

ABINGTON TOWNSHIP

JULY 22, 2025



PLANNING COMMISSION MEETING



TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A **July 22, 2025** **7:30 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 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://uso6web.zoom.us/j/83637406019>. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 836-3740-6019 when prompted.

CALL TO ORDER

ROLL CALL *BROWN, DICELLO, ROBINSON, BAKER, NEWELL, WEATHERLY*

CONSIDER APPROVAL OF MINUTES

- a. Consider Approving Planning Commission Minutes of June 24, 2025.

PRESENTATION

UNFINISHED BUSINESS

NEW BUSINESS

- a. Review LD-25-02 Redeemer Valley Farm Manure Compost Facility - Final Minor Land Development Plan and the request of Waiver from the Land Development process.
- b. Review LD-25-01- 1526 Fairview Avenue, Preliminary/Final Major Subdivision and Land Development plans.

PUBLIC COMMENT

ADJOURNMENT

To subscribe and receive agenda posting notifications, please sign up on our website under *Email Updates* at www.abingtonpa.gov/agendas

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 Planning Commission of the Township of Abington was held on Tuesday, June 24, 2025 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Mr. Brown presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: BROWN, DICELLO, ROBINSON, BAKER, NEWELL, WEATHERLY, GOLDSTONE

Also Present: Township Engineer Lee
County Planner Narcowich

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Brown made a MOTION, seconded by Mr. Baker to approve the minutes from the Planning Commission Meeting of May 27, 2025.

MOTION was ADOPTED 7-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Review an ordinance amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs] by amending and restating Section 1908 [Expansion of or Construction on a Nonconforming Lot] to revise provisions for special exceptions:

Mr. Kevin Van Horn, Zoning Officer for the Township, said in the past 12 months, 114 cases appeared before the Zoning Hearing Board for consideration of relief; only 28% of them asked for a special exception from Section 1908. Most of them are for roofs over a deck, a shed, or an addition with no need for a variance, and most of the cases have become cumbersome for the citizens. The citizens pay on average \$200-\$400 for each case that takes 60-90 days and receives 100% approval. Not only is it cumbersome for the citizens, but also for the Zoning Hearing Board as it takes up one third of their cases each month.

Mr. Weatherly asked about cases that do need a special exception from the ZHB.

Mr. Van Horn replied there were 18 cases that needed variances. This clause was to make sure that we do not permit overbuilt lots resulting in overcrowding. It was a safeguard put in place that has proven over time that it burdens citizens more than fixes the real problem.

The need for a variance for dimensional standards still exists and will be required for setbacks, building separation from lot-to-lot for fire reasons, and setbacks from the road.

Mr. Brown asked for any comments from members of the Planning Commission.

Mr. Baker said he applauds this amendment. It is too much for the homeowner and then we may run the risk of them not applying for permits, so he supports it.

Mr. Brown asked for any public comment. There were none.

Mr. Baker made a MOTION, seconded by Ms. Robinson to support this amendment change.

MOTION was ADOPTED 7-0.

Review an ordinance amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning] at Article II [Definitions], Article XXI [Use Regulations], Article XXII [Parking and Transportation], and the Comprehensive Use Matrix to incorporate provisions for the C-39 [Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] Uses:

Mr. Van Horn said the marijuana ordinance was passed prior to his employment with the Township, and the Zoning Ordinance Rewrite of 2017 was enacted after the new zoning ordinance was in place, so the problem is that the language of the current marijuana ordinance refers to zoning districts that no longer exist.

On April 27, 2017, the new zoning rewrite Ordinance No. 2136 was enacted, and on May 4 2017, Ordinance No. 2131 was enacted, so there is an ordinance that refers to zoning districts that no longer exist. We need to make sure we reference the correct zoning districts that are now in existence.

Mr. Brown questioned whether there have been any instances where this was problematic.

Mr. Van Horn replied yes. If a “Right To Know” request is made asking what districts a medical marijuana dispensary is permitted to be in, we don’t have an answer, so this needs to be fixed.

