **Per §142-303.A.(1)– Plan Submission** – Proof of application or documentation of a National Pollutant Discharge Elimination System (NPDES) shall be provided

Since this project will not be disturbing more than one (1) acre of land, a NPDES Permit would not be required.

34. **Per §142-308.A – As-Built Plans, Completion Certificate, and Final Inspection** – The developer shall be responsible for providing as-built plans of all SWM BMPs included in the approved SWM site plan. The as-built plans and an explanation of any discrepancies with the construction plans shall be submitted to the Municipality.

Since this project will not be disturbing more than one (1) acre of land, a NPDES Permit would not be required.

35. **Per §142-401.H – General Requirements** – No regulated activities shall commence until the Township issues written approval of an SWM site plan, which demonstrates compliance with the requirements of this chapter.

36. **Per §142-401.L – General Requirements** – Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm.

Dewatering calculations for all infiltration basins shall be provided to ensure the basins dewater between 24 and 72 hours.

37. **Per §142-405 – Groundwater Recharge Requirements** – As part of this land development, this project is required to follow the groundwater recharge requirements.

Based on the infiltration testing report received, the infiltration test result on site were 0 inches per hour. The Applicant is proposing a raingarden with a 4" perforated PVC underdrain to capture the runoff and discharge it through the outlet structure. No infiltration through the soil media is proposed as part of this project; therefore, the Applicant would be required to obtain a waiver from this Code Section to allow for a managed release concept (MRC) type raingarden as opposed to an infiltration raingarden.

38. **Per §142-406.B.(1) – Water Volume Control Requirements** – Stormwater facilities shall capture at least the first two inches of runoff from all new impervious surfaces.

Based on the information provided in the PCSM Report, the volume of the runoff from the first 2-inches of runoff is 349 CF. The raingarden has a storage volume of 431 CF; therefore, the raingarden is adequately sized to capture the required runoff volume.

39. **Per §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).

Dewatering calculations shall be provided to ensure dewatering of the 1-year 24-hour storm takes at least 24 hours to drain from the facility.

40. **Per §142-409.C.(1).(b) Table 409.1W – 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).

Dewatering calculations shall be provided to ensure dewatering of the 1-year 24-hour storm takes at least 24 hours to drain from the facility.

41. **Per §142-704.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs** – Prior to final approval of the PCSM site plan, the owner shall sign and record an operation and maintenance (O&M) agreement covering all stormwater control facilities which are to be privately owned.

GENERAL STORMWATER MANAGEMENT COMMENTS

42. A detail of the proposed outlet structure shall be provided which includes the top of grate elevation, invert elevation for the 4" perforated pipe, orifice size, and invert out elevation for the 15" HDPE pipe.
43. An emergency spillway shall be provided for the raingarden. Currently there is no emergency spillway shown so the only source of outflow is the outlet structure riser pipe. Should this riser pipe ever get blocked, the water will build up and overflow ovetop of the raingarden berms. An emergency spillway will allow for the water to discharge through the spillway before reaching the top of berm elevation.
44. Elevations shall be provided on the Typical Rain Garden Schematic Detail to include the bottom of BMP elevation, perforated PVC pipe elevation, top of berm elevation, emergency spillway elevation, etc.
45. Based on the architectural plans provided, the roof is a gable style roof. Rood leader lines are shown in the rear of the proposed dwelling which will discharge to the proposed raingarden. The Applicant shall confirm that the runoff from the entirety of the roof will be collected and discharged to the raingarden. There are splash blocks shown on the corners of the house, but no downspouts are shown.
46. A detail for the proposed connection of the 15" HDPE pipe to the existing inlet shall be provided on the plan.
47. The Applicant may wish to consider adding a trench drain along the bottom of the new driveway and pipe it to the proposed rain garden to minimize the stormwater runoff leaving the site.

GENERAL COMMENTS

48. The water lateral is not shown to connect to a main along Fairview Avenue. The main and lateral connection to the main shall be shown on the plan.
49. A detail for the depressed curbing shall be provided on the plan. In addition, a pavement restoration detail shall be provided on the plans for the area of Fairview Avenue which will be disturbed due to the depressed curbing construction as well as for the sewer connection.
50. The slope of the proposed driveway for Lot 1 shall be provided on the plans.
51. The Applicant is requesting a waiver from not providing sidewalk along the frontage; however, a sidewalk detail is provided on the plans. If the waiver for no sidewalk is granted, the sidewalk detail shall be removed.
52. The Index of Sheets on the Record Plan (Sheet 1) shall indicate which plans are to be recorded.
53. The narrow longitudinal zoning district abutting the R4 zoning district located to the east of the site on the Location Map is mislabeled as "MS-H" and should be corrected to the "MS-L" zoning district. Similarly, the "MS-H" label for the horizontal area between Arnold Avenue and Fairhill Avenue should also be corrected to the "MS-L" zoning district.
54. The utility pole owner and numbers shall be provided on the plans.
55. Legal descriptions for the existing lot and both proposed Lots 1 & 2 shall be provided for review and approval.

56. We defer to the fire marshal for any fire related comments.
57. We defer to the wastewater utilities director for any sewer related comments.
58. We defer to the traffic engineer for any traffic related comments.

We have received the following documents/permits/reviews:

- Zoning Decision 24-62 (November 20, 2024)
- Stormwater Management Narrative & Calculations (February, 2025)
- Aqua Water Availability Letter (February 10, 2025)
- Letter of Sanitary Availability (February 11, 2025)
- Planning Module Exemption Documents (February 12, 2025)
- Waiver Request Letter (February 14, 2025)
- MCPC Request for Review (February 14, 2025)
- Application for SALDO Review (February 21, 2025)
- STC Consultant Review (March 6, 2025)
- EAC Review (March 18, 2025)
- STC Review (March 19, 2025)
- TPD Traffic Review (March 19, 2025)
- Sewer Review Letter (March 21, 2025)
- Fire Approval Letter (March 24, 2025)
- MCPC Review (March 29, 2025)

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

- Sewer Approval Letter
- Traffic Approval Letter
- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

We do not recommend Final Minor Subdivision and Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments. We would be willing to attend a technical discussion meeting upon request by the Applicant.

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

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

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



TOWNSHIP OF ABINGTON

*Thomas Hecker, Board President
Matthew Vahey, Board Vice President
Christopher Christman, Township Manager*

March 24th, 2025

ABH Builders, Inc.
775 Penlynn Blue Bell Pike
Blue Bell, PA 19422

Re: LD-25-01-1526 Fairview Avenue (ABH Builders, Inc.)
Parcel(s) 30-00-18860-00-1

Thank you for the opportunity to review the submitted plans for proposed Land Development at 1526 Fairview Ave, Willow Grove, PA 19090. The project outlined is for subdivision of one lot into two, and the construction of an additional single-family dwelling on the new lot.

I have reviewed the submitted Plan Set, originally dated 02/14/2025 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 currently with the development proposed in these plans.

Should you have any questions or concerns, please feel free to contact me at 267-536-1089 or via email at CPlatz@AbingtonPA.gov or FireMarshal@AbingtonPA.gov.

Sincerely,

Chris Platz,
Fire Marshal



March 18, 2025

MEMO

To: Nicholas Brown, Chair – Abington Township Planning Commission

From: Abington Township Environmental Advisory Council

RE: Residential Subdivision and Minor Land Development Plan (LD-25-01) - 1526 Fairview Avenue Willow Grove PA.

Plan Set Date: 02/14/2025.

EAC Review Date: 03/12/2025

Site Summary

Owner: ABH Builders, Inc.

Zone – R4 Residential

Watershed: Wissahickon Creek, Sandy Run Tributary

Variances Approved: - Minimum Lot Size and Front Yard Setback

Dear Chairperson Brown:

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above-mentioned land development plan at its regular meeting on March 12, 2025, and offer the following comments:

The applicant is proposing to subdivide the property into two lots and construct a single-family home and associated improvements on the new lot. The lot site plan indicates several stormwater control measures to mitigate increased runoff from the new impervious surfaces including the utilization of a rain garden feature along the north and east side of the proposed driveway along with several other non-structural best management practices (BMPs). According to the stormwater analysis provided by the applicant, runoff from the new roof areas will be conveyed to the rain garden by way of piping from the building down spouts. They have included information noting that the rain garden area will be protected from compaction during all earth disturbance activities.

Soil testing on the site indicated that there is no infiltration on site, therefore water volume captured within the rain garden would drain through a perforated pipe system beneath the rain garden feature. The rain garden vegetation will help remove some of the water volume through exfiltration and the rest of the Water Quality Volume will be managed by non-structural BMPs including disconnected impervious, impervious within 20 ft/100 ft of tree canopy, and deciduous tree credits.

The EAC supports the use of naturalized stormwater control measures for new and redeveloped sites. The use of the rain garden as the primary stormwater control measure is commended. The feature will provide volume control of the first 1" of runoff as required by our stormwater ordinance. Rain Garden vegetation will help filter and slow runoff and provide additional water quality and aesthetic benefits to the property owner as well. The EAC strongly recommends that detailed maintenance instructions be provided to property owners to ensure long term success of the rain garden feature.

To support the Township's [Ready for 100](#) and [Climate Collaborative](#) resolutions and [Master Tree Action Plan](#) we recommend the applicant employ energy efficiency and conservation measures such as white roof or green roofs, automated lighting controls, [constructing each home for Energy Star certification](#) to reap [Energy Star benefits](#) along with [Energy Star appliances](#) and [Water Sense](#) products, providing all electric building systems for HVAC, hot water and cooking instead of natural gas or other fossil fuels, and reducing energy use through integration with solar, geothermal or heat pumps and [other sustainable design and green building features](#).

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

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Co-Chair, Abington Township EAC

cc: Christopher Christman
Michael Narcowich
Tim Clark
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members



LD-25-01-1526 Fairview Avenue (ABH Builders, Inc.)

Via email Delivery

March 6, 2025

Allison A. Lee, P.E.

Pennoni

3100 Horizon Drive, Suite 200 - King of Prussia, PA 19406

Project - LD-25-01-1526 Fairview Avenue (ABH Builders, Inc.)

Dear Allison,

Pursuant to your request, the following is the review for the proposed project, LD-25-01-1526 Fairview Avenue

GENERAL NOTES :

1. Tree planting counts are correct.
2. Advise adding tree symbol connectors to all proposed trees. The total number without a connector line is causing confusion.
3. Tree planting detail appears to be outdated. Tree planting detail needs to be updated per mark ups. Shrub and rain garden details need to be provided.
4. The ordinance allows the applicant the opportunity to survey the size & species of the existing trees on site and take credit for those being preserved. It is not required by the ordinance to do so. The applicant did not survey the species. The applicant did not supply replacements based on a 2-for-1 tree replacement ratio. The applicant is not taking credit for one existing street tree.
5. No buffers are required in the R-4 Medium High Density Residential. Abuts residential and MS-H (appears to be commercial/retail). No buffer is required in the zoning code. (2403.B)
6. Applicant has provided existing and proposed street trees. (2401.A.2.d.(1)(a))
7. No site element screens are required. (2403.C)
8. Street name is labeled wrong in key map.
9. There is a rain garden proposed, however, there is no schedule for the shrubs shown in the detail plan. There is a seed mix shown.
10. Tree protection fencing should be reviewed per Arborist recommendations. It is currently not around the second largest tree on the site.
11. The proposed street trees along Fairview Avenue are under overhead wires and are being proposed as canopy trees. They are set back from the streetscape (not enough).

ZONING :

1. SECTION 2401 PRESERVATION AND PROTECTION OF EXISTING VEGETATION

- a. *SECTION 2401.A.2.d.(1)(a) - Existing Lots. Tree replacement shall occur when new impervious coverage exceeds 500 s.f. and a tree with a minimum caliper of six inches (6") is removed. In such cases, two new trees, each a minimum of 3-to-3.5" caliper, measured 6" above grade, shall be planted for each tree with a minimum caliper of 6" or greater that is removed.*

The applicant does not show an existing tree that will need to be removed per the proposed dwelling drawings. The applicant shall survey the correct amount of trees and include the species of the trees and indicate on the plans. The applicant shall provide replacement trees for any trees being removed per the ordinance requirements. All replacement trees shall be the required size of 3 to 3.5" caliper as noted in section 2401.A.2.d.(1)(a).

- b. *SECTION 2401.A.2.d.(1)(b) New Lots. Where site disturbance activity on new lots proposes removal of more than 25% of the tree canopy, if the trees removed contain a tree with a 6-inch caliper or greater, trees shall be preserved wherever possible, and those removed that meet the criteria above shall be replaced two-to-one on site by trees 3 to 3.5" or larger in caliper, measured 6" above grade.*

All replacement trees shall be to the required size of 3 to 3.5" caliper as noted in section 2401.A.2.d.(1)(a). No tree replacement chart has been provided. All trees to be removed (not surveyed) appear to be above the 6" caliper. The Applicant is to survey all trees, provide the noted chart with the correct number of existing trees, the number being removed, to be replaced, and to remain.

- c. *SECTION 2401.A.2.d.(2) – Requirements for Tree Protection Zone : Existing vegetation designated to "TO REMAIN," in accordance with the landscaping plan of a subdivision or land development shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary tree protection zone, constructed according to the standards expressed below, shall be erected a minimum of one foot outside the dripline on all sides of individual trees or tree masses prior to major clearing or construction.*

While noted in the legend, tree protection fencing and construction fencing zones and details should be updated per plan notes. There are also two existing trees not included in the tree protection fencing areas.

2. SECTION 2402 PARKING LOT LANDSCAPING AND STREET TREES

- a. *SECTION 2402.B.2.b. – Large canopy trees shall be planted at least 15 feet from overhead utilities, including street lights, and 6 feet from underground utilities. However, ornamental trees may be planted under overhead utility wires. Street trees shall not be placed within the clear site triangles of street intersections.*

The proposed street trees are closer than the required 15 feet. If the clearance is an issue, as noted in the ordinance, the Applicant may propose ornamental trees in lieu of a large canopy tree. This is due to existing overhead wires.

- b. *SECTION 2402.B.2.D – Trees shall comply with the requirements of the "Recommended Plant Materials".*

The Applicant has provided a canopy tree that meets the recommended plant materials requirements per the ordinance.

3. SECTION 2403 BUFFERS AND SCREENS

- a. *SECTION 2403.B.1 - Determining Buffer Requirements (Assessing the Adjacent Land Use) an on-site investigation by the applicant shall determine the adjacent land uses along each property boundary. In the case of vacant land, the existing zoned uses shall be used. The existing or zoned uses shall be noted on the plan. In the case of several permitted uses on a site, the most restrictive requirements shall apply. The Township shall have final approval of interpretation of land uses or zoning maps.*

No buffers are required.

SALDO :

1. SECTION 146-39 LANDSCAPING

- a. *SECTION 146-39.A.(1) – Placement. Shade trees shall be provided by the subdivider/land developer and planted approximately five feet inside the lot lines paralleling the right-of-way line. The trees shall be placed to provide an approximate average spacing of one tree per 50 feet or planted in an alternate arrangement consistent with township policy encouraging the use of shade trees in subdivision/land development. The trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities or the operation of streetlights, nor shall they be placed within the clear sight triangle at street intersections.*

One street tree is proposed outside the lot line. The Applicant shall adjust.

- b. *SECTION 146-39.B.(1) – General Landscaping. Additional landscaping and planting shall be required on each building site or lot. The landscaping requirement shall be based upon land use. (1). Single-family residential use. In addition to the requirement of shade trees as per Subsection A above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover.*

The Applicant did not propose any on lot landscaping apart from the rain garden seeding and shrubs. Reviewer recommends adding landscaping per the ordinance.

The landscape plan shows a proposed rain garden and notes Ernst seed mixes. The plans also show clusters of shrubs and illustrate it in the rain garden detail; however, no shrub planting details or schedule showing counts, species, or sizes has been included. Applicant to revise plans to include the missing plantings. These shrub plantings should also be added to the overall landscape plan.

- c. *SECTION 146-39.B.(4)(a) – Existing Tree Preservation Credit. The number of trees required by this section may be reduced by giving credit to the approved preservation of existing trees as commuted below : [see chart in ordinance].*

The Applicant is not requesting credit for any existing trees at this time.

d. *SECTION 146-39.C. - Guaranty. All landscaping required under this section and the provisions of the Zoning Code shall be guaranteed by the subdivider/land developer or builder for a period of one year after the township has issued an occupancy permit for the property. It shall be the responsibility of the subdivider/land developer or builder to protect, maintain and feed (if necessary) both newly planted and existing plant materials during this period to ensure that plants are alive and healthy. An inspection shall be made by the township at the end of the one-year period; any plant materials unacceptable at the time of inspection shall be replaced in order to satisfy the landscaping requirements of this section and the Zoning Code.*

The Applicant shall note that all plantings shall be guaranteed for a minimum of one year after the Township has issued an occupancy permit.

e. SALDO Section 146.11(B)(11).

Vegetation resource identification of all the following:(a) Forest and woodland areas. (b) Standalone trees with calipers of 10 inches or greater, measured at a point four feet above grade, with indication of which trees are to be removed and which are to remain. (c) Other significant vegetation.

The applicant shall provide a plan denoting any tree 10" or greater.

A handwritten signature in black ink, appearing to read "John Ruckstuhl, Jr." with a stylized flourish at the end.



March 19, 2025

MEMO

To: Nicholas Brown, Chair – Abington Township Planning Commission

From: Abington Township Environmental Advisory Council

RE: Residential Subdivision and Minor Land Development Plan (LD-25-01) - 1526 Fairview Avenue Willow Grove PA.

Plan Set Date: 02/14/2025

STC Review Date: 03/11/2025

Site Summary

Owner: ABH Builders, Inc.

Zone – R4 Residential

Watershed: Wissahickon Creek, Sandy Run Tributary

Variances Approved: - Minimum Lot Size and Front Yard Setback

Dear Chairperson Brown:

The members of the Abington Township Shade Tree Commission (STC) reviewed the above-mentioned land development plan at its regular meeting on March 11, 2025, and offer the following comments in addition to the comments provided by Rockwell Associates:

The zoning ordinance and SALDO contain the minimum acceptable requirements for development. In all cases, the STC recommends planting additional native trees, native shrubs, and native perennials to provide economic, environmental, and social benefits for the future residents and the township. Native plants that are properly selected to meet the anticipated post-development site conditions will have a higher likelihood of long-term survival. Please refer to the STC online resource for native shade trees, which contains information for selecting trees that are appropriate to the site conditions:

<https://www.abingtonpa.gov/home/showpublisheddocument/17771/638242541612170000>

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

Respectfully submitted,

Patricia Gallagher

Patricia Gallagher
Abington Township STC

cc: Christopher Christman
Michael Narcowich
Planning Commission Members
STC Members
Abington Environmental Advisory Commission Members



Memorandum

To: Christopher Christman, Manager - Abington Township

From: Greg Richardson, P.E.

Date: March 19, 2025

Re: **1526 Fairview Avenue**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00047

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:

- Preliminary Site Plans, prepared by Van Cleef Engineering – Dated February 14, 2025.

Based on a review of the above documents, TPD offers the following comments:

Site Plan/Traffic

1. Remove the existing depressed curb driveway opening (abandoned) on Fairview Avenue located at the western property limits. Replace with vertical curb.
2. Remove the existing roof drain outlet from the curb along Fairview Avenue.
3. Provide a pavement restoration detail for work to be completed within the Fairview Avenue limits.
4. While a note is provided on Sheet 8 regarding maximum driveway slope, a driveway centerline profile from the centerline of Fairview Avenue must be added to the plans including the following access information:
 - a. centerline of Fairview Avenue (station and elevation)
 - b. edge of existing roadway (station and elevation)
 - c. edge of proposed widening (station and elevation)
 - d. interior slope
 - e. legal/ultimate right-of-way
 - f. existing and proposed elevations and roadway cross-slopes.

5. Provide a depressed curb driveway detail.

General

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

August 18, 2025

Terry Castorina
Township Manager, Abington Township
1176 Old York Road
Abington, PA 19001

RE: Waiver Request Letter
1526 Fairview Avenue
T.M.P. # 300018860001
Abington Township, Montgomery County, PA

Dear Ms. Castorina:

In conjunction with the Subdivision/Land Development Application for the property (T.M.P 30018860001) located at 1526 Fairview Avenue, Willow Grove, PA 19090; Please consider the below written waiver requests from requirements in the Abington Township's Subdivision and Land Development Ordinance and Stormwater Ordinance.