Mr. Brown asked for any comments from members of the Planning Commission.

Mr. Baker questioned whether there will be any expansion of the districts for this use.

Mr. Van Horn replied there is no expansion of these allowable locations; however, there are some minor items in the ordinance that need to be cleaned up prior to the adoption of the amendment.

Mr. Brown said Mr. Narcowich provided a review letter noting there needs to be a parking requirement clarification; however, it does not affect the content of the ordinance.

Mr. Narcowich said as we consider future zoning changes, we may want to consider modifying the permitted locations, but not at this time.

Mr. Weatherly said regarding the “1 parking space for every 1,000 sq. ft. of gross leasable floor area devoted to industrial,” is that comparable with any other typical uses?

Mr. Narcowich replied yes, increasingly so.

Mr. Brown clarified that the parking requirements have been made tighter. Is that correct?

Mr. Van Horn replied yes, it is more restrictive to sites available by-right.

Mr. Narcowich said parking restrictions vary for medical use; however, for industrial, the requirement tends to be closer to “1 parking space for every 1,000 sq. ft.”

Mr. Goldstone asked why we are not looking at having restrictions in certain districts now.

Mr. Van Horn replied this needs to be passed immediately as there is a hole in our zoning ordinance, which would create the ability to negate other parts of the ordinance, so this specific part needs to be fixed.

Mr. Goldstone asked for clarification on language listed under Use D-18 - Medical Marijuana Grower/Processor as it refers to dispensing medical marijuana, which would be more distribution than dispensary.

Mr. Narcowich replied the state has enacted legislation addressing medical marijuana and there are specific laws for those entities.

Mr. Van Horn said that it is the same language as in the existing ordinance and based on the state’s recommendation.

Ms. Newell asked for the timeline for revisiting the zoning districts.

Mr. Van Horn replied he has not been provided with a timeline.

Mr. Brown said the proposed language needs to be updated to include “devoted to sales or office area.”

Mr. Brown asked for any public comment. There was none.

Mr. Baker made a MOTION, seconded by Mr. DiCello to approve the text amendment as well as updating the language to include “devoted to sales or office area” in the ordinance.

MOTION was ADOPTED 7-0.

Mr. Brown thanked Mr. Goldstone for his service and wished him “Best of Luck” as he and his family will be moving out of the Township.

ADJOURNMENT: 8:05 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary

[]

PLANNING COMMISSION MEETING

AGENDA ITEM

July 22, 2025

AGENDA ITEM NUMBER

DATE

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes [] No []

PUBLIC BID REQUIRED

Cost > \$20,100

Yes [] No []

AGENDA ITEM:

LD-25-02 - Redeemer Valley Farm Manure Compost Facility

EXECUTIVE SUMMARY:

The Applicant is proposing to construct a six (6) bay roofed compost bin structure with total dimensions of 10-feet-wide by 72-feet-long with each bay being 12-feet-long. Along with the proposed compost structure, the Applicant is proposing 12-feet wide by 72-feet long concrete access pad, an 80- long stone access lane, and 4" PVC piping and aluminum gutters to collect the stormwater runoff. The applicant is requesting a waiver from the required land development process.

The applicant would be eligible for Final Minor Land Development plans approval contingent the applicant adequately addressed all review comments prior to recording plans review.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Review LD-25-02 Redeemer Valley Farm Manure Compost Facility - Final Minor Land Development Plan and the request of Waiver from the Land Development process.



July 11, 2025

ABINT130043

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

**RE: Executive Summary for LD-25-02 – Redeemer Valley Farm Manure Compost Facility
PARID: 30-00-44766-00-6/ TMID: 30018 011T1
Final Minor Land Development Plans Review (1st Submission)**

Dear Mr. Christman:

We have received a copy of the “Redeemer Valley Farms” plans consisting of twelve (12) sheets dated February 2025, and received on May 28, 2025; as prepared by the United States Department of Agriculture, located at 1400 Independence Avenue SW, Washington, DC for the above referenced project on behalf of the Applicant Redeemer Valley Farm. The application was deemed completed on June 5, 2025.