Requested Waivers:

1. §146-9.A & B
Requires separate stages for Preliminary plan and final plan and for the application category which requires a two-stage approval process
The applicant requests a waiver from these requirements to allow for a one-stage preliminary/final plan approval process due to the small size of the project and proposed improvements being proposed on only one of the two proposed lots.
2. §146-11.A.(4) & §146-11.B.(3)
Requires providing existing features within 400 ft of the property
The applicant requests a waiver to provide only the existing features and utilities adjacent to the site as this is a minor subdivision/land development application and surrounding area is already development.
3. §146-11.A.(7)& §146-11.D.(4)
Requires an indication of vertical datum to Sanitary Sewer Datum of the Township of Abington.
The applicant is requesting a wavier to not provide an indication of the vertical datum to the Sanitary Sewer Datum of the Township of Abington.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

4. §146-27.(1)
Requires sidewalk along existing street frontage when a sidewalk is required.
The applicant is requesting a waiver to not provide sidewalks along Fairview Avenue as there are no sidewalks along the existing street and the close proximity of the existing home on Lot 2.

5. §146-33.C
Requires storm drains to be located behind the curb and within the right-of-way of the street and protected by a cover of at least 24 inches.
The applicant requests a waiver from this requirement to allow for a minimum pipe cover per the manufacturer's recommendations.

6. §146-33.G.
Requires use of City No 1 Inlets for Storm Sewers
The applicant requests a waiver from this requirement to provide ADS drain basins or approved equal within the site. The applicant does not propose any new Inlets within Fairview Avenue right-of-way.

7. §146-35.C.(1)
Requires that sanitary sewer service to the dwelling basement be provided by gravity.
The applicant requests a waiver from this requirement to allow for the reuse of the existing lateral connection within Fairview Avenue right-of-way which is shown on "Abington Township Montgomery County, Penna. Sanitary Sewer System Contract No. 51 Record Plan", Plan No. 45085-407, dated October 29, 1959 and recorded on 8-2-1960.

8. §146-43.C.(3).(a)
Requires cuts and fill slopes to not be 15% or steeper.
The applicant requests a waiver from this requirement to allow a maximum of 33.3% (3h:1V) slope (within the rain garden). Per Section 6.4.5 of the PA Stormwater BMP Manual, 3:1 slope is permitted within rain garden.

9. §142-405
Requires groundwater to be infiltrated.
The applicant requests a waiver from this requirement since there is no infiltration on the site.

September 10, 2025

Terry Castorina
Township Manager, Abington Township
1176 Old York Road
Abington, PA 19001

RE: Waiver Request Letter
1526 Fairview Avenue
T.M.P. # 300018860001
Abington Township, Montgomery County, PA

Dear Ms. Castorina:

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2. §146-11.A.(4) & §146-11.B.(3)
Requires providing existing features within 400 ft of the property
The applicant requests a waiver to provide only the existing features and utilities adjacent to the site as this is a minor subdivision/land development application and surrounding area is already development.
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The applicant is requesting a wavier to not provide sidewalks along Fairview Avenue as there are no sidewalks along the existing street and the close proximity of the existing home on Lot 2.

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Phillipsburg, NJ
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Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

4. §146-33.C

Requires storm drains to be located behind the curb and within the right-of-way of the street and protected by a cover of at least 24 inches.

The applicant requests a waiver from this requirement to allow for a minimum pipe cover per the manufacture's recommendations.

5. §146-35.C.(1)

Requires that sanitary sewer service to the dwelling basement be provided by gravity.

The applicant requests a waiver from this requirement to allow for the reuse of the existing lateral connection within Fairview Avenue right-of-way which is shown on "Abington Township Montgomery County, Penna. Sanitary Sewer System Contract No. 51 Record Plan", Plan No. 45085-407, dated October 29, 1959 and recorded on 8-2-1960.

6. §146-38

Requires Streetlighting to be installed along each street front abutting a public street.

The applicant requests a waiver from this requirement to allow for a driveway lamp post and light at the new driveway, rather than a new street light mounted on the utility pole adjacent to the south of the property.

7. §146-43.C.(3).(a)

Requires cuts and fill slopes to not be 15% or steeper.

The applicant requests a waiver from this requirement to allow a maximum of 33.3% (3h:1V) slope (within the rain garden). Per Section 6.4.5 of the PA Stormwater BMP Manual, 3:1 slope is permitted within rain garden.

8. §142-405

Requires groundwater to be infiltrated.

The applicant requests a waiver from this requirement since there is no infiltration on the site.

**BEFORE THE ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS**

Applicant:
ABH Builders, Inc.

Property:
1526 Fairview Avenue

Parcel No:
30-00-18860-00-1

Application No.:
LD-25-01

LAND DEVELOPMENT APPROVAL

BE IT RESOLVED, the Board of Commissioners grants Conditional Preliminary and Final Approval of Applicant’s Land Development Application, number LD-25-01, with the plan “Preliminary Minor Subdivision and Land Development Plans”, consisting of eight (8) sheets, dated May 23, 2025, last revised June 5, 2025, and prepared by Van Cleef Engineering Associates, LLC, (“Plan”)¹ proposing subdivision of the land into two (2) new lots with one (1) lot retaining the existing single-family detached dwelling and one (1) lot with a proposed new single-family detached dwelling pursuant to the Plan (“Project”) for the property located at 1526 Fairview Avenue, Willow Grove, Pennsylvania 19090 (“Property”)².

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

¹ More fully detailed on the Plan, attached as Exhibit “A.”
² The Property is further identified as Tax Parcel number 30-00-18860-00-1.

Without limiting the generality of the foregoing, the Board of Commissioners has approved the Plans subject to specific compliance with the following additional terms and acknowledgements:

1. The Applicant shall submit a minimum of four (4) paper copies and two (2) mylar copies of the approved Record Plan(s), and a PDF-formatted disk with the full Approved Plan set, for recording by the Applicant.
2. Complying with all applicable Township review letters, as amended, including:³
 - a. Decision of the Zoning Hearing Board (24-62) dated November 20, 2024;
 - b. Township Engineer's July 11, 2025 Review Letter;
 - c. March 21, 2025 Sewer Review Letter;
 - d. March 24, 2025 Fire Review Letter;
 - e. TPD's March 19, 2025 and June 27, 2025 Review Letters;
 - f. Shade Tree Commission's March 19, 2025 Review Letter;
 - g. Shade Tree Commission's Consultant Review dated March 6, 2025;
 - h. Environmental Advisory Council's March 18, 2025 and June 15, 2025 Review Letters; and
 - i. Montgomery County Planning Commission's March 29, 2025 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;

³ See Review Letters attached as Exhibit "B."

- b. Soil Erosion and Sediment Pollution Control Plan approval by the Montgomery County Conservation District, if applicable;
 - c. Approval of the Abington Township Fire Marshal;
 - d. Approval of the Abington Township Traffic Engineer, if applicable;
 - e. Approval of the Abington Township Environmental Advisory Council, if required;
 - f. PennDOT Highway Occupancy Permit, if required;
 - g. Building permits, construction permits, road opening permits, electrical permits, earth disturbance permits from Abington Township, as applicable;
 - h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.
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 were **GRANTED** at Applicant's request pursuant to Applicant's Letter dated September 10, 2025⁴, due to the size and scope of the project, as follows:

1. **§§ 146-9.A & B – Stages & Categories** – A waiver from the requirement for two (2) stage Preliminary and Final plan approval.
2. **§§ 146-11.A(4) & 11.B(3) – Property Identification Plans & Existing Features Plan** – A waiver from the requirement to show existing features within four hundred (400) linear feet of the site.
3. **§ 146-27(1) – Sidewalks and Curbs** – A waiver from the requirement to provide sidewalks along Fairview Avenue.
4. **§ 146-33.C – Location and Cover** – A waiver from the requirement to provide 24 inches of cover over storm drains.
5. **§ 146-35.C(1) – Laterals** – A waiver from the requirement to provide sanitary sewer service by gravity to a dwelling basement.
6. **§ 146-38 – Streetlighting** – A waiver from the requirement to install a street light mounted on a utility pole on the condition that a lamp post and light be installed at the new driveway.
7. **§ 146-43.C.(3)(a) – Excavation and Fills** – A waiver to permit a maximum slope of 3:1 (33.3%).
8. **§ 146-405 – Cut and Fill Slopes** – A waiver from the requirement to provide groundwater recharge volume to infiltrate.

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.

⁴ See Waiver Request Letter attached as Exhibit "C."

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:

DRAFT

**APPLICANT'S ACKNOWLEDGEMENT AND
ACCEPTANCE OF APPROVAL CONDITIONS**

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

ABH Builders, Inc.

By: _____

Name: _____

Title: _____

DRAFT

Exhibit "A"
Plan

DRAFT

Exhibit “B”
Review Letters

DRAFT

Exhibit “C”
Waiver Request Letter

DRAFT



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025

BOC-04-100925

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT	
Cost > \$10,000	
Yes <input type="checkbox"/>	No <input type="checkbox"/>
PUBLIC BID REQUIRED	
Cost > \$20,100	
Yes <input type="checkbox"/>	No <input type="checkbox"/>

AGENDA ITEM:

363 Cadwalader Avenue Lot Line Adjustment

EXECUTIVE SUMMARY:

This Property is developed with a semi-detached (twin) single-family home and an accessory building at the rear. The accessory building was constructed without permits or knowledge by the Township. When discovered, the Applicant sought relief from the Zoning Hearing Board for the illegal structure, only some of which was granted. In order to address the nonconformity of the structure, the Applicant submitted a lot-line change application. The lot-line change application is an option for exception under § 146-9.C.2(b). However, the exception is in the discretion of the Board of Commissioners pursuant to § 146-9.C.2(b)[4] where a property does not conform with the Zoning Ordinance or interferes with logical development. The resulting lot of the lot-line change application would result in an extremely irregular lot, the sole purpose of the creation of which is to maintain the illegal accessory structure. It is recommended that the Board of Commissioners deny the lot-line change application. The Applicant may still submit an application for full subdivision to create the lot, but both the structure and the zoning issues will still need to be resolved before any subdivision application could possibly be approved.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider the application for a lot line adjustment at 363 Cadwalader Avenue. *(Mr. Clarke)*



APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: 363 Cadwalader Avenue

APPLICANT NAME: Anthony Ward

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: SD-25-01

Date Complete: August 29, 2025

Project Title: 363 Cadwalader Avenue Lot Line Adjustment

90 Day Date: November 27, 2025

File Date: August 28, 2025

Ward No.: 3

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application **MUST** include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

***It is highly encouraged to submit applications in a digital format**



I. CONTACT INFORMATION

**Applicant
Information**

Anthony Ward, Trustee

Name

361 Cadwalader Avenue, Elkins Park, PA 19027

Address

(267) 475-0828

Phone

Fax

tony@tonyward.com

Email Address

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

See Attached List of Property Owners

Name

Address

Phone

Fax

Email Address

**Architect/
Planner**

Name

Address

Phone

Fax

Email Address



**Engineer/
Surveyor**

Ash Associates, Inc.

Name

765 Tennis Avenue, Ambler, PA 19002

Address

**Engineer/
Surveyor
Cont'd**

(215) 367-5261

Phone

Fax

website: ashassociates.net

Email Address

Attorney

Peter S. Friedman, Esquire, Friedman Schuman Layser, P.C.

Name

275 Commerce Drive, Suite 210, Fort Washington, PA 19034

Address

(215) 690-3804

Phone

(215) 690-3804

Fax

pfriedman@fsalaw.com

Email Address



II. PROJECT INFORMATION

Application Type:

Minor Subdivision Minor Land Develop. Preliminary Major SD & LD
 Preliminary Major Subdivision Prelim. Major Land Develop. Final Major SD & LD
 Final Major Subdivision Final Major Land Develop. Lot Line Adjustment

Full street address of the property: 363 Cadwalader Avenue, Elkins Park, PA 19027

Tax Parcel No.: 30-00-06176-00-4 County Deed Book No.: 6129 Page No.: 77

Description of Proposed Work: No work or improvements are proposed; lot line adjustment, which will add slivers
of land to 363 Cadwalader Avenue

Total Tract Acreage: 0.698 acres Project Acreage: 0.698 acres

Zoning District: R-4 Medium High Density Residential District Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: _____ Proposed Sewer Flows: _____

Proposed Land Use:

Single Family Detached Single Family Attached Single Family Semi-Detached
 Multi-Family Commercial Office Industrial
 Other (Describe): Studio



III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes XX No
- Are there known variances/any zoning relief necessary for this project? Yes XX No
- If YES, have you submitted an application to the Zoning Hearing Board? Yes XX No
- Has this plan been heard by the Zoning Hearing Board? Yes XX 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 XX

*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.

[Signature]
Applicant signature

8/27/25
Date

To schedule a pre-submission meeting, please contact the Office of the Township Manager at 267-536-1022 or email TCastorina@abingtonpa.gov



IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

Relief Requested:

Section 146-51 Waiver of Land Development

Waiver of the Saldo Requirements



V. SUBMISSION

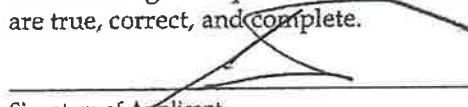
APPLICATION CHECKLIST

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

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- One (1) reduced copy of the proposed plan, no larger than 11"x17"
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- Two (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- One (1) digital copy of all submitted documents
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.



Signature of Applicant

8/27/25

Date

Signature of Property Owner (if different than applicant)

Date



THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

___ Application Fee Amount: \$ _____ Check No.: # _____

___ Review Escrow Fee Amount: \$ _____ Check No.: # _____

DECISION INFORMATION

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____



PLANNING PROCESS EXTENSION AGREEMENT

FOR

PROJECT NAME

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

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

Signed: _____
Applicant

Date: _____

Received: _____
Township

Date: _____

**ATTACHMENT
TO APPLICATION FOR
SUBDIVISION/LAND DEVELOPMENT**

Lot 1

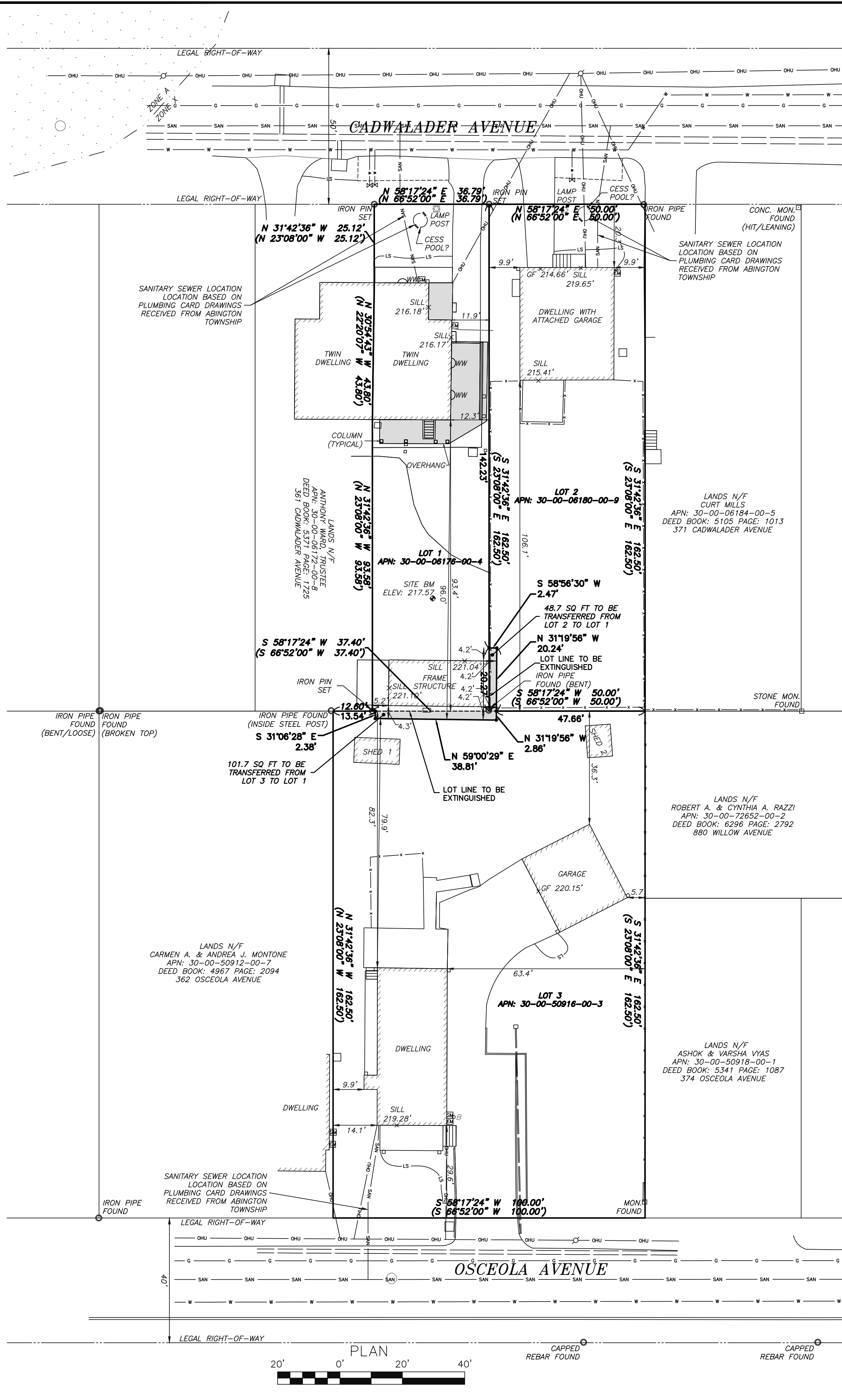
Owner: Julian Ward & Anthony Ward
APN: 30-00-06176-00-4
Tract Address: 363 Cadwalader Avenue
Document: Deed Book 6129, Page 77

Lot 2

Owner: Carla Hollins
APN: 30-00-06180-00-9
Tract Address: 367 Cadwalader Avenue
Document: Deed Book 6398, Page 173

Lot 3

Owner: Leo J. & Patricia A. Harkins
APN: 30-00-50916-00-3
Tract Address: 366 Osceola Avenue
Document: Deed Book 4035, Page 11



ZONING DATA:

PER ABINGTON TOWNSHIP, Article VI, Section 602

ZONING DISTRICT CLASSIFICATION: R-4 MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED (R4)	LOT 1 (EXISTING)	LOT 1 (PROPOSED)	LOT 2 (EXISTING)	LOT 2 (PROPOSED)	LOT 3 (EXISTING)	LOT 3 (PROPOSED)
MINIMUM LOT AREA	7,500 SQ FT	6,048.7 SQ FT	6,199.1 SQ FT	8,125 SQ FT	8,076.3 SQ FT	16,250 SQ FT	16,148.3 SQ FT
MINIMUM LOT WIDTH	50 FT	36.8 FT	NO CHANGE	50 FT	NO CHANGE	100 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	162.5 FT	165.1 FT	162.5 FT	161.5 FT	162.5 FT	161.5 FT
MINIMUM FRONT YARD	20 FT	25.1 FT	NO CHANGE	20.3 FT	NO CHANGE	29.6 FT	NO CHANGE
MINIMUM REAR YARD	25 FT	93.4 FT	NO CHANGE	96.0 FT	NO CHANGE	82.3 FT	79.9 FT
MINIMUM SIDE YARD	10 FT	11.9 FT	NO CHANGE	9.9 FT	NO CHANGE	9.9 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	40 %	24.1 %	23.5 %	13.4 %	13.5 %	12.2 %	12.3 %
MAXIMUM IMPERVIOUS COVERAGE	55 % *	45.4 %	NO CHANGE	18.6 %	18.7 %	31.7 %	31.9 %
MINIMUM GREEN AREA	45 % **	40.2 %	41.6 %	81.4 %	81.3 %	68.3 %	68.1 %
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	< 35 FT	NO CHANGE	< 35 FT	NO CHANGE	< 35 FT	NO CHANGE
MAXIMUM BUILDING LENGTH	100 FT	43.8 FT	NO CHANGE	36.1 FT	NO CHANGE	50.4 FT	NO CHANGE

* 50 % FOR EXISTING NONCONFORMING LOTS < 7,500 SQ FT, CALCULATED IMPERVIOUS COVERAGE DOES NOT INCLUDE GRAVEL AREA CONTAINING 875 SQ FT.
 ** 50 % FOR EXISTING NONCONFORMING LOTS < 7,500 SQ FT, CALCULATED GREEN AREA DOES NOT INCLUDE GRAVEL AREA CONTAINING 875 SQ FT.