This project is located within the R1 – Low Density Residential Zoning District. The site is fronted by Moredon Road to the south; a commercial property zoned within the CS – Community Service zoning district to the west; lands zoned within the RC Recreation/Conservation Zoning District to the north; and residential properties zoned within the R1 – Low Density Residential Zoning District to the east.

Under this submission, the Applicant is proposing to construct a six (6) bay roofed compost bin structure with total dimensions of 10-feet-wide by 72-feet-long with each bay being 12-feet-long. Along with the proposed compost structure, the Applicant is proposing 12-feet wide by 72-feet long concrete access pad, an 80- long stone access lane, and 4” PVC piping and aluminum gutters to collect the stormwater runoff.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0402G, 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 identified as a parcel intersecting the Riparian Corridor; and is therefore located with the Riparian Corridor and is subject to the regulations of the Riparian Corridor Conservation District.

Based on the existing contours shown on the plan, there are areas of precautionary steep slopes (greater than 15% to 25%) and prohibitive steep slopes (greater than 25%), located throughout the site. Since these areas do span five contiguous 10-foot contour intervals, the site is determined to be located in the steep slope conservation overlay district and is subject to the regulations of the Steep Slope Conservation District.

Waivers Requested:

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

1. **Per §146-51.J – Waiver of Land Development** – A waiver from the required land development process.

Issues:

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

- Landscaping:
 - Existing trees within the vicinity shall be provided on the plans and labeled “To Remain” or “To be Removed”.
 - A low intensity buffer is required for the nonresidential accessory structure.
- Grading:
 - Proposed contour lines shall be provided on the plan.
- Stormwater Management:
 - Since this project is proposing approximately 1,583 Sf of new impervious area, stormwater management will be required. As part of the project, surface discharge of stormwater runoff is proposed. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin.
 - A Stormwater Management Plan shall be provided as part of this land development.

Summary:

The Applicant would be eligible for Final Minor Land Development Plans approval contingent the Applicant adequately addressed all review comments prior to recording plans review.

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

Sincerely,

PENNONI ASSOCIATES INC.



Khaled 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: Manure Compost Facility

APPLICANT NAME: Redeemer Valley Farm, Inc.

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-25-02

Date Complete: 6/5/2025

Project Title: Redeemer Valley Farm Manure Compost Facility

90 Day Date: 9/5/2025

File Date: 5/29/2025

Ward No.: 2

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**



Farm Address
521 Moredon Rd.
Huntingdon Valley PA 19006

I. CONTACT INFORMATION

**Applicant
Information**

Redeemer Valley Farm, Inc. / Rachael Razzi
Name
1600 Huntingdon Pike Meadowbrook PA 19046
Address *mailing*
267-505-8743 215-914-4111
Phone Fax
rrazi@holyredeemer.com
Email Address

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

Sisters of the Redeemer
Name
1600 Huntingdon Pike Meadowbrook PA 19046
Address
215-914-4100 215-914-4111
Phone Fax
emaruvel@holyredeemer.com & aboiton@holyredeemer.com
Email Address

**Architect/
Planner**

Name

Address

Phone Fax

Email Address



**Engineer/
Surveyor**

*Rosalyn Orr /
Nicholas Parrish / U.S.D.A Natural Resources Conservation
Service*
Name
*1000 E Walnut St. Suite 704B Perkasie PA
18944*
Address

**Engineer/
Surveyor
Cont'd**

267-354-2178
Phone Fax
rosalyn.orr@usda.gov
Email Address *nicholas.parrish@usda.org*

Attorney

Name

Address

Phone Fax

Email Address



II. PROJECT INFORMATION

Application Type:

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

Full street address of the property: 521 Moredon Rd. Huntingdon Valley PA 19006
30-00-44765-00-7

Tax Parcel No.: 30-00-44766-00-6 County Deed Book No.: 1283 Page No.: 00108

Description of Proposed Work: addition of manure compost facility.
3 sided "building"