ACCEPTANCE OF PLAN:

WE, JULIAN WARD & ANTHONY WARD HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

JULIAN WARD

ANTHONY WARD

PERSONAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: ON THE _____ DAY OF _____ 20____, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF PLAN:

I, CARLA HOLLINS HAVE LAID OUT UPON MY LAND, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

CARLA HOLLINS

PERSONAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: ON THE _____ DAY OF _____ 20____, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF PLAN:

WE, LEO J. HARKINS & PATRICIA A. HARKINS HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

LEO J. HARKINS

PATRICIA A. HARKINS

PERSONAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: ON THE _____ DAY OF _____ 20____, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROPERTY INFORMATION:

LOT 1
 OWNER: JULIAN WARD & ANTHONY WARD
 APN: 30-00-06176-00-4
 TRACT ADDRESS: 363 CADWALADER AVENUE
 DOCUMENT: DEED BOOK: 6129, PAGE: 77
 EXISTING GROSS/NET AREA: 6,048.7 SQ FT OR 0.139 ACRES

LOT 2
 OWNER: CARLA HOLLINS
 APN: 30-00-06180-00-9
 TRACT ADDRESS: 367 CADWALADER AVENUE
 DOCUMENT: DEED BOOK: 6398 PAGE: 173
 EXISTING GROSS/NET AREA: 8,125.0 SQ FT OR 0.187 ACRES

LOT 3
 OWNER: LEO J. & PATRICIA A. HARKINS
 APN: 30-00-50916-00-3
 TRACT ADDRESS: 366 OSCEOLA AVENUE
 DOCUMENT: DEED BOOK: 4035, PAGE: 11
 EXISTING GROSS/NET AREA: 16,250.0 SQ FT OR 0.373 ACRES

LOT AREA CALCULATIONS:

LOT 1 (APN: 30-00-06176-00-4)
 EXISTING LOT AREA: 6,048.7 SQ FT
 FROM LOT 2 (APN: 30-00-06180-00-9) +48.7 SQ FT
 FROM LOT 3 (APN: 30-00-50916-00-3) +101.7 SQ FT

PROPOSED LOT 1 AREA: 6,199.1 SQ FT

LOT 2 (APN: 30-00-06180-00-9)
 EXISTING LOT AREA: 8,125.0 SQ FT
 TO LOT 1 (APN: 30-00-06176-00-4) -48.7 SQ FT

PROPOSED LOT 2 AREA: 8,076.3 SQ FT

LOT 3 (APN: 30-00-50916-00-3)
 EXISTING LOT AREA: 16,250 SQ FT
 TO LOT 1 (APN: 30-00-06176-00-4) -101.7 SQ FT

PROPOSED LOT 3 AREA: 16,148.3 SQ FT

APPROVAL OF ABINGTON TOWNSHIP:

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____ 20____

PRESIDENT _____

SECRETARY _____ ATTEST

ENGINEER _____

MONTGOMERY COUNTY PLANNING COMMISSION:

WCPC NO.: _____
 PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____ FOR THE DIRECTOR
 MONTGOMERY COUNTY PLANNING COMMISSION

RECORDER OF DEEDS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____ 20____

COUNTY RECORDER OF DEEDS

PROPOSED FEATURES LEGEND

- IRON PIN TO BE SET

SURVEYOR CERTIFICATION

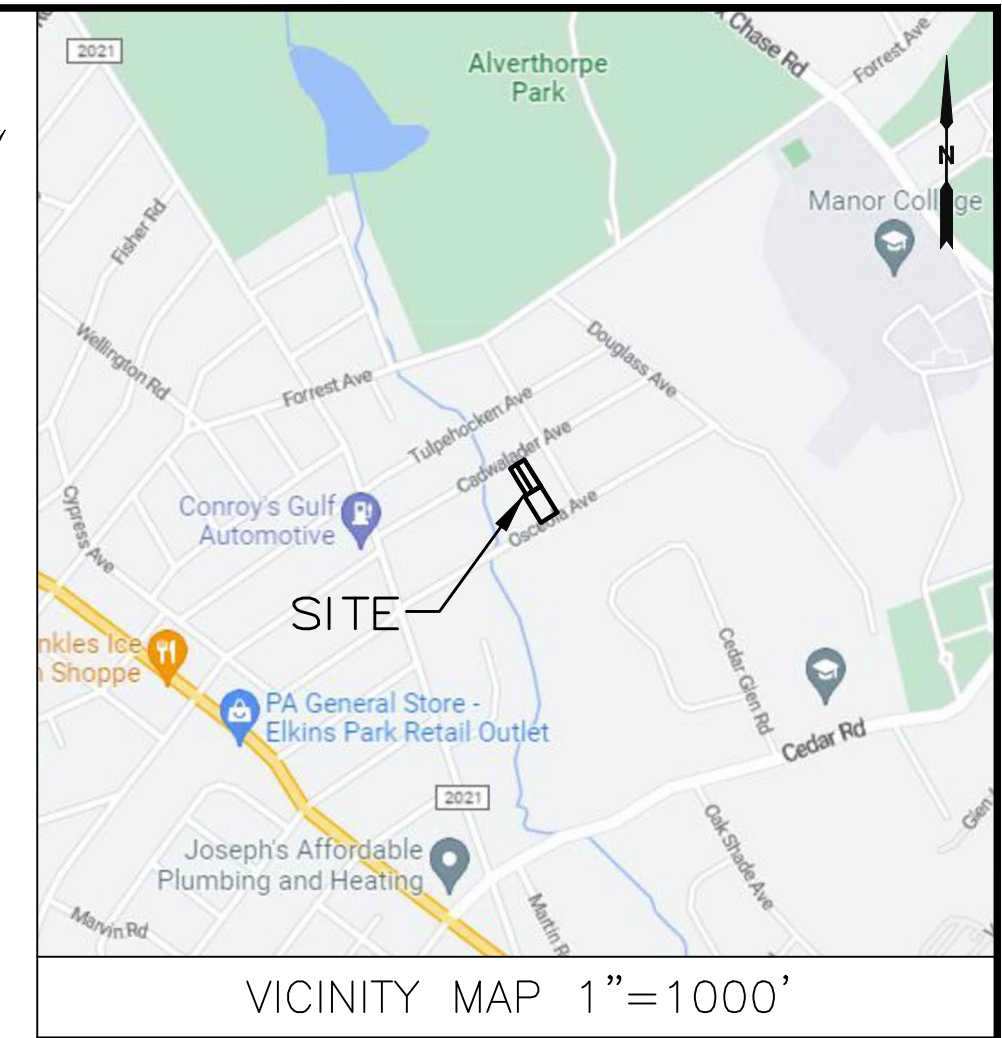
THIS IS TO CERTIFY THAT TO MY KNOWLEDGE AND BELIEF THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS AS SHOWN ARE CORRECT.

 Landon J. Woodward
 SU060787
 Registration Number



No.	Date	Remarks

Date Issued:
 AUGUST 22, 2025



VICINITY MAP 1"=1000'

GENERAL NOTES:

- THE PURPOSE OF THIS LINE ADJUSTMENT IS TO TRANSFER A PORTION CONTAINING 48.7 SQ FT OF LOT 2 (APN: 30-00-06180-00-9) & A PORTION CONTAINING 101.7 SQ FT OF LOT 3 (APN: 30-00-50916-00-3), A COMBINED TOTAL OF 150.4 SQ FT, TO LOT 1 (30-00-06176-00-4). THE NEW LOT LINE CONFIGURATION IS INTENDED TO ALLOW THE EXISTING FRAME STRUCTURE LOCATED ON LOT 1 TO CONFORM WITH ARTICLE XXI: USE REGULATIONS, USE A-22 (3), PER ABINGTON TOWNSHIP ZONING ORDINANCE. NO DEVELOPMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT.
- TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES MARCH 1, 2025 AND JULY 14th & 15th, 2025 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
- VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. ELEVATION=217.57'.
- HORIZONTAL DATUM IS NAD 83. STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
- THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
- RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS & PLANS OF RECORD.
- ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 403 OF 451, MAP # 42091C0403G, REVISED MARCH 2, 2016.

PLAN REFERENCES:

- PLAN OF PROPERTY MADE FOR JAMES E. STAUDINGER PREPARED BY CHARLES E. SHOEMAKER, DATED SEPTEMBER 22, 1951, LAST REVISED MARCH 17, 1952.
- PLAN OF PROPERTY OF THE OGONTZ LAND AND IMPROVEMENT COMPANY RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS, DEED BOOK: 342, PAGE: 600.

PA1CALL NOTES:

- THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
- COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
- PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
- PA1CALL SERIAL NUMBER 2025052636, WAS PLACED FOR DESIGN PURPOSES ONLY.

UTILITY COMPANY:	RESPONSE:
BP - COMCAST CABLE MONTGOMERY COUNTY	CLEAR - NO FACILITIES
CO - COMCAST CABLE PHILADELPHIA	CLEAR - NO FACILITIES
HTD - AQUA PENNSYLVANIA INV	PLANS RECEIVED - PLOTTED
KC - PECO AN EXELON COMPANY	PLANS RECEIVED - PLOTTED
ZK - ABINGTON TOWNSHIP	PLANS RECEIVED - PLOTTED

* CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.

SEE SHEET 2 FOR EXISTING FEATURES AND IMPERVIOUS CALCULATIONS

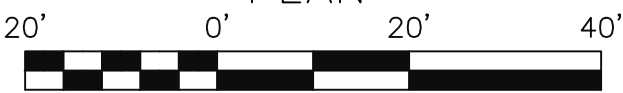
LOT LINE ADJUSTMENT PLAN
 363 CADWALADER AVENUE
 367 CADWALADER AVENUE
 366 OSCEOLA AVENUE
 ELKINS PARK, PA, 19027

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

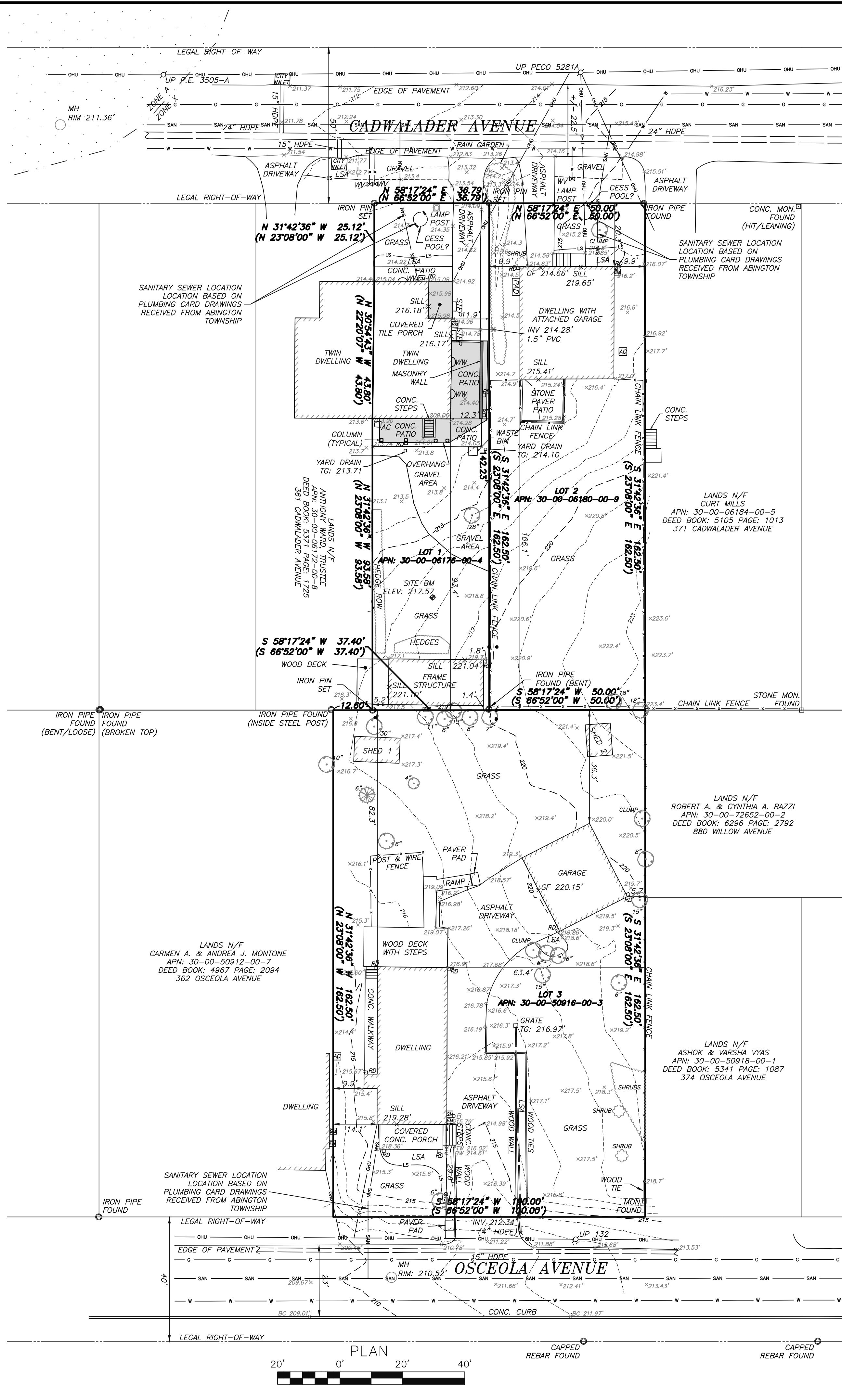


ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002
 PH: 215-367-5261
 WWW.ASHASSOCIATES.NET

SCALE: 1" = 20'
 DATED: AUGUST 22, 2025
 PROJECT NO. 4671-2
 SHEET NO. 1 OF 2



PLAN



ZONING DATA:

PER ABINGTON TOWNSHIP, ARTICLE V, SECTION 602
 ZONING DISTRICT CLASSIFICATION: R-4 MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED (R4)	LOT 1 (EXISTING)	LOT 1 (PROPOSED)	LOT 2 (EXISTING)	LOT 2 (PROPOSED)	LOT 3 (EXISTING)	LOT 3 (PROPOSED)
MINIMUM LOT AREA	7,500 SQ FT	6,048.7 SQ FT	6,199.1 SQ FT	8,125 SQ FT	8,076.3 SQ FT	16,250 SQ FT	16,148.3 SQ FT
MINIMUM LOT WIDTH	50 FT	36.8 FT	NO CHANGE	50 FT	NO CHANGE	100 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	162.5 FT	165.1 FT	162.5 FT	161.5 FT	162.5 FT	161.5 FT
MINIMUM FRONT YARD	20 FT	25.1 FT	NO CHANGE	20.3 FT	NO CHANGE	29.6 FT	NO CHANGE
MINIMUM REAR YARD	25 FT	93.4 FT	NO CHANGE	96.0 FT	NO CHANGE	82.3 FT	NO CHANGE
MINIMUM SIDE YARD	10 FT	11.9 FT	NO CHANGE	9.9 FT	NO CHANGE	9.9 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	40 %	23.5 %	23.5 %	13.4 %	13.5 %	12.2 %	12.3 %
MAXIMUM IMPERVIOUS COVERAGE	55 %	45.4 %	44.3 %	18.6 %	18.6 %	31.7 %	31.9 %
MINIMUM GREEN AREA	45 %	40.2 %	41.6 %	81.4 %	81.3 %	68.3 %	68.1 %
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	< 35 FT	NO CHANGE	< 35 FT	NO CHANGE	< 35 FT	NO CHANGE
MAXIMUM BUILDING LENGTH	100 FT	43.8 FT	NO CHANGE	36.1 FT	NO CHANGE	50.4 FT	NO CHANGE

* 50 % FOR EXISTING NONCONFORMING LOTS < 7,500 SQ FT, CALCULATED IMPERVIOUS COVERAGE DOES NOT INCLUDE GRAVEL AREA CONTAINING 875 SQ FT.
 ** 50 % FOR EXISTING NONCONFORMING LOTS < 7,500 SQ FT, CALCULATED GREEN AREA DOES NOT INCLUDE GRAVEL AREA CONTAINING 875 SQ FT.

IMPERVIOUS DATA:

LOT 1

EXISTING DWELLING:	1,010 SQ FT
EXISTING FRAME STRUCTURE:	446 SQ FT
EXISTING ASPHALT DRIVE:	393 SQ FT
EXISTING COVERED TILE PORCH:	91 SQ FT
EXISTING FRONT CONC. PATIO:	124 SQ FT
EXISTING SIDE/REAR CONC. PATIO:	536 SQ FT
EXISTING MASONRY WALL:	22 SQ FT
EXISTING STEPS:	9 SQ FT
EXISTING BUILDING OVERHANG:	37 SQ FT
EXISTING WOOD DECK:	76 SQ FT
TOTAL EXISTING IMPERVIOUS COVERAGE:	2,744 SQ FT 45.4 % OF EXISTING LOT AREA ***
TOTAL PROPOSED IMPERVIOUS COVERAGE:	2,744 SQ FT 44.3 % OF PROPOSED LOT AREA ***

*** GRAVEL AREA CONTAINING 875 SQ FT WAS NOT INCLUDED IN IMPERVIOUS CALCULATION BUT WAS FACTORED INTO CALCULATION OF GREEN AREA.

LOT 2

EXISTING DWELLING WITH ATTACHED GARAGE:	1,090 SQ FT
EXISTING ASPHALT DRIVEWAY:	183 SQ FT
EXISTING CONC. STEPS:	44 SQ FT
EXISTING PAD:	13 SQ FT
EXISTING STONE PAVER PATIO:	184 SQ FT
TOTAL EXISTING IMPERVIOUS COVERAGE:	1,514 SQ FT 18.6 % OF EXISTING LOT AREA
TOTAL PROPOSED IMPERVIOUS COVERAGE:	1,514 SQ FT 18.7 % OF PROPOSED LOT AREA

LOT 3

EXISTING DWELLING:	1,146 SQ FT
EXISTING GARAGE:	644 SQ FT
EXISTING ASPHALT DRIVEWAY:	2,288 SQ FT
EXISTING SHED 1:	118 SQ FT
EXISTING SHED 2:	82 SQ FT
EXISTING WOOD DECK W/ RAMP & STEPS:	454 SQ FT
EXISTING COVERED CONC. PORCH:	162 SQ FT
EXISTING CONC. STEPS:	28 SQ FT
EXISTING CONC. WALKWAY:	132 SQ FT
EXISTING PAVERS:	10 SQ FT
EXISTING WOOD WALLS:	37 SQ FT
EXISTING WOOD TIES:	57 SQ FT
TOTAL EXISTING IMPERVIOUS COVERAGE:	5,158 SQ FT 31.7 % OF EXISTING LOT AREA
TOTAL PROPOSED IMPERVIOUS COVERAGE:	5,158 SQ FT 31.9 % OF PROPOSED LOT AREA

THE PROPOSED LOT LINE CHANGES DO NOT TRANSFER ANY EXISTING IMPERVIOUS AREAS FROM ONE PROPOSED LOT TO ANOTHER.

PROPERTY INFORMATION:

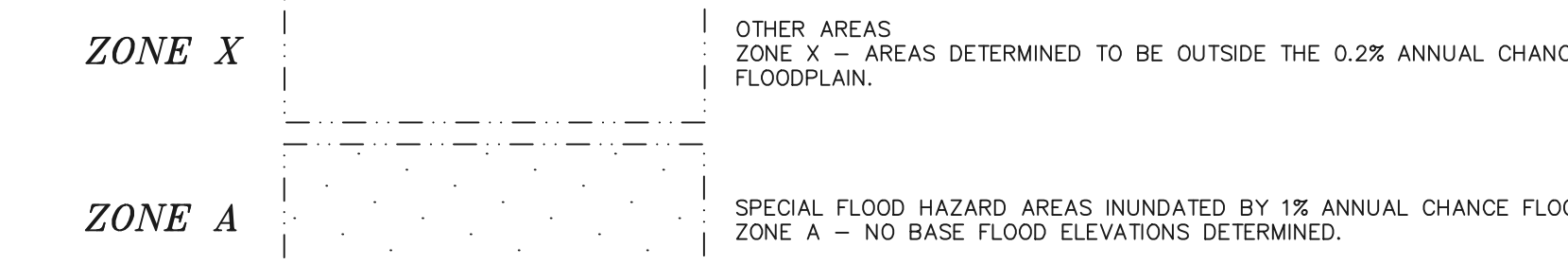
LOT	OWNER	APN	TRACT ADDRESS	DOCUMENT	DEED BOOK	PAGE	ACRES
LOT 1	JULIAN WARD & ANTHONY WARD	30-00-06176-00-4	363 CADWALADER AVENUE	6129	6129	77	0.139
LOT 2	CARLA HOLLINS	30-00-06180-00-9	367 CADWALADER AVENUE	6398	6398	173	0.187
LOT 3	LEO J. & PATRICIA A. HARKINS	30-00-50916-00-3	366 OSCEOLA AVENUE	5341	5341	1087	0.373

LOT AREA CALCULATIONS:

LOT	EXISTING LOT AREA	PROPOSED LOT AREA
LOT 1 (APN: 30-00-06176-00-4)	6,048.7 SQ FT	6,199.1 SQ FT
FROM LOT 2 (APN: 30-00-06180-00-9)	+48.7 SQ FT	+101.7 SQ FT
FROM LOT 3 (APN: 30-00-50916-00-3)	+101.7 SQ FT	+16,148.3 SQ FT
PROPOSED LOT 1 AREA:		6,199.1 SQ FT
LOT 2 (APN: 30-00-06180-00-9)	8,125.0 SQ FT	
TO LOT 1 (APN: 30-00-06176-00-4)	-48.7 SQ FT	
PROPOSED LOT 2 AREA:		8,076.3 SQ FT
LOT 3 (APN: 30-00-50916-00-3)	16,250.0 SQ FT	
EXISTING LOT AREA:	-101.7 SQ FT	
TO LOT 1 (APN: 30-00-06176-00-4)	-101.7 SQ FT	
PROPOSED LOT 3 AREA:		16,148.3 SQ FT

FEMA NOTES:

SITE IS LOCATED WITHIN FLOOD AREAS LISTED BELOW PER FLOOD INSURANCE RATE MAP # 42091C0403G FOR MONTGOMERY COUNTY, PANEL 403 OF 451, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED MARCH 2, 2016.