Total Tract Acreage: 94.23 Project Acreage: .02 acres

Zoning District: R-1 Existing Number of Lots: N/A Proposed Number of Lots: N/A

Existing Sewer Flows: N/A Proposed Sewer Flows: N/A

Proposed Land Use:

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



III. REVIEW

Please complete the following section by circling a response:

- | | | |
|---|-----|-------------------------------------|
| • Have you met with the Zoning Officer regarding this plan? | Yes | <input checked="" type="radio"/> No |
| • Are there known variances/any zoning relief necessary for this project?* | Yes | <input checked="" type="radio"/> 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 | <input checked="" type="radio"/> 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 | <input checked="" type="radio"/> 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.

Rachael Rizzo
Applicant signature

5/27/25

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:

146-51.J

waiver of land development
process



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" *per Terry Castorina plans were given to her from code department 5/20/25*
- 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 *per Terry Castorina plans were given to her from code department 5/20/25*
- N/A* One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- N/A* Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- N/A* Two (2) copies of Sewage Facilities Planning Module Applications
- N/A* Letter of Water availability from AQUA PA
- N/A* 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.

Rachael Rizzo
Signature of Applicant

5/27/2025
Date

Dr. Anita Bolton
Signature of Property Owner (if different than applicant)

May 27, 2025
Date



THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

X Application Fee Amount: \$ 1,000.00 Check No.: # 1224

X Review Escrow Fee Amount: \$ 10,000.00 Check No.: # 1225

DECISION INFORMATION

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____



Redeemer Valley Farm

| 1600 Huntingdon Pike, Meadowbrook, Pennsylvania 19046

May 27, 2025

Abington Township
1176 Old York Rd.
Abington, PA 19001

To whom it may concern,

Redeemer Valley Farm is requesting a waiver for land development under Abington Township Code; Part II, Chapter 146, Article VIII, Section 51 (146-51.J) as this facility is beneficial to the Abington community and to Redeemer Valley Farm.

This project meets the following criteria requested in 51.J

- (1) Primary disturbance maximum 10,000 square feet
Proposed disturbance 720 square feet
- (2) Addition must be less than 20% of existing building
 - Existing building 6400 square feet
 - 20 % of 6400 square feet 1280 square feet
 - Proposed construction 720 square feet
- (3) Building addition Maximum 10,000 square feet
Proposed building 720 square feet
- (4) All applicable zoning requirements, including building setbacks and building and impervious surface coverages must be met.
All items have been addressed, see Redeemer Valley Farm composting facility drawings prepared by United States Department of Agriculture.

K. The proposed construction does not impact neighboring properties. see Redeemer Valley Farm composting facility drawings prepared by United States Department of Agriculture.

Drawings have been approved by 3rd party inspector, United Inspection Agency, in April 2025.

We thank you in advance for your time and commitment to Redeemer Valley Farm and we look forward to hearing back from you.

Thank you.

Sincerely,

Rachael Razzi

Redeemer Valley Farm, Inc.

Executive Director

267-505-8743

rrazzi@holyredeemer.com

Attachments:

Application

Letter requesting a waiver

Support Letter from USDA

Farm leased area map

Nutrient Management Plan outlining benefits to soil health



United States Department of Agriculture

Perkasie USDA Natural Resources Conservation Service Center
1000 E. Walnut St, Suite 704B
PERKASIE, PA 18944
215-453-9527 Fax 855-836-9282

3/28/2024

RE: Redeemer Valley Farm Conservation Project

To Whom it May Concern:

I am writing to provide further explanation regarding the planned agricultural conservation project located at Redeemer Valley Farm (RVF) in Abington Township. This conservation project includes agricultural best management practices (BMPs) that provide natural resource benefits to their existing farming operation. The project is being assisted in partnership and overseen by USDA the Natural Resources Conservation Service (NRCS) and the Montgomery County Conservation District (MCCD). All planned conservation practices are included in a current NRCS conservation plan that document the resource benefit to their existing farm operation and the community. Additionally, NRCS will be providing engineering design and construction oversight to ensure all practices are implemented to our agency's standards and specifications.