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD INCLUDES ZONES A, AE, AH, AO, AR, A99, V AND E. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

EXISTING FEATURES LEGEND

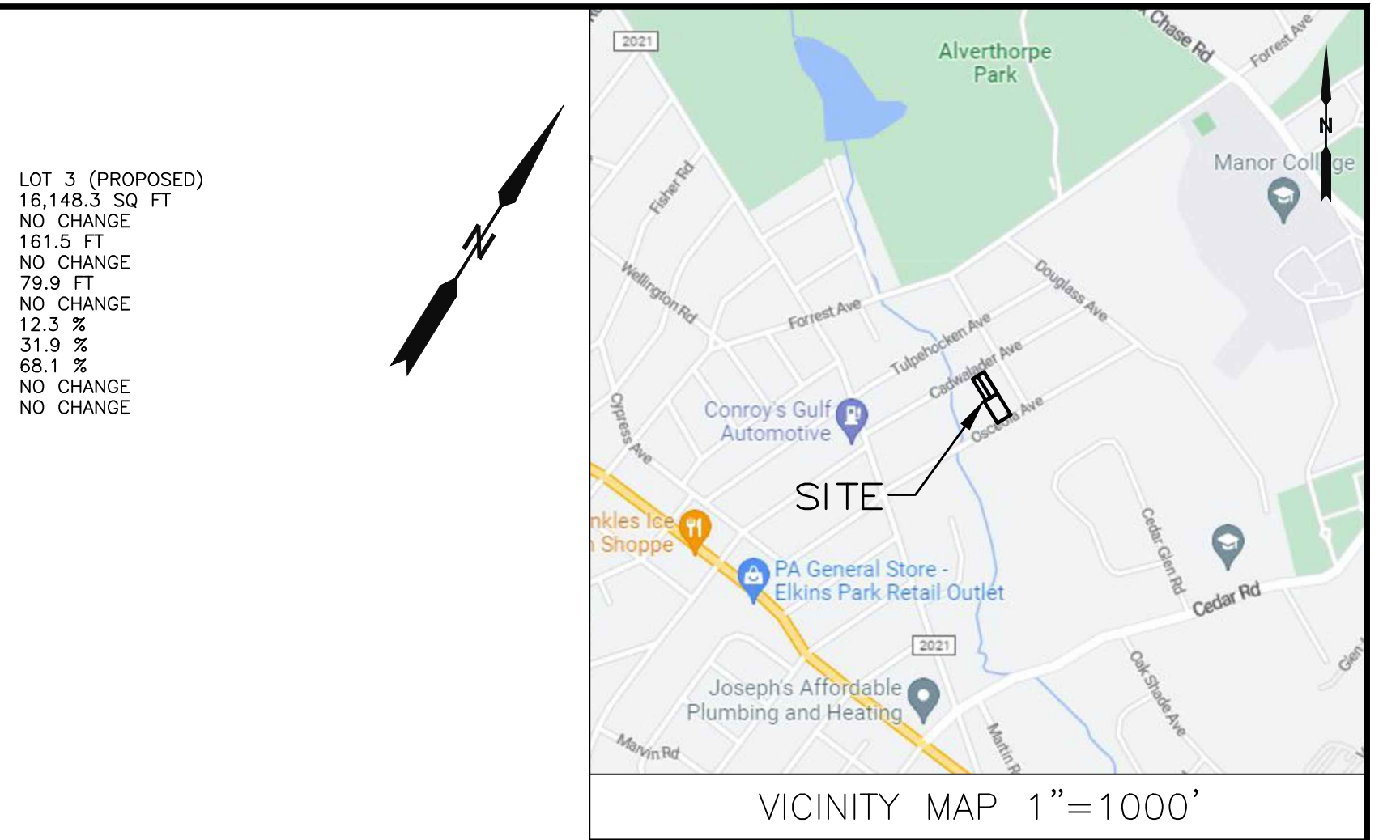
—	PROPERTY LINE
---	RIGHT-OF-WAY LINE
- - -	5' CONTOUR LINE
- - -	1' CONTOUR LINE
- - -	FENCE AS NOTED
X	OVERHEAD UTILITY WIRE
OHU	SIGN
WV	WATER VALVE
GM	GAS METER
EM	ELECTRIC METER
RD	ROOF DRAIN
CO	CLEAN OUT
MH	UTILITY MANHOLE
AC	AIR CONDITIONING UNIT
WV	WINDOW WELL
UP	UTILITY POLE
SP	SPOT ELEVATION
TC	TOP OF CURB ELEVATION
BC	BOTTOM OF CURB ELEVATION
TD	10 INCH DIAMETER TREE
LSA	LANDSCAPED AREA
SHRUB	SHRUB

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT TO MY KNOWLEDGE AND BELIEF THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS AS SHOWN ARE CORRECT.

 Landon J. Woodward
 SU060787
 Registration Number

No.	Date	Revisions



GENERAL NOTES:

- THE PURPOSE OF THIS LINE ADJUSTMENT IS TO TRANSFER A PORTION CONTAINING 48.7 SQ FT OF LOT 2 (APN: 30-00-06180-00-9) & A PORTION CONTAINING 101.7 SQ FT OF LOT 3 (APN: 30-00-50916-00-3), A COMBINED TOTAL OF 150.4 SQ FT, TO LOT 1 (30-00-06176-00-4). THE NEW LOT LINE CONFIGURATION IS INTENDED TO ALLOW THE EXISTING FRAME STRUCTURE LOCATED ON LOT 1 TO CONFORM WITH ARTICLE XX: USE REGULATIONS, USE A-22 (3), PER ABINGTON TOWNSHIP ZONING ORDINANCE. NO DEVELOPMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT.
- TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES MARCH 1, 2023 AND JULY 14TH & 15TH, 2025 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
- VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. ELEVATION=217.57'.
- HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
- THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
- RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS & PLANS OF RECORD.
- ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 403 OF 451, MAP # 42091C0403G, REVISED MARCH 2, 2016.

PLAN REFERENCES:

- PLAN OF PROPERTY MADE FOR JAMES E. STAUDINGER PREPARED BY CHARLES E. SHOEMAKER, DATED SEPTEMBER 22, 1951, LAST REVISED MARCH 17, 1952.
- PLAN OF PROPERTY OF THE OGONTZ LAND AND IMPROVEMENT COMPANY RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS, DEED BOOK: 342, PAGE: 600.

PA1CALL NOTES:

- THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
 - COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
 - PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
 - PA1CALL SERIAL NUMBER 20252052636, WAS PLACED FOR DESIGN PURPOSES ONLY.
- UTILITY COMPANY: _____ RESPONSE: _____
- BP - COMCAST CABLE MONTGOMERY COUNTY CLEAR - NO FACILITIES *
 CQ - COMCAST CABLE PHILADELPHIA CLEAR - NO FACILITIES *
 HTD - AQUA PENNSYLVANIA INV PLANS RECEIVED - PLOTTED
 KC - PECO AN EXELON COMPANY PLANS RECEIVED - PLOTTED
 ZK - ABINGTON TOWNSHIP PLANS RECEIVED - PLOTTED
- * CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.

LOT LINE ADJUSTMENT PLAN
 363 CADWALADER AVENUE
 367 CADWALADER AVENUE
 366 OSCEOLA AVENUE
 ELKINS PARK, PA, 19027

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002
 PH: 215-367-5261
 WWW.ASHASSOCIATES.NET



SCALE: 1" = 20'	PROJECT NO. 4671-2
DATED: AUGUST 5, 2025	SHEET NO. 2 OF 2



October 3, 2025

ABINT130044

Mr. Christopher S. Christman Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: SD-25-01 - 363 Cadwalader Avenue
PARID: 30-00-06176-00-4/ TMID: 30083 007 (363 Cadwalader Avenue)
PARID: 30-00-06180-00-9/ TMID: 30083 008 (367 Cadwalader Avenue)
PARID: 30-00-50916-00-3/ TMID: 30083 006 (366 Osceola Avenue)
Lot Line Change Application Plans Review (1st Submission)

Dear Mr. Christman:

We have received a copy of the Lot Line Change Application as well as the "Lot Line Adjustment Plans" consisting of two (2) sheets dated August 22, 2025, received on August 27, 2025; as prepared by ASH Associates, Inc., located at 765 Tennis Avenue, Ambler, PA, for the above referenced project on behalf of the Applicants, Anthony Ward.

This lot line adjustment application involves three (3) parcels as follows:

- Parcel 1 – 363 Cadwalader Avenue (PARID: 30-00-06176-00-4) is an existing 6,048.7 SF parcel comprising of one half of an attached twin dwelling, asphalt pavement areas, and a detached residential accessory structure with an attached deck spanning onto the adjacent 361 Cadwalader Avenue property.
- Parcel 2 – 367 Cadwalader Avenue (PARID:30-00-06180-00-9) is an existing 8,125 SF parcel comprising of a single-family detached dwelling with attached garage, associated asphalt paving, and an attached deck in the rear of the property.
- Parcel 3 – 366 Osceola Avenue (PARID: 30-00-50916-00-3) is an existing 16,250 SF parcel comprising of an existing single-family detached dwelling with attached deck, detached residential accessory structure, asphalt drive, and concrete walkway.

Under this Application, the Applicant is proposing a lot line adjustment to transfer the following:

- 101.7 SF of land area from Parcel 3 (366 Osceola Avenue) to the adjoining Parcel 1 (363 Cadwalader Avenue).
- 48.7 SF of land area from Parcel 2 (367 Cadwalader Avenue) to the adjoining Parcel 1 (363 Cadwalader Avenue).

No land development or public improvements are proposed as part of this minor subdivision lot line adjustment. With the proposed 150.4 SF area addition from the lot line adjustment, the lot size of Parcel 1 (363 Cadwalader Avenue) will increase from 6,048.70 SF to 6,199.10 SF, the lot size of Parcel 2 (367 Cadwalader Avenue) will decrease from 8,125 SF to 8,076.30 SF, and the lot size of Parcel 3 (366 Osceola Avenue) will decrease from 16,250 SF to 16,148.30 SF.

In accordance with the zoning map of the current 2017 Zoning Ordinance, the above parcels are located within the RC - Recreation/Conservation Zoning District. It is our understanding that certain documents previously reviewed may have erroneously indicated the property to be located in the R4 – Medium-High Density Residential District. However, the Township does not have records of a zoning district change from the current zoning map. Therefore, the comments provided in this review are based on the RC – Recreation/Conservation Zoning District as shown on the zoning map.

363 & 367 Cadwalader Avenue are fronted by Cadwalader Avenue to the north; and residential properties zoned within the RC Recreation/Conservation Zoning District in all other directions. 366 Osceola Avenue is located within the RC Recreation/Conservation Zoning District and is fronted by Osceola Avenue to the south; and residential properties zoned within the RC Recreation/Conservation Zoning District in all other directions.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0403G, effective March 2, 2016, the properties are located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, the properties are not located within the Floodplain Conservation District, and are 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, the three (3) parcels are not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District; however, the property located at 361 Cadwalader Avenue is located within the Riparian Corridor and would be subject to the regulations of the Riparian Corridor Conservation District.

Based on a recent USGS topographic map of the site and the grades provided on the plans, the steep slopes on site do not span five (5) contiguous 10-foot contour intervals; therefore, the site is not located within the Steep Slope Conservation District and not subject to the Steep Slope Conservation overlay district requirements.

VARIANCES RECEIVED:

The Applicant was granted the following variances by the Abington Township Zoning Hearing Board under Application no. 23-13:

1. A special exception pursuant to §1908 to allow a residential accessory structure on a non-conforming lot;
2. A variance from §2103.A-22.(5) to permit a residential accessory structure containing 446 square feet of area;

The variances were granted subject to the following conditions:

- a. That the Applicant shall, prior to issuance of any use and occupancy or other permits related to the subject residential accessory structure, obtain final and unappealable approval from the Abington Township Board of Commissioners for any and all lot line changes necessary to render the subject residential accessory structure conforming with all setback and other requirements of the Ordinance, except those from which variances have been granted hereby; and
- b. That the subject property shall be in substantial conformance with the testimony and exhibits presented at the hearing on this matter.

Condition “a” of the zoning approval indicates that the necessary lot line adjustments changes necessary to render the subject residential accessory structure conforming shall be obtained prior to any U&O or other permits related to the subject residential accessory structure are issued. Based on our discussion with the Township Zoning Officer, the residential accessory structure was constructed without any permits being issued and without approval from the Township Board of Commissioners on lot line revisions; therefore, the Applicant is in violation of the approved zoning decision and associated conditions of approval. The

Applicant shall be required to either correct these violations or submit a new zoning application seeking zoning variance approval(s) for the violations.

The Applicant is not requesting any variances from the Zoning Ordinance as part of this lot line adjustment.

WAIVERS REQUESTED:

The Applicant is requesting the following waiver from the Abington Township Subdivision and Land Development Code as indicated in the SD Application:

1. A waiver from §146-51 for a waiver of the Land Development SALDO Requirements.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Plans			
Lot Line Adjustment Plan	1 of 2	8/22/25	----
Existing Features Plan	2 of 2	8/5/25	----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §1301 – Permitted Uses** – In accordance with the Abington Township Comprehensive Use Matrix, the following use applies to the existing properties:
 - **Existing Use H-10 – Twin Dwelling Unit (Single-Family Semi-Detached)** – Use H-10 – Twin Dwelling Unit is not permitted within the RC Recreation/Conservation Zoning District. The Applicant is not proposing any change to the existing twin dwelling use on Parcel 1 (363 Cadwalader Avenue).
 - **Existing Use H-7 – Single-Family Detached Dwelling Unit** – Use H-7 – Single-Family Detached Dwelling Unit is a permitted within the RC Recreation/Conservation Zoning District. The Applicant is not proposing any change to the existing Single-family detached dwelling unit uses on Parcel 2 (367 Cadwalader Avenue) or Parcel 3 (366 Osceola Avenue).
 - **Existing Use A-22 – Residential Accessory Structure** – A Use A-22 – Residential Accessory Structure is not permitted within the RC Recreation/Conservation Zoning District. **The Applicant was granted a variance from §2103.A-22.(5) to permit the construction of the residential accessory structure greater than 250 SF on Parcel 1 (363 Cadwalader Avenue); however, the Applicant has since violated the Zoning Hearing Board Decision Condition “a” as noted above in the granting of this Special Exception approval.**
2. **Per §1302 Figure 13.1 – Dimensional Regulations** – The Applicant has provided dimensional regulations on the plans; however, the requirements for the R-4 Medium-High-Density Residential Zoning District are provided as opposed to the requirements for the RC Recreation/Conservation Zoning District. The zoning data table shall be revised to reflect the regulations for the RC Recreation/Conservation Zoning District and the plans and table updated accordingly to list any existing non-conformities.

Based on the information provided in the zoning data table, it appears the minimum lot area, minimum lot width, minimum lot depth, front yard setback, side yard setback, rear yard setback, max building

coverage, max impervious coverage, minimum green area, and street and property line setback for all 3 parcels are all not in conformance with the requirements in the RC Zoning District and would be considered existing non-conforming conditions. The Applicant shall confirm these existing non-conformities and update the zoning data table accordingly.

3. **Per §1908 – Expansion of or Construction on a Nonconforming Lot** – A building may be altered or erected on any nonconforming lot which was lawfully in existence at the time of adoption of this Ordinance, in single and separate ownership, provided a special exception is authorized by the Township Zoning Hearing Board in accordance with the provisions of this Ordinance. In considering a special exception, the Zoning Hearing Board may impose the following additional requirements:
 - A. That the use of the nonconforming lot shall be required to conform to the permitted uses within the district in which the nonconforming lot lies.
 - B. That the general area and dimensional regulations as specified within this ordinance for conforming uses and structures in the district in which the nonconforming lot lies shall be applied to the nonconforming lot.

A special exception under zoning application no. 23-13 was previously granted conditional approval to construct the residential accessory structure on the nonconforming lot at 363 Cadwalader Avenue; however, the Applicant has since constructed the residential accessory structure in violation of Condition “a” of the Zoning Hearing Board Decision in granting of the special exception. Therefore, the Applicant will be required to either remove the residential accessory structure or seek a new Zoning Hearing Board approval to permit the accessory structure to remain as constructed.

4. **Per §2103.A, Use A-22.3 – Residential Accessory Structure** – On lots less than three-quarter (0.75) acres in lot area, detached residential accessory structures may not be constructed closer than 4 feet from any side or rear property line. In order to obtain these reduced yard requirements, the structure or building may not be constructed closer than 10 feet from the principle building or any other accessory structure on the lot, unless it is contained within the established building envelope.

Based on the plan provided, the residential accessory structure was constructed approximately 1'-4" from the rear yard property, approximately 1'-9" from the eastern side yard property line, and the deck on the residential accessory structure was constructed approximately 4'-10" over the western property line onto the adjacent property.

Since this lot is less than 0.75 acres, the minimum required side and rear yard setbacks of 4 feet shall apply. With the proposed lot line revisions, the rear yard setback will be 4.3 feet, and the eastern side yard setback will be 4.2 feet; however, the western property line will still be in violation of the minimum required 4-foot setback. The plan shall be revised to provide a minimum of 4 feet setback from the deck on the western property line.

5. **Per §2103.A, Use A-22.5 – Residential Accessory Structure** – Notwithstanding subsections 3 and 4 above, any residential accessory structure larger than 250 SF must not be constructed in any required yard area or build-to-zone.

A variance under zoning application no. 23-13 was previously approved to construct the residential accessory structure with an area greater than 250 SF; however, the Applicant has since violated the conditions of the approval. This residential accessory structure was constructed approximately 1'-4" from the rear yard property, approximately 1'-9" from the eastern side yard property line, and the deck on the residential accessory structure was constructed approximately 4'-10" over the western property line onto the adjacent property; all of which are within the required yard setbacks of the RC Recreational/Conservation Zoning District. Since the conditions of the previous approval have been

violated, the Applicant shall be required to correct these violations or submit a new zoning application and apply for a variance from this Code Section to permit the nonresidential accessory structure within the required side and rear yard setbacks.

6. **Per §2601.I.5 – Lot Standards** - No structure or use other than parking may encroach into an adjoining lot, unless such parcels are held in common ownership, unsubdivided, or joined in common deed.

The Applicant has constructed a deck attached to the accessory structure where the common side lot line divides the center of the deck so that a portion of the deck encroaches onto the adjacent property located at 361 Cadwalader Avenue. The Applicant is required to remove the encroachment outside the property limits since no structure is permitted to encroach into an adjoining lot.

7. **Per §2601.O.4.d - Yard Requirements** – Irregularly shaped lots. The location of required yards on irregularly shaped lots will be determined by the Zoning Official. The determination will be based on the spirit and intent of this Ordinance to achieve an appropriate spacing and location of buildings on lots.

With the proposed lot line revisions, the property will become an irregularly shaped lot. Based on our discussion with the Township Zoning Officer, the lot lines created will be nearly parallel with the front yard property line will also be considered front yard property lines.

CHAPTER 146 **SUBDIVISION & LAND DEVELOPMENT COMMENTS**

8. **Per §146-14.C(3) – Review Sequence** - If the Zoning Official determines that the application as submitted could not be approved by the Board of Commissioners without specific variances or special exceptions first being granted by the Zoning Hearing Board, the application shall be deemed incomplete, and the Zoning Official shall respond according to the guides of Subsection C(2) above, and the applicant shall file a submission with the Zoning Hearing Board.

Since the Applicant has constructed the residential accessory structure in violation of Condition “a” of the Zoning Hearing Board Decision in granting of the special exception and zoning issue with the deck construction encroachment onto the adjoining property, the Applicant will be required to rectify Zoning issues and/or seek Zoning Hearing Board approval first before this application is presented to the Board of Commissioners for consideration.

9. **Per Township Ordinance No. 2197 - §146-9.C.(2).(b).[4] – Land Development Exception** – A land development plan shall not be required for approval by the Township when development involves: A boundary or lot line adjustment between adjoining property owners where no new lots are involved and in accordance with the following procedures indicated in §146-9.C.(2).(b).[4].[a] & [b].

The Applicant is proposing a lot line adjustment to transfer 101.7 SF of land area from Parcel 3 (366 Osceola Avenue) to the adjoining Parcel 1 (363 Cadwalader Avenue), and 48.7 SF of land area from Parcel 2 (367 Cadwalader Avenue) to the adjoining Parcel 1 (363 Cadwalader Avenue). No new lots and no public improvements are proposed under this application; therefore, this minor subdivision application for a proposed lot line adjustment will not be subject to a land development plan and qualifies as a land development exception from the subdivision and land development application process in accordance with Township Ordinance no. 2197 as adopted on October 13, 2022. The Applicant will be required to submit a written request for exemption to Abington Township for approval from the Board of Commissioners for the proposed lot line adjustment and comply with the exemption requirements of this Code Section.

GENERAL COMMENTS

10. Based on our discussion with the Township Zoning Officer, the residential accessory structure was constructed without receiving the necessary permits and approval from the Board of Commissioners for the necessary lot line revisions. The Applicant shall be required to rectify any and all Township Zoning and Code violations for the residential accessory structure construction prior to any Board of Commissioners approval.
11. Metes and bounds for the existing and proposed lots shall be provided for review and approval.
12. Additional room for the signature and seal of the Township Engineer shall be provided to ensure adequate room seal without any text overwrite.
13. There is an existing fence on Parcel 2 (367 Cadwalader Avenue) property that is located within the area to be conveyed to Parcel 1 (363 Cadwalader Avenue). This fencing shall be removed/relocated since it will be located within the property of 363 Cadwalader Avenue. All fencing shall be on the subject property and not extend across property boundary lines.

We have received the following documents/permits/reviews:

- SD Application (August 28, 2025)

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

- Legal Descriptions & Exhibits for each lot and easement

SUMMARY

We do not recommend approval of this lot line change application until the Applicant addresses the above referenced comments, in particular, the zoning comments.

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

Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan, PE
Township Engineer

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

[]

BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

October 9, 2025

BOC-05-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

SALDO Amendment Authorization of Advertisement

EXECUTIVE SUMMARY:

The SALDO Amendment adds to the Township’s existing processes for waivers from land development. This process would be solely applicable for reconstructions of nonconforming structures housing conforming uses that were destroyed (greater than 50% of value) in a catastrophic event. The process requires compliance with all zoning, building and other code standards, as applicable, and only permits the process to be applied where the reconstruction would not otherwise increase the impact on the surrounding community. The intention of this process is that reconstruction most often does not require the extensive analysis for earth-moving and stormwater since the site is already developed. This process provides oversight for redevelopment without putting an Applicant through a process not designed for rebuilding. The right to a waiver is in the sole discretion of the Board of Commissioners and need not be granted if the Board determines that land development should be required based on the scale and scope of the project.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement of an Ordinance of Abington Township, Montgomery County, Pennsylvania, pursuant to Article V of the Pennsylvania Municipalities Planning Code amending the Abington Township Subdivision and Land Development Ordinance of 1991 to amend Section 146-51 to permit a waiver from the Land Development Plan approval process for a partial nonconforming structure restoration. (*Mr. Clarke*)

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PURSUANT TO ARTICLE V OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE ABINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1991 TO AMEND SECTION 146-51 TO PERMIT A WAIVER FROM THE LAND DEVELOPMENT PLAN APPROVAL PROCESS FOR A PARTIAL NONCONFORMING STRUCTURE RESTORATION

BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Abington Township, Montgomery County as follows:

Section 1. Article VIII Modification and Validity, Section 146-51 of the Abington Township Subdivision and Land Development Ordinance is hereby amended by adding the following subsection M as follows:

M. A landowner seeking a Partial Nonconforming Structure Restoration (as defined by Article XIX, Section 1904 of the Abington Township Zoning Ordinance) shall be permitted to apply to the Abington Township Board of Commissioners for a waiver of the Land Development Approval process where all of the following criteria are satisfied:

- (1) The reconstructed building complies with applicable building setbacks;
- (2) The reconstructed building and associated reconstructed improvements comply with applicable impervious coverage, building coverage and green area requirements;
- (3) The reconstructed building and/or accessory structures thereto comply with applicable building height requirements;
- (4) The reconstructed building and associated reconstructed improvements comply with current stormwater management regulations;
- (5) The reconstructed building and associated reconstructed improvements comply with current lighting requirements;
- (6) The reconstructed building and associated reconstructed improvements do not modify or relocate any access points to public roads nor increase the peak hour traffic volumes generated by the use; and
- (7) The reconstructed building complies with all applicable building codes.

An applicant for a waiver of the land development approval process for a Partial Nonconforming Structure Restoration shall comply with the requirements of Subsections A through I above except to the extent modified below. The criteria for the grant of a waiver set forth in Subsection J shall not apply. A waiver of the Land Development Approval process shall be in the sole discretion of the Abington Township Board of Commissioners.

In addition to the submission requirements set forth in Subsection A, Applicant shall submit Architectural renderings and/or elevations of the project. If approved, Applicant shall be required to construct the project in substantial conformity with the elevations and/or renderings.

If the project proposes improvements that would otherwise require execution of a developer's agreement and the posting of financial security to guarantee the completion of public and/or quasi-public improvements, an Applicant may be required to execute all otherwise required Township agreements (e.g. developer's agreement, stormwater management BMP agreement, financial security agreement), and post financial security guaranteeing completion of all required public and quasi-public improvements.

Section 2. **SEVERABILITY.** The provisions of this Ordinance are severable and if any section, sentence, clause, part or provision herein shall be held illegal, invalid, or unconstitutional, it shall not affect or impair the remaining provisions of this Code.

Section 3. **APPLICABILITY.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

Section 4. **EFFECTIVE DATE.** This Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this _____ day of _____, 2025.

ATTEST

**ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025

BOC-06-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Zoning Amendment Authorization of Advertisement

EXECUTIVE SUMMARY:

The Zoning Amendment would address a weakness in the Zoning Code related to reconstruction of nonconforming structures destroyed (greater than 50% of value) by a catastrophic event. The amendment would leave intact the restrictions on re-establishment of a nonconforming use as well as the option to rebuild where less than 50% of value of a nonconforming structure housing a conforming use is affected. However, where a conforming use is housed in a nonconforming structure that was subsequently destroyed (greater than 50% of value) in a catastrophic event, the amendment would provide an opportunity to rebuild up to 75% of the previous gross floor area. No nonconformities are permitted to be expanded. The nonconforming rebuild must also be initiated within 18 months of the catastrophic event. This amendment also references a Partial Nonconforming Structure Waiver, which is the subject of the proposed SALDO amendment.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement of an Ordinance of Abington Township, Montgomery County, Pennsylvania, pursuant to Article VI of the Pennsylvania Municipalities Planning Code amending the Abington Township Zoning Ordinance of 2017 to amend Section 1904 to allow partial reconstruction of a non-conforming building or structure for a permitted use. *(Mr. Clarke)*

ORDINANCE NO. _____

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PURSUANT TO ARTICLE VI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017 TO AMEND SECTION 1904 TO ALLOW PARTIAL RECONSTRUCTION OF A NON-CONFORMING BUILDING OR STRUCTURE FOR A PERMITTED USE

BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Abington Township, Montgomery County as follows:

Section 1. Article XIX Nonconforming Uses, Structures, Lots and Signs, Section 1904 Reconstruction of the Abington Township Zoning Ordinance hereby amended by replacing in its entirety subsection A with the following:

A. When a nonconforming building or structure is destroyed or partially destroyed by fire, explosion, or other disaster, or is otherwise damaged to the extent of 50% or more of the appraised replacement value of such building or structure the following shall apply:

(1) Where the use of such structure prior to the fire, explosion or other disaster did not conform to the use regulations of the district in which it is located, such nonconforming building or structure shall not be restored or rebuilt, except in such a manner as to conform with the regulations of this Ordinance, and amendments thereto.

(2) Where the use of such structure prior to the fire, explosion or other disaster conformed to the use regulations of the district in which it is located, such nonconforming building or structure may be restored or rebuilt up to 75% of the gross floor area of such structure as it existed prior to the fire, explosion or other disaster provided such rebuilt or restored building does not increase the extent of any of the prior nonconformities (hereinafter referred to as a “**Partial Nonconforming Structure Restoration**”). A landowner seeking a Partial Nonconforming Structure Restoration must apply for a building permit withing eighteen (18) months of the fire, explosion or other disaster.

When a nonconforming building or structure is partially destroyed by fire, explosion or other disaster to less than 50% of its appraised replacement value, it may be restored to its original use in accordance with provisions of this Ordinance, but must be restored within one year of such event, and the use shall not be enlarged.

Section 2. SEVERABILITY. The provisions of this Ordinance are severable and if any section, sentence, clause, part or provision herein shall be held illegal, invalid, or unconstitutional, it shall not affect or impair the remaining provisions of this Code.

Section 3. APPLICABILITY. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

Section 4. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this _____ day of _____, 2025.

ATTEST

**ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025	BOC-07-100925	FISCAL IMPACT	
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000	
Police		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>

AGENDA ITEM:

Continuation of the Automated Red Light Enforcement Systems (ARLE).

EXECUTIVE SUMMARY:

This Ordinance will amend the expiration date of the Customer Agreement, dated September 12, 2013, by and between Sensys Gatso and the Township. The Agreement was initially set to expire September 30, 2015, and was extended upon written agreement of the parties for four additional Terms: first, to November 30, 2015, second, to November 30, 2017 ; third, to November 30, 2020; and fourth to November 30, 2025.

The Township wishes to further extend the Term of the Agreement and continue to utilize the technology and business services of Sensys Gatso to provide an automated red-light camera enforcement program for the Township for an additional period of one (1) year following the Fifth Term while the parties negotiate a new Customer Agreement.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to authorize advertisement of an Ordinance amending Chapter 155 - "Traffic Control" Article I "Automated Red Light Enforcement Systems" - Section 155-17 "Expiration". (*Chief Molloy*)

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO.

**AN ORDINANCE AMENDING CHAPTER 155 – “TRAFFIC CONTROL,”
ARTICLE I – “AUTOMATED RED LIGHT ENFORCEMENT SYSTEMS,”
SECTION 155-17 – “EXPIRATION”**

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, pursuant to section 1502.5 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56505, the Board of Commissioners has the authority to define the duties of the police force; and

WHEREAS, pursuant to section 1502.10 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56510, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that Chapter 155 – “Traffic Control,” Article I – “Automated Red Light Enforcement Systems,” Sections 155-17 – “Expiration,” should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. Chapter 155 – “Vehicles and Traffic,” Article I – “Automated Red Light Enforcement,” Section 155-17 – “Expiration,” shall be **revised to read as follows**:

The effectiveness of this article shall be extended to coincide with the extension of the contract with the vendor of the automated red light enforcement system, and shall expire on November 30, 2026.

2. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

3. This Ordinance shall become effective immediately upon its enactment.

ORDAINED AND ENACTED this 13th day of November, 2025.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Christopher S. Christman, Secretary

By: _____
Thomas J. Hecker, President

[]

BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

October 9, 2025

BOC-08-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Public Works

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Winter Traffic Services 5-Year Agreement

EXECUTIVE SUMMARY:

This five year agreement establishes the township's responsibilities to perform snow and ice clearance of state owned highways using township personnel, equipment and materials for a contract amount of \$899,392.56. For the purposes of this agreement the "Winter Season" shall be the period from October 15 to April 30 of each season. Total milage of state owned roads equates to 112.50 snow lane miles.

PREVIOUS BOARD ACTIONS:

The last 5-year agreement approved by the board was for the years 2019/2020 - 2024/2025.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Five Year Winter Traffic Services Agreement with Pennsylvania Department of Transportation and adopt Resolution No. 25-026. (Mr. Jones)

**ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2025-_____

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL COOPERATION
AGREEMENT WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
FOR THE PERFORMANCE OF WINTER MAINTENANCE SERVICES AND
AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE SAME ON BEHALF OF
THE TOWNSHIP**

WHEREAS, the Township of Abington (“Township”) is a municipality organized and existing under the First Class Township Code (“Code”), 53 P.S. § 55101 *et seq.*, of the Commonwealth of Pennsylvania; and

WHEREAS, the Pennsylvania Department of Transportation (“PennDOT”) is a department of the Commonwealth of Pennsylvania that manages the Commonwealth’s transportation network; and

WHEREAS, the Township wishes to enter into a Winter Maintenance Services Agreement (“Agreement”) with PennDOT in which the Township shall perform snow and ice clearance on PennDOT highways within the Township as set forth in Exhibit A therein during the winter seasons for five (5) years, with five additional one (1) year renewal terms for a set sum as set forth in the Agreement; and

WHEREAS, Article 9, Section 5 of the Pennsylvania Constitution and the Intergovernmental Cooperation Act of 1996, 53 Pa.C.S.A. § 2301 *et seq.*, authorize two or more local governments to jointly cooperate with each other in the exercise or performance of their respective governmental functions, powers and responsibilities; and

WHEREAS, Section 2315 of the Intergovernmental Cooperation Act, 53 Pa.C.S.A. § 2315, provides that a joint cooperation agreement shall be deemed in force as to any local government when the agreement has been adopted by ordinance or resolution by all cooperating local governments; and

WHEREAS, a signed copy of the Agreement, the contents of which are incorporated into this Resolution in order to satisfy the requirements of Section 2307 of the Intergovernmental Cooperation Act, 53 Pa.C.S.A. § 2307, is attached hereto as **Exhibit “A”**; and

WHEREAS, the Township hereby wishes to formally adopt and give full force to the attached Agreement by Resolution; and

WHEREAS, the Township hereby wishes to authorize the Township Manager to execute the Agreement on behalf of the Township and to take all action necessary to effectuate the intent of this Resolution.

NOW THEREFORE, BE IT RESOLVED, be resolved by the Board of Commissioners of the Township that the attached Winter Services Maintenance Agreement with PennDOT is formally approved and adopted.

NOW THEREFORE, BE IT FURHTER RESOLVED, by the Authority of the Board of Commissioners of Abington Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Abington Township be authorized and directed to sign the Winter Maintenance Services Agreement on its behalf.

RESOLVED AND ENACTED this _____ day of _____, 2025.

ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

By; _____
Thomas Hecker, President
Board of Commissioners

ATTEST:

Christopher S. Christman, Township
Manager and Secretary

I, Christopher S. Christman, Township Manager of Abington Township and Secretary to the Board of Commissioners, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the Board of Commissioners of Abington Township, held the 9th day of October, 2025.

Date: _____

Christopher S. Christman, Township
Manager and Secretary

EXHIBIT “A”

DATE: _____
(PennDOT will insert)

AGREEMENT NO.: 3900040688
FEDERAL I.D. NO.: 23-6000025
SAP VENDOR NO.: 138590

Winter Maintenance Services Agreement

This Winter Maintenance Services Agreement ("Agreement") is made by and between the Commonwealth of Pennsylvania, acting through the Department of Transportation ("PennDOT");

and

Abington Township, an entity legally authorized to enter into this Agreement, acting through its proper officials ("Service Provider").

BACKGROUND

To ensure an efficient and effective maintenance program during winter seasons, PennDOT enters into this agreement to transfer winter maintenance responsibilities to the Service Provider, which has the equipment, personnel and commitment to perform winter maintenance work for the designated state highways (state routes), including bridges and approaches, subject to payment by PennDOT and the terms and conditions of this Agreement.

The parties, intending to be legally bound, agree as follows:

1. **Description of Work.**
 - a. **Service Provider General Responsibility.** Service Provider shall remove snow and ice, provide de-icing and anti-skid materials and apply de-icing and anti-skid treatments for the Snow Lane Miles of designated state routes set forth on Exhibit "A" to this Agreement, including bridges and approaches on the delineated state routes, during the Winter Season. Exhibit "A" is attached and incorporated by reference into this Agreement.
 - b. **Service Provider Level of Service and Performance Measures.** The Service Provider shall perform work promptly and efficiently to facilitate the safe and unimpeded flow of traffic. Work shall comply with the then-current versions of PennDOT's: 1) Maintenance Manual ("Publication 23") including its Chapter 4; 2) Highway Foreman Manual ("Publication 113") including its Chapter 5 and Assembly 712-7521-01; and 3) Highway Construction Specifications ("Publication 408") including Sections 703.4 and

722, all of which are available on PennDOT's website, are amended from time-to-time, and incorporated into this Agreement by reference. Within these publications, the term "Municipality" shall mean "Service Provider."

c. **Key Definitions**

1. **Snow Lane Mile.** A "Snow Lane Mile" is a travel lane that is up to twelve (12) feet wide and one (1) lineal mile long. Where travel lanes are wider than twelve (12) feet, additional lane miles shall be computed and reflected on Exhibit "A" pursuant to then-existing PennDOT policy, which at present is articulated in Chapter 4 of the PennDOT Maintenance Manual, Publication 23, which is available on PennDOT's publicly accessible website.
2. **Winter Season.** The "Winter Season" for the purpose of this Agreement shall commence October 15 of each year and end on April 30 of the following year, unless amended by PennDOT.

2. **Required Permits.** If the Service Provider's equipment must traverse a bridge with a posted weight restriction, the Service Provider shall apply to the posting authority for a permit pursuant to 67 Pa. Code Chapter 191. The Service Provider shall refile permit applications as needed during the term of this Agreement and obtain permits for each succeeding Winter Season for which this Agreement is renewed. Failure to obtain the permits shall be cause for termination of this Agreement.

3. **Term of Agreement.** The initial term of this Agreement is five (5) years ("initial term"). The initial term shall commence upon the earlier of the full execution date (which is the date of all required Commonwealth signatures being affixed after the parties' signatures) or the start of the first Winter Season (October 15) and end on October 14 of the year when the fifth Winter Season is completed. After the initial term (covering five (5) Winter Seasons) ends, the Agreement will automatically renew on October 15 for five (5) additional one (1) year periods unless the parties mutually agree, in writing, prior to June 30 of the fifth year of the initial term or June 30 of any one (1) year renewal period, to terminate the agreement prior to the commencement of a subsequent renewal period.

4. **Base Payment Rate.** PennDOT shall pay the Service Provider a base rate per Snow Lane Mile ("base rate") for the first Winter Season of this Agreement on or about October 15 of the first Winter Season. The base rate to be paid per Snow Lane Mile shall be set forth on Exhibit "A" of this Agreement and may consider different rates per Snow Lane Mile in accordance with PennDOT policy for the characteristics of the state routes being serviced.

5. **Adjusted Base Payment Rates for Subsequent Years.** For each of the following four years of the initial term and any annual renewal term thereafter, the base rate will annually be increased by 2% and paid on or about October 15. PennDOT will send, annually, a revised funds encumbrance document, or then-equivalent, to the Office of Comptroller Operations to facilitate the payment of sums of money pursuant to the terms and conditions of this Agreement.

6. **Computation of Annual Payment and Invoicing.** The total annual payment to the Service Provider shall equal the base rate, as adjusted, multiplied by the Snow Lane Miles reflected on the then current version of Exhibit "A." The Service Provider shall invoice PennDOT on or after October 15 for each Winter Season based on the total annual payment calculated under this Section.

7. **Amendment of Snow Lane Miles and Payment.**

a. **Snow Lane Miles.** The Snow Lane Miles upon which payment will be computed are those Snow Lane Miles set forth on the then current version of Exhibit "A." Exhibit "A" may be amended to reflect the addition, subtraction or modification of Snow Lane Miles, as agreed between the parties. Additions, subtractions or modifications of Snow Lane Miles shall only be initiated upon the sending of a letter from PennDOT to the Service Provider (to the attention of the personnel at the address listed below in the Notice provisions) containing an amended Exhibit "A." The letter shall be reviewed, signed and dated by the Service Provider, and promptly returned to PennDOT. The letter shall become effective at the start of the next Winter Season. For letters issued during a Winter Season, services to be performed by the Service Provider with respect to additions, subtractions or modifications shall become effective immediately upon full execution of the letter; but for purposes of the computation of payment, additions, subtractions or modifications to Snow Lane Miles will become effective at the start of the next Winter Season. The signatories to this letter shall only be the authorized officials of PennDOT and the Service Provider, with the Office of Comptroller Operations receiving a copy of the fully executed letter and amended Exhibit "A."

b. **Payment Adjustments.** The base rate may only be adjusted in the event of a severe winter adjustment (defined below), or where authorized by this Agreement to compensate a Service Provider during a winter emergency. Payment adjustments shall be made by letter signed only by an authorized signatory for PennDOT, as follows:

1. **Severe Winter Adjustment.** PennDOT may, in its sole discretion, agree that additional payment is warranted if a

Service Provider experiences a level of work above a reasonable quantity of winter weather events during a Winter Season, either in frequency or severity. If PennDOT determines that a severe winter adjustment is warranted, it will issue a letter reflecting the amount to be paid as a severe winter adjustment as a percent increase to the then-current Winter Season's base rate, as adjusted. Severe winter adjustments will provide a one-time payment that does not impact the base rate computation, as adjusted, for payment in future years.