The project will include replacing existing composting bins with a roofed composting facility, gravel access road to connect composting facility to existing access road, a high tunnel system, and pollinator meadow planting. The roofed composting facility will improve their current composting area by providing storage to contain and facilitate the aerobic microbial decomposition of manure and organic material produced on the farm. This facility will provide the capability to properly compost organic farm waste and transform it to a valuable soil carbon amendment. This facility will also benefit water quality for residents within the township and surrounding watershed. The proposed 100' of gravel access road will be constructed prevent erosion from vehicle traffic from an existing access to the new composting facility. The high tunnel is a non-permanent, moveable hooped structure that helps extend the growing season in the spring and fall for their vegetable crops. The high tunnel's polyethylene covering is completely removable, typically only being used for seasonal periods. The high tunnel will allow RVF to increase local food production to benefit the surrounding communities.

Sincerely,

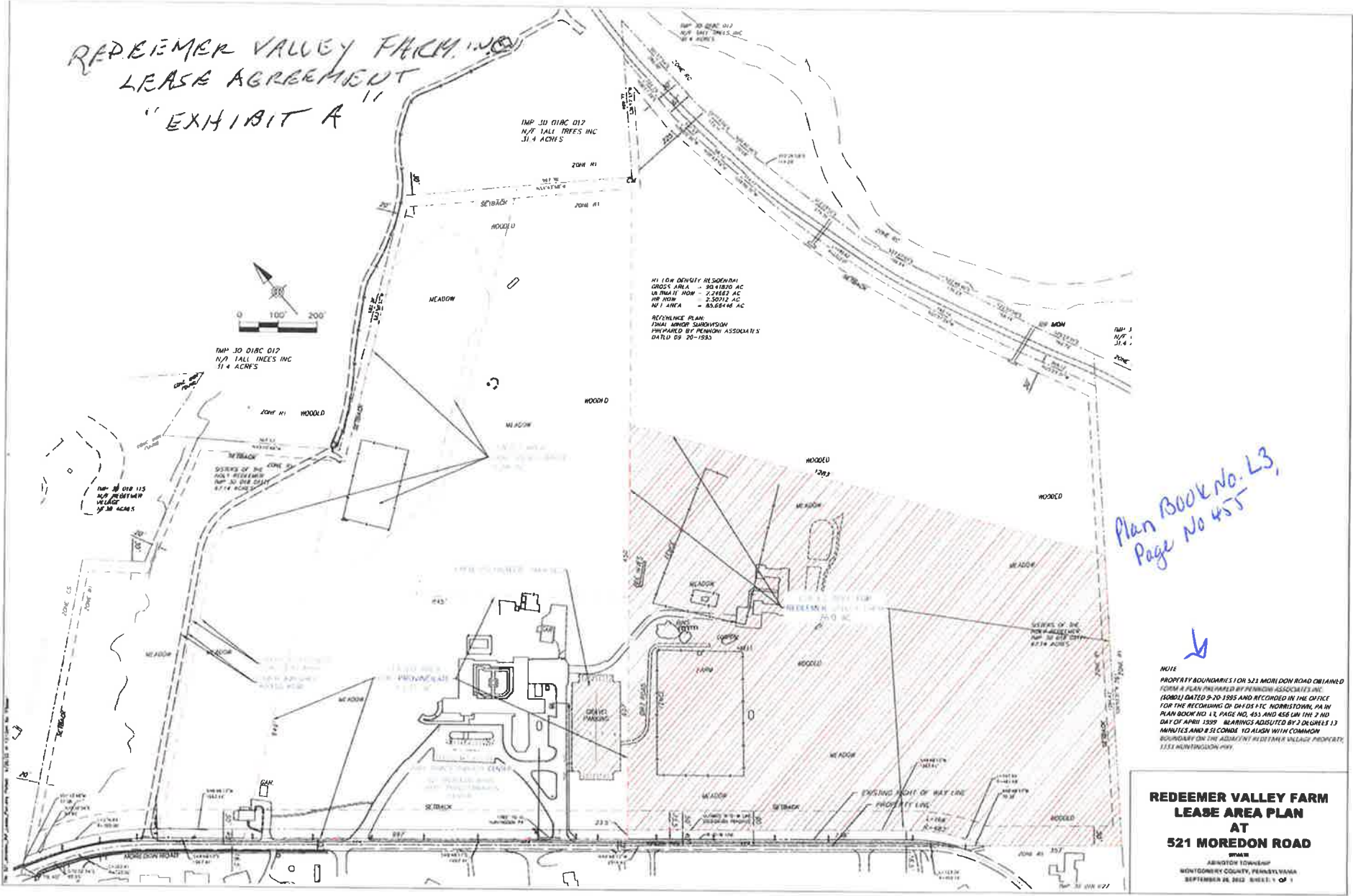
Rosalynd Orr
Supervisory District Conservationist
NRCS Perkasie Field Office
Office: 267-354-2178
Email: Rosalynd.orr@usda.gov