2. Winter Emergency. If a winter emergency necessitates work before this Agreement is fully executed, or before or after the defined "Winter Season," PennDOT's District Executive may issue a written letter to the Service Provider that: (a) finds that an emergency exists under the then-current version of Section 516 of the Procurement Code, 62 Pa C.S. § 516, and (b) authorizes the Service Provider to begin winter maintenance services, subject to the terms and conditions of this Agreement if executed, or otherwise the version of this Agreement most recently provided to the Service Provider. If the Service Provider receives an emergency winter maintenance services letter from the District Executive, PennDOT shall pay the Service Provider's costs incurred to service the state routes as a result of the onset of a winter weather emergency necessitating the provision of the services under this Agreement.

c. **Funding Adjustments.** PennDOT will adjust the encumbrance of funds to pay Service Provider upon the computation of the annual payment, amendments to Snow Lane Miles and payment adjustments described in this Section of the Agreement.

8. Relationship of the Parties. The Service Provider undertakes the responsibilities as an independent contractor and its principals, employees, lessors or contractors, or any other person or entity acting on behalf of Service Provider, shall not be considered employees of PennDOT for any purpose.

9. Termination for Cause by PennDOT. If the Service Provider fails to comply with the terms of this Agreement, PennDOT may terminate the Agreement upon giving ten (10) days written notice to the Service Provider. PennDOT may allow a Service Provider to cure any performance deficiencies or failures to comply with the terms of this Agreement prior to termination. Ten days' notice or a cure period may be withheld by PennDOT, in its discretion, when an event of default warrants immediate action necessary to protect the health, safety and welfare of the motoring public. If the

Agreement is terminated for cause, then PennDOT shall not be obligated to pay any amount of money to the Service Provider. If termination for cause is later determined to be invalid or unwarranted, the termination for cause shall be considered to be a termination for convenience.

10. **Termination for Convenience by PennDOT.** PennDOT reserves the right to terminate this Agreement for convenience, effective immediately upon issuance of a letter to the Service Provider, if it determines that termination is in the best interests of PennDOT.

11. **Payment Adjustments after Termination.** If the Agreement is terminated for cause or convenience after an annual payment to Service Provider for which services have not been rendered, the Service Provider shall reimburse PennDOT for any such annual payment for which services have not been rendered. PennDOT will invoice Service Provider and Service Provider shall pay PennDOT within 30 days of the effective date of the termination of this Agreement. Only in the case of termination for convenience, will Service Provider be able to retain the pro rata portion of the annual payment Service Provider would have received pursuant to this Agreement up to the effective date of termination. For clarification, the pro rata adjustment under this section shall equal the total amount that Service Provider would have received for the full Winter Season multiplied by the total number of days from the start of the Winter Season through the date when termination is effective divided the total number of days in the full Winter Season. If Service Provider receives annual County or Municipal Liquid Fuels Fund allocations, PennDOT reserves the right, and Service Provider agrees, that PennDOT may withhold future allocations of such funds to collect any unpaid balances owed to PennDOT beyond 60 days of the effective date of termination.

12. **Required Commonwealth Provisions.** The Service Provider shall comply with the following required Commonwealth Provisions. As used in these provisions, "Contractor" refers to the Service Provider:

- a. **Right-to-Know Law Provisions.** The current version of the Contract Provisions—Right to Know Law, attached to and made part of this Agreement as Exhibit B;
- b. **Commonwealth Nondiscrimination/Sexual Harassment Clause.** The current version of the Commonwealth Nondiscrimination/Sexual Harassment Clause, which is attached to and made part of this Agreement as Exhibit C;
- c. **Contractor Integrity Provisions.** The current version of the Contractor Integrity Provisions, which are attached to and made part of this Agreement as Exhibit D;

- d. **Americans with Disabilities Act.** The current version of the Commonwealth Provisions Concerning the Americans with Disabilities Act, which are attached to and made part of this Agreement as Exhibit E;
- e. **Contractor Responsibility Provisions.** The current version of the Commonwealth Contractor Responsibility Provisions, which are attached to and made part of this Agreement as Exhibit F; and,
- f. **Enhanced Minimum Wage Provisions.** The current version of the Enhanced Minimum Wage Provisions, which are attached to and made part of this Agreement as Exhibit G.

13. **Offset Provision.** The Service Provider agrees that the Commonwealth of Pennsylvania (Commonwealth), including PennDOT, may set off the amount of any state tax liability or other obligation of the Service Provider or its subsidiaries to the Commonwealth against any payments due the Service Provider under any contract with the Commonwealth.

14. **Automated Clearing House Network Provisions.**

- a. The Commonwealth will make payments to the Service Provider through the Automated Clearing House (“ACH”) Network. Within 10 days of the execution of this Agreement, the Service Provider must submit or must have already submitted its ACH information in the Commonwealth’s Master Database. The Service Provider will also be able to enroll to receive remittance information via electronic addenda and email (e-Remittance). ACH and e-Remittance information is available at <https://www.budget.pa.gov/Services/ForVendors/Pages/Direct-Deposit-and-e-Remittance.aspx>.
- b. The Service Provider must submit a unique invoice number with each invoice submitted. The unique invoice number will be listed on the Commonwealth’s ACH remittance advice to enable the Service Provider to properly apply the state agency’s payment to the respective invoice or program.
- c. It is the responsibility of the Service Provider to ensure that the ACH information contained in the Commonwealth’s Master Database is accurate and complete. Failure to maintain accurate and complete information may result in delays in payments.

15. **Audit and Maintenance of Records.** PennDOT and other agencies of the Commonwealth of Pennsylvania may, at reasonable times and places, audit the books and records of the Service Provider to the extent that they relate to the Service Provider's performance of this Agreement and the costs incurred by the Service Provider in providing services under it. The Service Provider shall maintain the books and records for a period of three (3) years from the date of final payment under the Agreement, including all renewals.

16. **Choice of Law.** This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania and the decisions of Pennsylvania courts. The Service Provider consents to the jurisdiction of any court of the Commonwealth of Pennsylvania and any federal courts in Pennsylvania, waiving any claim or defense that such forum is not convenient or proper. The Service Provider agrees that any such court shall have in personam jurisdiction over it and consents to service of process in any manner authorized by Pennsylvania law.

17. **Liability.** The Service Provider is performing this Agreement as an independent contractor and its officials, employees and contractors shall not be considered employees of PennDOT or the Commonwealth of Pennsylvania for any purpose. This Agreement shall be considered a maintenance contract between a Commonwealth agency and a local agency for purposes of 42 Pa. C.S. § 8542(b)(6)(ii), relating to acts which may impose liability on local agencies. Further, this Agreement shall not be construed for the benefit of any person or political subdivision not a party to this Agreement, nor shall this Agreement be construed to authorize any person or political subdivision not a party to this Agreement to maintain a lawsuit on or under this Agreement.

18. **Amendments and Modifications.** Except for the Snow Lane Mile and Payment Adjustments provided for above via letter, amendments to this Agreement shall be accomplished through a formal written document signed by the parties with the same formality as this Agreement.

19. **Strategic Environmental Management Program ("SEMP").** PennDOT has implemented a SEMP. As part of SEMP, PennDOT has established a Green Plan Policy that can be found on PennDOT's website and is also posted at PennDOT's District and County Offices. The Green Plan Policy is designed to protect the environment, conserve resources and comply with environmental laws and regulations. The Service Provider shall ensure that they have reviewed and are familiar with the SEMP and PennDOT's Green Plan Policy available on PennDOT's website.

20. **Titles not Controlling.** Titles of sections are for reference only and shall not be used to construe the language in this Agreement.

21. **Severability.** The provisions of this Agreement shall be severable. If any phrase, clause, sentence or provision of this Agreement is declared to be contrary to the Constitution of Pennsylvania or of the United States or of the laws of the Commonwealth the applicability thereof to any government, agency, person or circumstance is held invalid, the validity of the remainder of this Agreement and the applicability thereof to any government, agency, person or circumstance shall not be affected thereby.

22. **No Waiver.** Either party may elect not to enforce its rights and remedies under this Agreement in the event of a breach by the other party of any term or condition of this Agreement. In any event, the failure by either party to enforce its rights and remedies under this Agreement shall not be construed as a waiver of any subsequent breach of the same or any other term or condition of this Agreement.

23. **Assignment.** This Agreement may not be assigned by the Service Provider, either in whole or in part, without the written consent of PennDOT.

24. **Third-Party Beneficiary Rights.** The parties to this Agreement understand that this Agreement does not create or intend to confer any rights in person or on persons or entities not a party to this Agreement.

25. **Notices.** All notices and reports arising out of, or from, the provisions of this Agreement shall be in writing and given to the parties at the address provided under this Agreement, either by regular mail, facsimile, e-mail, or delivery in person:

If to PennDOT:

Name or Title: Highway Maintenance Manager

Address: 7000 Geerdes Boulevard
King of Prussia, PA 19406

Fax Number:

Email Address: stelantz@pa.gov

If to the Service Provider:

Name or Title: Township Manager

Address: 1176 Old York Road
Abington, PA 19001

Fax Number:

Email Address: info@abingtonpa.gov

26. **Integration and Merger.** This Agreement, when executed, approved and delivered, shall constitute the final, complete and exclusive Agreement between the parties containing all the terms and conditions agreed on by the parties. All representations, understandings, promises and agreements pertaining to the subject matter of this Agreement made prior to or at the time this Agreement is executed are

superseded by this Agreement unless specifically accepted by any other term or provision of this Agreement. There are no conditions precedent to the performance of this Agreement except as expressly set forth herein.

[Remainder of this page is intentionally left blank.]

The parties have executed this Agreement to be effective as of the date of the last signature affixed below.

ATTEST:

Service Provider *

BY _____
Signature DATE

BY _____
Signature DATE

Title

Title

***If the Service Provider is a municipality that is required to pass a resolution to authorize the signatory, it must provide a resolution authorizing signature authority at the time of Agreement submission. Attestation is only required where a Resolution requires attestation or there is a legal requirement for an attestation (witness). Absent a resolution, the person signing for the Service Provider represents that they are authorized to bind the Service Provider and all such acts prerequisite to such authority have been undertaken; PennDOT will rely on this representation in entering into this Agreement.**

DO NOT WRITE BELOW THIS LINE--FOR COMMONWEALTH USE ONLY

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

APPROVED AS TO FORM
AND LEGALITY

BY _____
Title: DATE

BY _____
for Chief Counsel DATE

FUNDS COMMITMENT DOCUMENT
NO. 3900040688

BY _____
for Comptroller Operations DATE

Preapproved Form: OGC No. 18-FA-80.0

OAG Approved 7/13/2021

COUNTY: Montgomery
 MUNICIPAL: Abington Township
 SAP # 138590

CONTRACT EXHIBIT A

AGREEMENT NO. 3900040688
 YEAR 1
 OF 10

STATE ROUTE	LOCAL DESCRIPTION	BEGIN SEGMENT	BEGIN OFFSET	END SEGMENT	END OFFSET	SNOW LANE MILES	MFC	RATE PER MFC*	COST
0063	Kimball Avenue to Washington Lane	0502	1782	0582	2224	10.3	B	\$1,623.02	\$16,717.11
0073	Old York Road to Hasbrook Avenue	0660	0000	0710	1579	7.3	B	\$1,623.02	\$11,846.05
0073	West Bound from Old York Road (Route 611) to Washington Lane	0651	0000	0651	1776	1.0	B	\$1,623.02	\$1,623.02
0152	Mount Carmel Avenue to Chelsea Avenue	0060	0000	0070	0635	2.1	C	\$1,508.58	\$3,168.02
0232	Philadelphia County Border to Moreland Road	0010	0000	0060	2442	8.7	B	\$1,623.02	\$14,120.27
0232	Odd Segments from Penn Avenue to Moreland Road	0021	0000	0061	2314	7.3	B	\$1,623.02	\$11,846.05
0611	Township Line Road (Route 73) to Moreland Road (Route 63)	0060	0000	0140	1606	10.2	B	\$1,623.02	\$16,554.80
0611	Odd Segments from Township Line Road (Route 73) to Moreland Road (Route 63)	0061	0000	0141	1604	9.2	B	\$1,623.02	\$14,931.78
2015	Pine Road to Huntington Pike (Route 232)	0010	0000	0014	2164	1.8	D	\$1,378.53	\$2,481.35
2017	Huntingdon Pike (Route 232) to Fitzwaterown Road	0010	0000	0090	0712	13.2	C	\$1,508.58	\$19,913.26
2019	Fox Chase Road from Cedar Road to Huntington Pike (Route 232)	0010	0000	0030	1727	4.2	C	\$1,508.58	\$6,336.04
2021	Jenkintown Road from Township Line Road (Route 73) to Washington Lane	0010	0000	0110	1412	7.3	C	\$1,508.58	\$11,012.63
2021	Jenkintown Borough Border to North Hills Avenue	0050	1206	0110	1412	7.3	C	\$1,508.58	\$11,012.63
2027	Easton Road to Chelsea Avenue	0010	0000	0020	2613	3.6	C	\$1,508.58	\$5,430.89
2029	Edgehill Road (Route 63) to Fitzwaterown Road	0010	0000	0040	3050	4.3	D	\$1,378.53	\$5,927.68
2029	Odd Segment from Easton Road to Reservoir Avenue	0031	0000	0031	1396	0.5	D	\$1,378.53	\$689.27
2034	Jenkintown Road to Old Welsh Road (Route 63)	0050	0000	0100	1685	6.7	D	\$1,378.53	\$9,236.15
2036	Tyson Avenue from Edgehill Road to Horace Avenue	0010	0000	0030	2041	5.1	D	\$1,378.53	\$7,030.50
2038	Woodland Road to Moreland Road (Route 63)	0040	1082	0060	2206	4.5	C	\$1,508.58	\$6,788.61
2058	Township Line Road (Route 73) to Huntington Pike (Route 232)	0020	0927	0040	2159	3.8	D	\$1,378.53	\$5,238.41
9413	Jughandle-Huntingdon Pike (Route 232) NB to Holy Redeemer Hospital	0010	0000	0010	0381	0.2	E	\$1,378.53	\$275.71
9414	Jughandle-Huntingdon Pike (Route 232) SB to Holy Redeemer Hospital	0010	0000	0010	0255	0.1	E	\$1,378.53	\$137.85
9415	Jughandle-Huntingdon Pike (Route 232) NB to Meadowbrook Drive	0010	0000	0010	0327	0.2	E	1378.53	\$275.71

*For the Standard Agreement, rates may vary per county depending on the MFC - see Attachment A Rate Schedule

*For the Actual Cost Agreement, rates may not reflect those that appear on Attachment A because PennDOT is paying actual costs. Rates used must be pre approved by BOMO.

MILEAGE MFC B = 54

MILEAGE MFC C = 34.9

MILEAGE MFC D = 23.1

MILEAGE MFC E = 0.5

TOTAL MILEAGE 112.50

TOTAL COST =

\$172,825.83

TERMS OF PAYMENT: The Municipality will be compensated with a lump sum payment in the amount indicated as Total Cost, and as adjusted by the Department of Transportation at the end of each year. The Municipality will be compensated with an adjustment to offset severe winters at the following rate. The Municipality will receive an adjustment equal to the percentage of the Department's actual costs (for similar roads serviced) over and above the five-year average.

Total Amount Encumbrance	1st Year:	2nd Year:	3rd Year:	4th Year:	5th Year:	6th Year:	7th Year:	8th Year:	9th Year:	10th Year:
	\$172,825.83	\$176,282.35	\$179,807.99	\$183,404.15	\$187,072.24	\$190,813.68	\$194,629.95	\$198,522.55	\$202,493.00	\$206,542.87

TOTAL:

\$1,892,394.62

Contract Provisions – Right to Know Law

- a. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, (“RTKL”) applies to this Contract. For the purpose of these provisions, the term “the Commonwealth” shall refer to the contracting Commonwealth agency.

- b. If the Commonwealth needs the Contractor’s assistance in any matter arising out of the RTKL related to this Contract, it shall notify the Contractor using the legal contact information provided in this Contract. The Contractor, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the Commonwealth.

- c. Upon written notification from the Commonwealth that it requires the Contractor’s assistance in responding to a request under the RTKL for information related to this Contract that may be in the Contractor’s possession, constituting, or alleged to constitute, a public record in accordance with the RTKL (“Requested Information”), the Contractor shall:
 - 1. Provide the Commonwealth, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in the Contractor’s possession arising out of this Contract that the Commonwealth reasonably believes is Requested Information and may be a public record under the RTKL; and

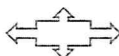
 - 2. Provide such other assistance as the Commonwealth may reasonably request, in order to comply with the RTKL with respect to this Contract.

- d. If the Contractor considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that the Contractor considers exempt from production under the RTKL, the Contractor must notify the Commonwealth and provide, within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of the Contractor explaining why the requested material is exempt from public disclosure under the RTKL.

- e. The Commonwealth will rely upon the written statement from the Contractor in denying a RTKL request for the Requested Information unless the Commonwealth determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the Commonwealth determine that the Requested Information is clearly not exempt from disclosure, the Contractor shall provide the Requested Information within five (5) business days of receipt of written notification of the Commonwealth’s determination.

- f. If the Contractor fails to provide the Requested Information within the time period required by these provisions, the Contractor shall indemnify and hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor’s failure, including any statutory damages assessed against the Commonwealth.

EXHIBIT B

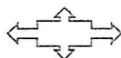


g. The Commonwealth will reimburse the Contractor for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.

h. The Contractor may file a legal challenge to any Commonwealth decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, the Contractor shall indemnify the Commonwealth for any legal expenses incurred by the Commonwealth as a result of such a challenge and shall hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth, regardless of the outcome of such legal challenge. As between the parties, the Contractor agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL.

i. The Contractor's duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Contractor has Requested Information in its possession.

EXHIBIT B



NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE [Contracts]

The Contractor agrees:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, each subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the *Pennsylvania Human Relations Act* (PHRA) and applicable federal laws, against any citizen of this commonwealth who is qualified and available to perform the work to which the employment relates.
2. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract.
3. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under the contract.
4. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the *Public Employee Relations Act*, *Pennsylvania Labor Relations Act* or *National Labor Relations Act*, as applicable and to the extent determined by entities charged with such Acts' enforcement, and shall comply with any provision of law establishing organizations as employees' exclusive representatives.
5. The Contractor and each subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contracted services are performed shall satisfy this requirement for employees with an established work site.
6. The Contractor and each subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of PHRA and applicable federal laws, against any subcontractor or supplier who is qualified to perform the work to which the contract relates.
7. The Contractor and each subcontractor represents that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws, regulations and policies relating to nondiscrimination and sexual harassment. The Contractor and each subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment

Exhibit C



Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to *Title VII of the Civil Rights Act of 1964*, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Contractor and each subcontractor shall, upon request and within the time periods requested by the commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the contracting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for purpose of ascertaining compliance with provisions of this Nondiscrimination/Sexual Harassment Clause.

8. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that those provisions applicable to subcontractors will be binding upon each subcontractor.
9. The Contractor's and each subcontractor's obligations pursuant to these provisions are ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor and each subcontractor shall have an obligation to inform the commonwealth if, at any time during the term of the contract, it becomes aware of any actions or occurrences that would result in violation of these provisions.
10. The commonwealth may cancel or terminate the contract and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

Exhibit C



CONTRACTOR INTEGRITY PROVISIONS

It is essential that those who seek to contract with the Commonwealth of Pennsylvania ("Commonwealth") observe high standards of honesty and integrity. They must conduct themselves in a manner that fosters public confidence in the integrity of the Commonwealth contracting and procurement process.

1. **DEFINITIONS.** For purposes of these Contractor Integrity Provisions, the following terms shall have the meanings found in this Section:
 - a. **"Affiliate"** means two or more entities where (a) a parent entity owns more than fifty percent of the voting stock of each of the entities; or (b) a common shareholder or group of shareholders owns more than fifty percent of the voting stock of each of the entities; or (c) the entities have a common proprietor or general partner.
 - b. **"Consent"** means written permission signed by a duly authorized officer or employee of the Commonwealth, provided that where the material facts have been disclosed, in writing, by prequalification, bid, proposal, or contractual terms, the Commonwealth shall be deemed to have consented by virtue of the execution of this contract.
 - c. **"Contractor"** means the individual or entity, that has entered into this contract with the Commonwealth.
 - d. **"Contractor Related Parties"** means any affiliates of the Contractor and the Contractor's executive officers, Pennsylvania officers and directors, or owners of 5 percent or more interest in the Contractor.
 - e. **"Financial Interest"** means either:
 - (1) Ownership of more than a five percent interest in any business; or
 - (2) Holding a position as an officer, director, trustee, partner, employee, or holding any position of management.
 - f. **"Gratuity"** means tendering, giving, or providing anything of more than nominal monetary value including, but not limited to, cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind. The exceptions set forth in the Governor's Code of Conduct, Executive Order 1980-18, the 4 Pa. Code §7.153(b), shall apply.
 - g. **"Non-bid Basis"** means a contract awarded or executed by the Commonwealth with Contractor without seeking bids or proposals from any other potential bidder or offeror.
2. In furtherance of this policy, Contractor agrees to the following:
 - a. Contractor shall maintain the highest standards of honesty and integrity during the performance of this contract and shall take no action in violation of state or federal laws or regulations or any other applicable laws or regulations, or other requirements applicable to Contractor or that govern contracting or procurement with the Commonwealth.



- b. Contractor shall establish and implement a written business integrity policy, which includes, at a minimum, the requirements of these provisions as they relate to the Contractor activity with the Commonwealth and Commonwealth employees and which is made known to all Contractor employees. Posting these Contractor Integrity Provisions conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contract services are performed shall satisfy this requirement.
- c. Contractor, its affiliates, agents, employees and anyone in privity with Contractor shall not accept, agree to give, offer, confer, or agree to confer or promise to confer, directly or indirectly, any gratuity or pecuniary benefit to any person, or to influence or attempt to influence any person in violation of any federal or state law, regulation, executive order of the Governor of Pennsylvania, statement of policy, management directive or any other published standard of the Commonwealth in connection with performance of work under this contract, except as provided in this contract.
- d. Contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material under this contract, unless the financial interest is disclosed to the Commonwealth in writing and the Commonwealth consents to Contractor's financial interest prior to Commonwealth execution of the contract. Contractor shall disclose the financial interest to the Commonwealth at the time of bid or proposal submission, or if no bids or proposals are solicited, no later than Contractor's submission of the contract signed by Contractor.
- e. Contractor certifies to the best of its knowledge and belief that within the last five (5) years Contractor or Contractor Related Parties have not:
 - (1) been indicted or convicted of a crime involving moral turpitude or business honesty or integrity in any jurisdiction;
 - (2) been suspended, debarred or otherwise disqualified from entering into any contract with any governmental agency;
 - (3) had any business license or professional license suspended or revoked;
 - (4) had any sanction or finding of fact imposed as a result of a judicial or administrative proceeding related to fraud, extortion, bribery, bid rigging, embezzlement, misrepresentation or anti-trust; and
 - (5) been, and is not currently, the subject of a criminal investigation by any federal, state or local prosecuting or investigative agency and/or civil anti-trust investigation by any federal, state or local prosecuting or investigative agency.

If Contractor cannot so certify to the above, then it must submit along with its bid, proposal or contract a written explanation of why such certification cannot be made and the Commonwealth will determine whether a contract may be entered into with the Contractor. The Contractor's obligation pursuant to this certification is ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to immediately notify the Commonwealth in writing if at any time during the term of the contract it becomes aware of any event which would cause the Contractor's certification or explanation to change. Contractor acknowledges that the Commonwealth may, in its sole discretion, terminate the contract for cause if it learns that any of the certifications made herein are currently false due to intervening factual circumstances or were false or should have been known to be false when entering into the contract.

Exhibit D



- f. Contractor shall comply with the requirements of the *Lobbying Disclosure Act (65 Pa.C.S. §13A01 et seq.)* regardless of the method of award. If this contract was awarded on a Non-bid Basis, Contractor must also comply with the requirements of the *Section 1641 of the Pennsylvania Election Code (25 P.S. §3260a)*.
- g. When Contractor has reason to believe that any breach of ethical standards as set forth in law, the Governor's Code of Conduct, or these Contractor Integrity Provisions has occurred or may occur, including but not limited to contact by a Commonwealth officer or employee which, if acted upon, would violate such ethical standards, Contractor shall immediately notify the Commonwealth contracting officer or the Office of the State Inspector General in writing.
- h. Contractor, by submission of its bid or proposal and/or execution of this contract and by the submission of any bills, invoices or requests for payment pursuant to the contract, certifies and represents that it has not violated any of these Contractor Integrity Provisions in connection with the submission of the bid or proposal, during any contract negotiations or during the term of the contract, to include any extensions thereof. Contractor shall immediately notify the Commonwealth in writing of any actions for occurrences that would result in a violation of these Contractor Integrity Provisions. Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of the State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the Contractor. Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.
- i. Contractor shall cooperate with the Office of the State Inspector General in its investigation of any alleged Commonwealth agency or employee breach of ethical standards and any alleged Contractor non-compliance with these Contractor Integrity Provisions. Contractor agrees to make identified Contractor employees available for interviews at reasonable times and places. Contractor, upon the inquiry or request of an Inspector General, shall provide, or if appropriate, make promptly available for inspection or copying, any information of any type or form deemed relevant by the Office of the State Inspector General to Contractor's integrity and compliance with these provisions. Such information may include, but shall not be limited to, Contractor's business or financial records, documents or files of any type or form that refer to or concern this contract. Contractor shall incorporate this paragraph in any agreement, contract or subcontract it enters into in the course of the performance of this contract/agreement solely for the purpose of obtaining subcontractor compliance with this provision. The incorporation of this provision in a subcontract shall not create privity of contract between the Commonwealth and any such subcontractor, and no third party beneficiaries shall be created thereby.
- j. For violation of any of these Contractor Integrity Provisions, the Commonwealth may terminate this and any other contract with Contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these Provisions, claim damages for all additional costs and expenses incurred in obtaining another contractor to complete performance under this contract, and debar and suspend Contractor from doing business with the Commonwealth. These rights and remedies are cumulative, and the use or non-use of any one shall not preclude the use of all or any other. These rights and remedies are in addition to those the Commonwealth may have under law, statute, regulation, or otherwise.

Exhibit D



PROVISIONS CONCERNING THE AMERICANS WITH DISABILITIES ACT

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, supplier, or grantee, who will furnish or perform or seeks to furnish or perform, goods, supplies, services, construction or other activity, under a purchase order, contract, or grant with the Commonwealth of Pennsylvania (Commonwealth).

During the term of this agreement, the contractor agrees as follows:

1. Pursuant to federal regulations promulgated under the authority of the *Americans with Disabilities Act*, 28 C. F. R. § 35.101 et seq., the contractor understands and agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this agreement or from activities provided for under this agreement. As a condition of accepting and executing this agreement, the contractor agrees to comply with the "General Prohibitions Against Discrimination," 28 C. F. R. § 35.130, and all other regulations promulgated under Title II of the *Americans with Disabilities Act* which are applicable to the benefits, services, programs, and activities provided by the Commonwealth through contracts with outside contractors.
2. The contractor shall be responsible for and agrees to indemnify and hold harmless the Commonwealth from all losses, damages, expenses, claims, demands, suits, and actions brought by any party against the Commonwealth as a result of the contractor's failure to comply with the provisions of paragraph 1.

EXHIBIT E



Contractor Responsibility Provisions

(December 2020)

For the purpose of these provisions, the term Contractor is defined as any person, including, but not limited to, a bidder, offeror, loan recipient, grantee or lessor, who has furnished or performed or seeks to furnish or perform, goods, supplies, services, leased space, construction or other activity, under a contract, grant, lease, purchase order or reimbursement agreement with the Commonwealth of Pennsylvania (Commonwealth). The term Contractor includes a permittee, licensee, or any agency, political subdivision, instrumentality, public authority, or other public entity in the Commonwealth.

1. The Contractor certifies, in writing, for itself and its subcontractors required to be disclosed or approved by the Commonwealth, that as of the date of its execution of this Bid/Contract, that neither the Contractor, nor any such subcontractors, are under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority and, if the Contractor cannot so certify, then it agrees to submit, along with its Bid/Contract, a written explanation of why such certification cannot be made.
2. The Contractor also certifies, in writing, that as of the date of its execution of this Bid/Contract it has no tax liabilities or other Commonwealth obligations, or has filed a timely administrative or judicial appeal if such liabilities or obligations exist, or is subject to a duly approved deferred payment plan if such liabilities exist.
3. The Contractor's obligations pursuant to these provisions are ongoing from and after the effective date of the Contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to inform the Commonwealth if, at any time during the term of the Contract, it becomes delinquent in the payment of taxes, or other Commonwealth obligations, or if it or, to the best knowledge of the Contractor, any of its subcontractors are suspended or debarred by the Commonwealth, the federal government, or any other state or governmental entity. Such notification shall be made within 15 days of the date of suspension or debarment.
4. The failure of the Contractor to notify the Commonwealth of its suspension or debarment by the Commonwealth, any other state, or the federal government shall constitute an event of default of the Contract with the Commonwealth.
5. The Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the contractor. Such costs shall include, but shall not be limited to, salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.
6. The Contractor may search the current list of suspended and debarred Commonwealth contractors by visiting the eMarketplace website at <http://www.emarketplace.state.pa.us> and clicking the Debarment List tab.

Exhibit F

Enhanced Minimum Wage Provisions (July 2022)

1. **Enhanced Minimum Wage.** Contractor/Lessor agrees to pay no less than \$15.00 per hour to its employees for all hours worked directly performing the services called for in this Contract/Lease, and for an employee's hours performing ancillary services necessary for the performance of the contracted services or lease when such employee spends at least twenty per cent (20%) of their time performing ancillary services in a given work week.
2. **Adjustment.** Beginning July 1, 2023, and annually thereafter, the minimum wage rate shall be increased by an annual cost-of-living adjustment using the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) for Pennsylvania, New Jersey, Delaware, and Maryland. The applicable adjusted amount shall be published in the Pennsylvania Bulletin by March 1 of each year to be effective the following July 1.
3. **Exceptions.** These Enhanced Minimum Wage Provisions shall not apply to employees:
 - a. exempt from the minimum wage under the Minimum Wage Act of 1968;
 - b. covered by a collective bargaining agreement;
 - c. required to be paid a higher wage under another state or federal law governing the services, including the Prevailing Wage Act and Davis-Bacon Act; or
 - d. required to be paid a higher wage under any state or local policy or ordinance.
4. **Notice.** Contractor/Lessor shall post these Enhanced Minimum Wage Provisions for the entire period of the contract conspicuously in easily-accessible and well-lighted places customarily frequented by employees at or near where the contracted services are performed.
5. **Records.** Contractor/Lessor must maintain and, upon request and within the time periods requested by the Commonwealth, furnish all employment and wage records necessary to document compliance with these Enhanced Minimum Wage Provisions.
6. **Sanctions.** Failure to comply with these Enhanced Minimum Wage Provisions may result in the imposition of sanctions, which may include, but shall not be limited to, termination of the contract or lease, nonpayment, debarment or referral to the Office of General Counsel for appropriate civil or criminal referral.
7. **Subcontractors.** Contractor/Lessor shall include the provisions of these Enhanced Minimum Wage Provisions in every subcontract so that these provisions will be binding upon each subcontractor.

CREATE SAP FUNDS COMMITMENT/RESERVATION

Document

Org Code 0640

Contact Person Stephen Lantz

Phone Number 610-205-6987

Email stelantz@pa.gov

Document Type FMZ1 for Funds Commitment

Document Type FMX1 for Funds Reservation

(mark one of the above - **do not** forward to Comptroller if FMX1)

Vendor Name Abington Township

Doc. Text 10-Year Winter Mun Agreement

Description and Justification: Total Agreement Value: \$1,892,394.62

Line Item	Orig. Amount	Line Text	Vendor	Fund	Budget Period	G/L Account	Cost Center	Order	WBS Element
1	172,825.83	2025/2026 WINTER MUN AGREEMENT	138590	1058200712	2025	6344450	7840640000		T-OSNOWS09MSA-0640-712
2	176,282.35	2026/2027 WINTER MUN AGREEMENT	138590	1058200712	2026	6344450	7840640000		T-OSNOWS09MSA-0640-712
3	179,807.99	2027/2028 WINTER MUN AGREEMENT	138590	1058200712	2027	6344450	7840640000		T-OSNOWS09MSA-0640-712
4	183,404.15	2028/2029 WINTER MUN AGREEMENT	138590	1058200712	2028	6344450	7840640000		T-OSNOWS09MSA-0640-712
5	187,072.24	2029/2030 WINTER MUN AGREEMENT	138590	1058200712	2029	6344450	7840640000		T-OSNOWS09MSA-0640-712
6	190,813.68	2030/2031 WINTER MUN AGREEMENT	138590	1058200712	2030	6344450	7840640000		T-OSNOWS09MSA-0640-712
7	194,629.95	2031/2032 WINTER MUN AGREEMENT	138590	1058200712	2031	6344450	7840640000		T-OSNOWS09MSA-0640-712
8	198,522.55	2032/2033 WINTER MUN AGREEMENT	138590	1058200712	2032	6344450	7840640000		T-OSNOWS09MSA-0640-712

Comptroller Use Only

Comments:

Approve Reject Signature:

Date: / /

CREATE SAP FUNDS COMMITMENT/RESERVATION

Document

Org Code 0640

Contact Person Stephen Lantz

Phone Number 610-205-6987

Email stelantz@pa.gov

Document Type FMZ1 for Funds Commitment

Document Type FMX1 for Funds Reservation

(mark one of the above - **do not** forward to Comptroller if FMX1)

Vendor Name Abington Township

Doc. Text 10-Year Winter Mun Agreement

Description and Justification: Total Agreement Value: \$1,892,394.62

Line Item	Orig. Amount	Line Text	Vendor	Fund	Budget Period	G/L Account	Cost Center	Order	WBS Element
1	202,493.00	2033/2034 WINTER MUN AGREEMENT	138590	1058200712	2033	6344450	7840640000		T-OSNOWS09MSA-0640-712
2	206,542.87	2034/2035 WINTER MUN AGREEMENT	138590	1058200712	2034	6344450	7840640000		T-OSNOWS09MSA-0640-712
3									
4									
5									
6									
7									
8									

Comptroller Use Only

Comments:

Approve Reject Signature: _____ Date: / /

RESOLUTION

BE IT RESOLVED, by authority of the [name of governing body] of the [Municipality], [County] County, and it is hereby resolved by authority of the same, that the [Title of Authorized Signatory] of said Municipality be authorized and directed to sign the Agreement on its behalf.

ATTEST: [Name of Municipality]

_____ [official title] By: _____ [official title]
(Signature) (Signature)

I, [Name], [Official Title] of the [Name of governing body and Municipality], do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the [name of governing body], held the _____ day of _____, 20_____.

Date: _____ [official title]
(Signature)

NOTE: Signature on the Agreement must conform with the signature on this Resolution.



WORKER PROTECTION AND INVESTMENT CERTIFICATION FORM

A. Pursuant to Executive Order 2021-06, *Worker Protection and Investment* (October 21, 2021), the Commonwealth is responsible for ensuring that every worker in Pennsylvania has a safe and healthy work environment and the protections afforded them through labor laws. To that end, contractors and grantees of the Commonwealth must certify that they are in compliance with Pennsylvania’s Unemployment Compensation Law, Workers’ Compensation Law, and all applicable Pennsylvania state labor and workforce safety laws including, but not limited to:

1. Construction Workplace Misclassification Act
2. Employment of Minors Child Labor Act
3. Minimum Wage Act
4. Prevailing Wage Act
5. Equal Pay Law
6. Employer to Pay Employment Medical Examination Fee Act
7. Seasonal Farm Labor Act
8. Wage Payment and Collection Law
9. Industrial Homework Law
10. Construction Industry Employee Verification Act
11. Act 102: Prohibition on Excessive Overtime in Healthcare
12. Apprenticeship and Training Act
13. Inspection of Employment Records Law

B. Pennsylvania law establishes penalties for providing false certifications, including contract termination; and three-year ineligibility to bid on contracts under 62 Pa. C.S. § 531 (Debarment or suspension).

CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the contractor/grantee identified below, and certify that the contractor/grantee identified below is compliant with applicable Pennsylvania state labor and workplace safety laws, including, but not limited to, those listed in Paragraph A, above. I understand that I must report any change in the contractor/grantee’s compliance status to the Purchasing Agency immediately. I further confirm and understand that this Certification is subject to the provisions and penalties of 18 Pa. C.S. § 4904 (Unsworn falsification to authorities).

<i>Signature</i>	<i>Date</i>
<i>Name (Printed)</i>	
<i>Title of Certifying Official (Printed)</i>	
Abington Township	
<i>Contractor/Grantee Name (Printed)</i>	

[]

BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

October 9, 2025

BOC-09-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Inclusive Park Naming

EXECUTIVE SUMMARY:

As the Inclusive Park and Playground nears completion, the families whom advocated for and designed the Park have requested a more meaningful name that does not focus on the accessibility of the park, but rather the opportunity it provides. "A Place to Play" is a Park built for everyone to enjoy and play together. The renaming of the Park will simply underscore its intent and ultimate outcome.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the renaming of the "Inclusive Park and Playground" to "A Place to Play" Park and Playground. (Ms. McIlvaine)



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025

BOC-10-100925

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

<i>FISCAL IMPACT</i>	
Cost > \$10,000	
Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>PUBLIC BID REQUIRED</i>	
Cost > \$20,100	
Yes <input type="checkbox"/>	No <input type="checkbox"/>

AGENDA ITEM:

USACE Bridge Naming

EXECUTIVE SUMMARY:

The United States Army Corps of Engineers (USACE) Environmental Improvement Project in Roychester and Grove Parks was the first project Chief of Planning Adrain Leary oversaw. Born in Huntingdon Valley, this project held a special place with Chief Leary and he worked to ensure its completion. Unfortunately, Chief Leary passed away on September 9, 2025 at the age of 51. Given the significance of this project to him and the Philadelphia District Office, the USACE has asked if one of the pedestrian bridges installed in the Park can be dedicated in his memory.

The USACE has provided the following information regarding Chief Leary's contribution:

Adrian Leary, the Chief of the Planning Division (Civil Works) for the Philadelphia District of U.S. Army Corps of Engineers, passed away on September 9, 2025, prior to the completion of the Abington Environmental Infrastructure Section 566 Project.

Adrian proudly served with USACE for 17 years, where he rose through the ranks of Planning Division as Project Manager, Strategic Planner, Deputy Chief, and Chief and worked on the Abington project since 2016 in several different roles. First and foremost, Adrian was motivated to build projects and help communities. Adrian also was a people-oriented leader. These qualities were essential to building and maintaining the team and momentum with the Abington project. He consistently supported USACE and Abington staff, provided technical oversight, ensured consistency with USACE standards and

requirements, and prioritized the overall effort.

Under his leadership, we believe his fostering of open communication between team members and stakeholders led to several improvements with the project, including preserving the sledding hill and adding the wildflower meadow at Roychester Park. A father of three, Adrian was passionate about the environment, recreation, and physical fitness. He would have been very proud to see the completed project benefitting residents of Abington Township and Montgomery County. The USACE Philadelphia District Abington Project Delivery Team is grateful that Abington Township is considering dedicating one of the bridges from the Abington Environmental Infrastructure Project to our chief, valued colleague, and dear friend. It will always be a reminder of what we accomplished with cooperation and hard work under his leadership.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to dedicate a pedestrian bridge at Roychester Park in memory of United States Army Corps of Engineers Retired Chief of Planning Adrian Leary. *(Ms. McIlvaine)*



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

October 9, 2025

BOC-11-100925

FISCAL IMPACT

DATE

AGENDA ITEM NUMBER

Cost > \$10,000

Yes No

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Field improvements

EXECUTIVE SUMMARY:

On November 14, 2024, the Board of Commissioners authorized the obligation of American Rescue Plan Act (ARPA) funds for playing field improvements in the amount of \$1,363,000.00.

The Township has been working with Carroll Engineering on the identification and scoping of field improvement projects. Proposed improvements include but not are limited to new dug outs, fencing, benches, and a few relocations. If authorized, the BIDs would be open on November 11 and return to the Board of Commissioners for consideration of award on December 11, 2025. Substantial completion of all improvements are proposed by April 14, 2025. All efforts will be made to minimize impact to the spring sports season.