cc: Jessica Buck, District Manager, MCCD, jbuck@montgomeryconservation.org
Abby Reiter, Ag Resource Specialist, MCCD arciter@montgomeryconservation.org.

Natural Resources Conservation Service
One Credit Union Place, Suite 340
Harrisburg, PA 17110
Voice: 717-237-2100 | Fax: 717-237-2238

Helping People Help the Land
USDA is an equal opportunity provider and employer.

REDEEMER VALLEY FARM, INC.
LEASE AGREEMENT
"EXHIBIT A"



Plan Book No. L3,
Page No 455

NOTE
PROPERTY BOUNDARIES FOR 521 MOREDON ROAD OBTAINED FROM A PLAN PREPARED BY PENNON ASSOCIATES, INC. (1080) DATED 9-20-1985 AND RECORDED IN THE OFFICE FOR THE RECORDS OF DAVID H.C. HORNSTOWN, PA IN PLAN BOOK NO. L3, PAGE NO. 453 AND 454 ON THE 2 ND DAY OF APRIL 1989. BEARINGS ADJUSTED BY 2 DECIMALS 13 MINUTES AND 8 SECONDS TO ALIGN WITH COMMON BOUNDARIES ON THE ADJACENT REDEEMER VALLEY PROPERTY, 1333 ABINGDON HWY.

**REDEEMER VALLEY FARM
LEASE AREA PLAN
AT
521 MOREDON ROAD**

ABINGDON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
SEPTEMBER 24, 2002 SHEET 1 OF 1



July 11, 2025

ABINT130043

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

**RE: LD-25-02 – Redeemer Valley Farm Manure Compost Facility
PARID: 30-00-44766-00-6/ TMID: 30018 011T1
Minor Land Development Plans Review (1st Submission)**

Dear Mr. Christman:

We have received a copy of the "Redeemer Valley Farms" plans consisting of twelve (12) sheets dated February 2025, as prepared by the United States Department of Agriculture, located at 1400 Independence Avenue SW, Washington, DC for the above referenced project on behalf of the Applicant Redeemer Valley Farm. The application was deemed completed on June 5, 2025.

This project is located within the R1 – Low Density Residential Zoning District. The site is fronted by Moredon Road to the south; a commercial property zoned within the CS – Community Service zoning district to the west; lands zoned within the RC Recreation/Conservation Zoning District to the north; and residential properties zoned within the R1 – Low Density Residential Zoning District to the east.

Under this submission, the Applicant is proposing to construct a six (6) bay roofed compost bin structure with total dimensions of 10-feet-wide by 72-feet-long with each bay being 12-feet-long. Along with the proposed compost structure, the Applicant is proposing a 12-feet wide by 72-feet long concrete access pad, an 80- long stone access lane, and 4" PVC piping and aluminum gutters to collect the stormwater runoff.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No.42091C0402G, 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 identified as a parcel intersecting the Riparian Corridor; and is therefore located with the Riparian Corridor and is subject to the regulations of the Riparian Corridor Conservation District.

Based on the existing contours shown on the plan, there are areas of precautionary steep slopes (greater than 15% to 25%) and prohibitive steep slopes (greater than 25%), located throughout the site. Since these areas do span five contiguous 10-foot contour intervals, the site is determined to be located in the steep slope conservation overlay district and is subject to the regulations of the Steep Slope Conservation District.

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the LD Application:

1. **Per §146-51.J – Waiver of Land Development** – A waiver from the required land development process.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Cover Sheet	1 of 12	02/2025	----
Construction Notes	2 of 12	02/2025	----
Materials and Construction Notes	3 of 12	02/2025	----
Planview (20 Scale)	4 of 12	02/2025	----
Profile A-A	5 of 12	02/2025	----
Profile B-B	6 of 12	02/2025	----
Cross Sections C-C, D-D, Profile E-E	7 of 12	02/2025	----
Rafter Roof Detail	8 of 12	02/2025	----
Concrete Details	9 of 12	02/2025	----
CRSI Concrete Wall & Post Bracket Details	10 of 12	02/2025	----
Roof Gutter and Access Road Details	11 of 12	02/2025	----
Erosion and Sediment Controls	12 of 12	02/2025	----

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162) 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 Use E-13A – Place of Worship Class 1** – The existing use on site is a Place of Worship Class 1 was previously approved by a special exception; and is therefore, permitted on the property.
 - **Existing Use A-16 – Nonresidential Accessory Structure** – The existing barn use on the property was granted by special exception under Application No. 21-16; and is therefore, permitted on the property.
 - **Proposed Use A-16 – Nonresidential Accessory Structure** – The proposed manure compost facility will be considered a nonresidential accessory structure. Use A-16 nonresidential accessory structure is not a permitted use within the R-1 Residential Zoning District. **A variance from this Code Section will be required to permit the Use A-16 within the R-1 Zoning District.**
2. **Per 2103.A Use A-16.1 – Nonresidential Accessory Structure** – When used for a purpose other than storage, a Nonresidential Accessory Structure accessory to a use permitted by special exception or variance shall also only be established by special exception or variance hearing.

The existing church was previously granted a special exception since a Use E-13A – Place of Worship, Class 1 is not a permitted use within the R-1 Residential Zoning District by right. Based on our correspondence with the Township Zoning Officer on July 2, 2025, the manure compost facility would

be considered a nonresidential accessory structure used for storage; therefore, a special exception would not be required as indicated in the above Code Section.

3. **Per 2401.A.2.d.(1).(c) – Preservation and Protection 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”.

Based on the aerial of the site, there appears to be existing trees located within the vicinity of the proposed manure compost facility. These trees shall be provided on the plan, and the plan shall be updated to indicate if these trees are “TO REMAIN” or “TO BE REMOVED”.

4. **Per 2403.C Figure 24.7 – Buffers and Screening** – Any private accessory building or shed shall be buffered with a low intensity buffer.

Since this building will be considered a non-residential accessory structure, a low intensity buffer will be required.

5. **Per 2403.C.6.a.(1) thru (3) – Buffers and Screening** – A low intensity screen shall be provided per the requirements in the above Code Section.

Since this building will be considered a non-residential accessory structure, a low intensity buffer will be required. The low intensity buffer shall meet the requirements of Screen Type #1, Screen Type #2, or Screen Type #3 as indicated in the above Code Sections.

CHAPTER 146 SUBDIVISION & LAND DEVELOPMENT COMMENTS

6. **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. Based on the improvements proposed, the project would qualify as a final minor land development since there are no public improvements proposed. The plans shall be revised to indicate the land development number and the category and stage. The notation “LD-25-02 Final Minor Land Development” shall be provided on each page of the plan set.