PREVIOUS BOARD ACTIONS:

- November 7, 2024: Adoption of FY 2025 Budget
- November 14, 2024: Adoption of Resolution 24-038 allocating American Rescue Plan Act dollars to specific projects
- August 14, 2025: Presentation to the Board of Commissioners of proposed projects

RECOMMENDED BOARD ACTIONS:

Motion to authorize the preparation and advertisement of bid specifications for the Field Improvements

Project. (*Ms. McIlvaine*)

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BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

October 9, 2025

FC-01-100925

DATE

AGENDA ITEM NUMBER

Finance

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

Expenditures Salaries & Wages for August 2025

EXECUTIVE SUMMARY:

N/A

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the August 2025 expenditures in the amount of \$4,078,663.95 and salaries and wages in the amount of \$2,511,228.91 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 November 2025. [\(Click here to view supporting information for expenditures in August 2025.\)](#) (Ms. Hermann)

(Motion & Roll Call)



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>October 9, 2025</u>	<u>FC-02-100925</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
Finance		Yes <input type="checkbox"/> No <input type="checkbox"/>
<u>DEPARTMENT</u>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Township Auditor RFP Award for Fiscal Years 2025, 2026 and 2027

EXECUTIVE SUMMARY:

Request for proposals were sent to seven qualified Certified Public Accounting firms to provide auditing services for calendar years ending December 31, 2025 - 2027 inclusive. Four firms submitted proposals.

Staff recommends the engagement contract be awarded to Zelenkofske Axelrod, LLC, based on meeting all of the following criteria:

- 1) Firm and staff qualifications;
- 2) Relevant municipal auditing experience;
- 3) Reputation, in general, as evidenced by client references;
- 4) Annual fees and hourly rates for additional work; including no charge for technical assistance during the year.

PREVIOUS BOARD ACTIONS:

November 10, 2022 the Board of Commissioners approved Barbacane Thornton and Company to be the Township auditors for fiscal years 2022, 2023 and 2024.

December 12, 2019 the Board of Commissioners approved Bee Bergvall & Co. to be the Township auditors for fiscal years 2019, 2020 and 2021.

October 13, 2016 the Board of Commissioners approved Bee Bergvall & Co. to be the Township auditors for fiscal years 2016, 2017 and 2018.

September 12, 2013 the Board of Commissioners approved Barbacane, Thornton, & Company, LLC to be the Township auditors for fiscal years 2013, 2014, 2015, 2016 and 2017.

RECOMMENDED BOARD ACTIONS:

Motion to authorize the President and Township Manager to enter into an agreement with Zelenkofske Axelrod LLC to act as Township's independent auditors for calendar years ending December 31, 2025, 2026 and 2027. *(Ms. Hermann)*



ABINGTON TOWNSHIP

REQUEST FOR PROPOSALS (RFP):

Fiscal Year 2025-2027 Independent Audits,
General Purpose Financial Statements
And Annual Comprehensive Financial Report
Services in Abington Township

PROPOSAL INFORMATION

Submittal Deadline:
Friday, September 5, 2025, 4:00 pm

Submit Qualifications to:

Jeannette M. Hermann
Finance Director
Abington Township
jhermann@abingtonpa.gov

and

Theresa Castorina
Executive Assistant to the Township Manager
tcastorina@abingtonpa.gov

Any inquiry concerning this RFP should be directed by e-mail to:

Jeannette M. Hermann
Finance Director
jhermann@abingtonpa.gov



REQUEST FOR PROPOSALS:

**2025-2027 Independent Audits,
General Purpose Financial Statements,
and Annual Comprehensive Financial Reports
Services in Abington Township**

Abington Township or (hereinafter "Township") will accept qualifications from independent certified public accounting firms to submit a proposal for the performance of an annual audit of the Township's financial accounts, records, and procedures and to assist in the preparation of an annual comprehensive financial report covering calendar years 2025, 2026 and 2027, **until 4:00 p.m. on Friday, September 5, 2025**, to jhermann@abingtonpa.gov and tcastorina@abingtonpa.gov.

An annual audit is conducted to have the independent auditor render an opinion regarding the fair presentation of applicable financial statements and the compliance of the Township with applicable state and federal statutes and regulations, and with Generally Accepted Accounting Principles (GAAP).

The Township uses the results of the annual audit as a tool for providing financial information useful for making economic, political, and social decisions; for demonstrating accountability and stewardship; and for evaluating managerial and organizational performance.

All qualifications presented will be in accordance with this Request for Proposals ("RFP" and/or "Proposal) specifications. One (1) electronic copy of each proposal shall be submitted to and received by e-mail at jhermann@abingtonpa.gov and tcastorina@abingtonpa.gov with the subject line as "RFP-Audit Services 2025-2027" on or before 4:00 p.m. on Friday, September 5, 2025.

For an electronic version of the RFP, please visit www.abingtonpa.gov/RFP.

If you have any questions regarding the contents of the RFP, please contact Jeannette Hermann, Finance Director at jhermann@abingtonpa.gov.



ABINGTON TOWNSHIP

REQUEST FOR PROPOSALS (RFP):

**Fiscal Year 2025-2027 Independent Audits,
General Purpose Financial Statements
And Annual Comprehensive Financial Report
Services in Abington Township**

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I. GENERAL INFORMATION

- A. The Township is a municipal corporation of the Commonwealth of Pennsylvania and is governed by the first-class township code, general state law, and the state Constitution.
- B. *Population.* The Township's population at the 2020 Census was 58,502.
- C. The major municipal departments, all of which are subject to the annual audit and which comprise an aggregate 2025 appropriation of \$71,570,198 in all operating funds, \$49,925,345 of which is in the general fund.

<i>Administration</i>	<i>Finance</i>	<i>Public Works</i>
<i>Treasurer (elected Tax Collector)</i>	<i>Library</i>	<i>Refuse</i>
<i>Code Enforcement</i>	<i>Engineering</i>	<i>Police</i>
<i>Community Development</i>	<i>Parks and Recreation</i>	<i>Fire</i>
<i>Sewer</i>	<i>Vehicle Maintenance</i>	<i>Wastewater</i>

The report also includes all funds of the Township including the Library. The component unit provides financial statements to be incorporated into the government-wide financial statement. The component unit is required to provide financial statements no later than May 1.

The Library is also a department of the Township since a portion of assets is owned by the Township and tax millage is assigned. The Library is governed by a Library Board appointed by the Board of Commissioners. Library personnel are paid through the Township payroll system. The Library pays its own operating expenses. The auditor is expected to provide a testing of Library vouchers reimbursed by Township to assure funds requested are, in fact, being spent in the area stated.

- D. *Employment Levels.* The Township work force, as of January 2025, comprises 276 full-time employees (including 94 uniformed police officers), plus approximately 105 part-time employees. Additionally, the Township employs seasonal workers as needed.
- E. The most recent audit is completed for the period January 1 – December 31, 2024. The 2024 audit, which is contained in the Township's 2024 Annual Comprehensive Financial Report, as well as other relevant statistical information about the Township, is available on Abington Township's website, www.abingtonpa.gov.
- F. The Township's accounts are maintained throughout the year on a *cash basis*. Financial reporting at year-end is on *modified accrual and full accrual basis*. The accounting system is composed of a general ledger and various subsidiary ledgers using financial software, as supported and supplemented by Microsoft Excel spreadsheets. Audit confirmation letters will be prepared by Township staff members. Annual Comprehensive Financial Report files



are stored in Microsoft Word files with embedded Excel spreadsheets.

- G. The Township has been subject to the *Single Audit Act* and it is anticipated that this will be an annual occurrence (the Township expended \$5,895,684 million in federal funds in 2024).

II. SCOPE AND SPECIFICATIONS OF AUDIT

- A. The Auditor shall complete an audit, in accordance with generally accepted auditing standards, for calendar years ending 2025 – 2027, inclusive, covering the period from January 1 through December 31 each year.
- B. The annual audit shall consist of a financial and compliance review of the Township's general purpose financial statements.
- C. The audit shall include the following Township funds, as well as other funds that may be added from time to time:

1. Governmental Funds:

- a. General Fund
- b. Special Revenue Funds:
 - i. Grant Fund
 - ii. Liquid Fuels Fund
 - iii. Rental Rehab Fund
 - iv. Economic Development Fund
 - v. Special Investigations Fund
 - vi. Community Development Block Grant
 - vii. Parks Capital
- c. Permanent Improvement Fund

2. Proprietary Funds:

- a. Enterprise Funds:
 - i. Sewer Fund and Sewer Capital Fund
 - ii. Refuse Fund

3. Fiduciary Funds and Other Employee Benefit Trust Plans:



- a. Trust Funds:
 - i. Police Pension Trust Fund
 - ii. Non-Uniformed Employees’ Pension Trust Fund
 - (1) The Township’s two pension trusts’ assets are not reflected on the Township’s general ledger. The Township contracts with a third party who provides all necessary financial reports per state requirements and a financial statement for each plan.
 - iii. OPEB Fund
- b. Agency Funds:
 - i. Clearing Fund
- 4. Internal Service Funds:
 - a. Workers’ Compensation Fund
- D. The Auditor shall adhere to generally accepted auditing standards set forth by the *American Institute of Certified Public Accountants (AICPA)*.
- E. As part of the annual audit, the auditor shall prepare the following:
 - 1. The *Auditors' Report on the Township's Basic Financial Statements*, the *Basic Financial Statements*, including the government-wide statements, fund financial statements and footnotes to the financial statements in accordance with GAAP and the *Required Supplementary Information* as defined by GASB. The Township will prepare the Management Discussion and Analysis section.
 - 2. *Single Audit “Report on compliance and on Internal Control over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards”* and a *Report on Compliance with Requirements* applicable to each major program and internal control over compliance in accordance with OMB Circular A-133. 2024 federal assistance expenditures totaled \$5,895,684. Fee needs to be stated separately.
 - 3. *Tax Office Financial Statement, Tax Office Narrative, Agreed Upon Procedures* – the Township and school district share the cost of these three reports, and thus, the fee for all three reports may be combined but stated separately. The school district is billed directly for one-half the fee. The audit of the Tax Collector includes taxes collected for all three taxing entities (Township, School, and County) as well as an audit for the business office of the Tax Collector.



- a. The *Financial Statement* will include the auditor’s independent report, financial statements on a cash basis of accounting, notes to statement and supplemental information including:
 - i. Reconciliation of receivables
 - ii. Schedule of adjustments
 - iii. Statement of cash flows
 - iv. Reconciliation of records of the three taxing entities
 - b. The *Tax Office Narrative* reviews the internal control system of the Tax Office and highlights procedures related to real estate taxes, interims, sewer and refuse fees and Tax Office records.
 - c. *Agreed Upon Procedures* report details the procedures performed in accordance with standards established by the AICPA.
 - d. All items listed in II E 1, 2, and 3 are to be submitted in final form no later than the third Thursday in May.
4. Annually, an *Agreed Upon Procedures* report is performed on the two District Justice offices to review procedures on assessment of fees, tracking of the fees assessed, tracking of fees received and remittance of fees to Township. A sample is selected from traffic and non-traffic citations issued by Abington Police Department. A review of list of fines and collection for year are reconciled to what was received by Township. This report should be completed by the second Thursday of July.
5. An *Annual Comprehensive Financial Report*, prepared in compliance with the GFOA Certificate of Achievement criteria. Responsibilities for the Annual Comprehensive Financial Report’s preparation will be assigned as follows:
- a. The Auditor shall prepare the Financial Section, the Combining and Individual Funds and Account Group Financial Statements, and shall review Township prepared information, agree the sections to financial statements as necessary, make any recommendations, and be available to answer questions as needed. Auditor will provide completed report in electronic format to Township for submission of the package to GFOA prior to June 30th deadline as described in III.D.2.
 - b. Township management will prepare the Introductory Section, including Transmittal Letter, and the Statistical Section. The Township will also be responsible for preparation of the GFOA program application and payment of any applicable program fees.



6. A *Management Letter* shall be submitted to the Township Manager if any material weaknesses or other reportable conditions are observed or come to the Auditor's attention. Any such letters should include suggestions for improvement. A general overall assessment of the strengths and weaknesses of fiscal controls observed by the Auditor shall be discussed with Township Management at the end of each year's audit process.
7. *Education* - The Finance Department staff will expect auditor to provide on-going information of changes in audit requirements as they pertain to GASB and the financial statement presentation.

F. Use of Township Staff in Preparing the Annual Audit

1. Township Finance Department staff will be available in each year's audit -- as a means of reducing audit fees and completing the audits in a timely manner -- to prepare trial balances and other basic supporting schedules, from which, in part, the Auditor will formulate the General Purpose Financial Statements. Therefore, the Auditor shall state in its proposal how it plans to use Township staff to assist in the audit. Specifically, the auditor shall list those tasks that Township staff is expected to complete under the Auditor's basic fee (see Section V.B.3. below).

- G. The Auditor shall provide the Township with copies of its working trial balances, adjusting journal entries, and other working papers and analyses used to prepare the financial statements upon completion of each year's field work.

III. TENTATIVE ANNUAL SCHEDULE

- A. The Township will make every effort to provide an adequate, comfortable working area for the Auditor's staff so that the audit can be accomplished in an efficient and timely manner.
- B. Work on the annual audit shall be according to a schedule agreeable to both the Township and the Auditor. Preliminary fieldwork shall generally begin in **November or December**, mid-level fieldwork shall begin **late January or early February**, and final fieldwork shall generally begin by **mid-March**. Draft of financial statements shall be submitted to the Finance Director by **May 1st**. Final formal financial statements, in electronic or paper format as needed, to be submitted to Township by June 1st.
- C. The Auditor each year shall complete and deliver the *Commonwealth of Pennsylvania Annual Audit and Financial Report* to the Pennsylvania Department of Community and Economic Development and other required agencies in accordance with State timetables. A draft should be submitted to the Director of Finance no later than **March 25** for approval prior to



submission to the required agencies. One copy of the final report shall be delivered to the Finance Director and Township Manager.

D. Annual Comprehensive Financial Report --

1. The Township will provide their responsibilities noted in Section II.E.5.b. no later than **May 22nd**.
2. The auditor shall compile draft and complete a thorough review of the Annual Comprehensive Financial Report, to be submitted to the Township, no later than **June 10** of each year, in order to review and meet the **June 30** filing deadline.
3. Township management will be responsible for the Annual Comprehensive Financial Report's printing and binding, and timely submission to the GFOA.

E. Adjustments to any non-statutory deadlines listed herein may be granted with the mutual consent of the parties.

F. Assistance with Completion of Other Reports --

1. The Auditor shall also complete in a timely manner other federal and state reports that may be required outside the general scope of the annual audit described herein, including audits required under the Single Audit Act.
2. The Auditor may charge a separate fee for services rendered under Section III.F.1 based upon the hourly rates listed in its proposal.

G. The partner and the senior manager in charge of the audit shall be available to attend at least one, but not more than three, public and/or private meetings with the Township Board of Commissioners to present the final audit report, plus a reasonable number of other meetings with Township management to discuss the audit report and Annual Comprehensive Financial Report, and, if applicable, the Management Letter.

IV. QUALIFICATIONS OF THE AUDITOR

A. The Auditor shall demonstrate that its management and professional staffs have an extensive background, knowledge, and experience in Pennsylvania municipal governmental accounting and auditing. This shall include, but not be limited to, involvement in various related professional associations (e.g., Government Finance Officers Association, PICPA and AICPA committees).

B. The Auditor's accounting staff must meet and document the ongoing continuing education



requirements of the Pennsylvania State Board of Accountancy.

- C. The Auditor must meet and document the ongoing peer review requirements for compliance with professional standards established by the AICPA. *The auditor shall include a copy of its most recently completed peer review report.*

V. INSTRUCTIONS REGARDING PROPOSALS

- A. Auditing firm's proposals should be addressed and **emailed** to:

Jeannette M. Hermann
Director of Finance
jhermann@abingtonpa.gov

Theresa Castorina
Executive Assistant to the Township Manager
tcastorina@abingtonpa.gov

Proposals must be received by 4:00 p.m. on Thursday, September 5, 2025 in order to be given due consideration. Telecopied proposals will not be accepted.

- B. To be considered, an Auditor's proposal must include the following:

1. *Qualifications of the Auditor:*

- a. A description of the firm, including the number of employees in partner, management, staff, and support positions -- at the local, regional, and national levels. This shall include a description of non-auditing capabilities, resources, and expertise available at all levels -- which the Township could utilize if needed.
- b. A description of any partners, managers, and staff accountants that would be assigned to the audits of the Township.
- c. A list of Pennsylvania municipalities and other local government jurisdictions (such as libraries, fire companies, authorities, etc.) that the firm has audited in the past five years, including the name and telephone number of one official in at least three of those entities.
- d. A statement attesting that the firm complies with the continuing education and peer review requirements of the Pennsylvania State Board of Accountancy, GAO and the AICPA.



- e. A description of the firm's experience in and commitment to serving the public sector in the Philadelphia Region, including affiliations, committee memberships, and board of directorships of related associations.
- f. A list of partners, managers, or staff accountants with experience in assisting municipalities with application for the GFOA Certificate of Achievement for Financial Reporting or in sitting on a review committee of the GFOA that reviews such applications. This shall include a list of clients holding a Certificate of Achievement.
- g. A statement attesting that the firm has "no personal interest, direct or indirect, in the fiscal affairs of the Township or any of its elected or appointed officials."
- h. A description of any regulatory enforcement actions taken against the firm or current or former principals or charges of substandard audit work within the last three years.

2. *Technical Approach*

- a. A statement as to whether the firm agrees to meet or exceed the specifications and schedules listed in Sections II and III, justifying any exceptions or modifications.
- b. A tentative schedule for conducting each phase of the annual audit.
- c. A brief description of the firm's auditing goals and objectives along with the audit procedures that the firm will follow, presented in a form that will facilitate the Township's evaluating the firm's ability to identify, analyze, and propose solutions to governmental financial controls and problems.

3. *Fees*

- a. The total basic fee that the firm will charge for each annual audit for fiscal years 2025, 2026 and 2027 as described above.

	<u>2025</u>	<u>2026</u>	<u>2027</u>
Township audit			
Single audit			
Tax audit			
Portion paid by the school	()	()	()
Cost to assist with the Annual Comprehensive Financial Report			
Agreed Upon Procedure Report for District Justices' offices			



ABINGTON TOWNSHIP
Request for Proposals – Audit Services 2025-2027

2025 2026 2027

Technical assistance provided during the year, such as, but not limited to, bond issues, payroll taxes, journal entries, etc. . . _____
Total: _____

- b. An explanation of how the Auditor will charge for other expanded or related auditing services.
- c. The hourly rates for each level of staff (partner, manager, staff accountant, and support staff) that the Auditor will charge for expanded or related auditing services.
- d. Any additional work outside the scope of the audit relating to the implementation of any new GASB Statements should be discussed with management prior to incurring any additional fees.

VI. PROCEDURES AND TIMETABLE FOR EVALUATING PROPOSALS

- A. The Township shall evaluate the proposals based upon the following criteria:
 - 1. Firm and staff qualifications
 - 2. Relevant municipal auditing experience
 - 3. Familiarity with Abington Township operations
 - 4. Understanding of and responsiveness to the Township's auditing specifications
 - 5. Reputation in general and as evidenced by client references
 - 6. Proposed annual fees and hourly rates for additional work
- B. The Township expects to review all proposals received and recommend an award to the Board of Commissioners on **November 13, 2025**.
- C. The Township may, at its discretion, conduct oral interviews with some or all of the firms that submit a proposal.
- D. The Township reserves the right to reject any and all proposals as it deems in its best interest, to request additional information from a firm that has submitted a proposal, and to amend any provision of this Request for Proposals with proper notice to prospective firms.



VII. CONTRACT, BILLING, AND PAYMENT

- A. The firm selected to perform auditing services shall be required to prepare an engagement letter and to sign a separate contract with the Township, spelling out the major features of the 2025-2027 audits.
- B. Timely payment for the audit shall be made by the Township as follows:
1. For the annual audit, the Auditor may bill the Township according to the following schedule:

25 percent	--	upon completion of the preliminary field work;
25 percent	--	upon substantial completion of field work;
25 percent	--	upon completion and delivery of the DCED audit and financial report;
25 percent	--	upon delivery and completion of the final Annual Comprehensive Financial Report.
 2. The Auditor may bill the Township for other auditing services after they've been completed unless other billing arrangements have been agreed to.

VIII. ADDITIONAL INFORMATION

Questions about this Request for Proposal may be directed to Jeannette M. Hermann, Director of Finance via email at jhermann@abingtonpa.gov.

2025 RFP Auditing Services 2025-2027 Bid Tabulation

	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>Total</u>
Barbacane Thornton & Company	\$ 72,000.00	\$ 72,000.00	\$ 72,000.00	\$ 216,000.00
Clifton Larson Allen LLP	\$ 98,175.00	\$ 99,713.00	\$ 101,955.00	\$ 299,843.00
HBK CPAs and Consultants	\$ 135,500.00	\$ 138,975.00	\$ 142,450.00	\$ 416,925.00
Zelenkofske Axelrod LLC	\$ 53,500.00	\$ 55,100.00	\$ 56,800.00	\$ 165,400.00