7. **Per §146-10.A.(2) – General Requirements** – Plans shall be drafted on either 15 inches by 18 inches, 18 inches by 30 inches, or 24 inches by 36 inches.

The plans provided appear to be drafted on 11 inches by 17 inches paper. The plans set shall be revised to be drafted on one of the sizes indicated above.

8. **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 name, address, seal and signature of the engineer of record shall be provided on each of the plan sheets.

9. **Per §146-10.B.(2).(d) – Plan Information Requirements** – The plan number and date of the plan, together with a revision block where subsequent revisions can be identified and dated.

The date of the plans and a revision block with subsequent revision dates and descriptions shall be provided on the plans.

10. **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.

11. **Per §146-11.A.(3) – Property Identification Plans** – The plans shall include a complete boundary survey of the property to be subdivided or developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot.

A complete boundary survey of the site with the location of the proposed manure compost facility shall be provided as part of the plan set.

12. **Per §146-11.A.(4) – Property Identification Plans** – The plans shall include the tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

The above information shall be provided on the plans.

13. **Per §146-11.A.(5) – Property Identification Plans** – The plans shall include the tax parcel number of the site and total site acreage.

The above information shall be provided on the plans.

14. **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.

15. **Per §146-11.A.(9) – Property Identification Plans** – The property identification plans shall provide the names and addresses of the landowner, applicant and subdivider or land developer. With respect to the owner, the names of the real (title) owners, the names of all equitable owners and the names of all option holders shall be listed.

The above information shall be provided on the plans.

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

The above information shall be provided on the plans.

17. **Per §146-11.B.(1) thru (11) – Existing Features Plan** – An existing features plan shall be provided showing the information in the above Code Sections.

18. **Per §146-11.C.(3) – Proposed Layout Plans** – The proposed layout plans shall show the building setback lines incorporated with any other construction restriction line established by the Township Zoning Ordinance.

The property boundary lines shall be provided showing the building setback lines to ensure the

proposed compost facility meets the requirements established within the applicable zoning district.

19. **Per §146-11.D.(6) – Grading Plans** – The proposed layout plans shall show the finished contours indicated at vertical intervals and delineated with solid lines.

The plan provided is showing the existing contours for the site and the finish floor elevation of the proposed slab; however, the proposed contour lines are not shown on the plan. Proposed contour lines shall be provided around the compost facility and the stone access lane.

20. **Per §146-11.E.(1) thru (3) – Erosion Control Plans** – An erosion and sedimentation control plan shall be provided for this project.

In the Index of Drawing Sheets provided on the Cover Sheet, it is indicating sheet 11 is an E&S plan; however, Sheet 12 is labeled as the Erosion and Sediment Control Plan. The Index of Drawing Sheets list shall be revised to reflect the sheets provided as part of the plan submission.

21. **Per §146-12.A – Record Plan Requirements** – A record plan, which shall be a clear and legible blue or black line print on white opaque linen and shall be an exact composite overlay of the approved final property identification and proposed layout plans, on a sheet of the size required by the drafting standards.

A record plan shall be provided as part of the plan set. The record plan shall include the proposed improvements on the site as well as the required signature blocks and seals indicated below.

22. **Per §146-12.B – Record Plan Seals** – The following seals are required on the plan:
- 1) The impressed seal of the licensed civil engineer and/or land surveyor who prepared the plan
 - 2) The impressed corporate seal, if the subdivider or its signing party is a corporation or other entity.
 - 3) The impressed seal of a notary public or other qualified officer acknowledging the owner's statement of intent.
 - 4) The impressed seal of the Township of Abington.
 - 5) The impressed seal of the Township Engineer.

The seals as indicated above shall be provided on the plans prior to recording of the plans at the County Recorder of Deeds office.

23. **Per §146-12.C, D, & E – Acknowledgements & Approval Notations** – The acknowledgements and approval notations as indicated in the above Code Sections shall be provided on the Record Plan.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

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

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

Area P District B Proposed Storm			Existing Storm
2-year	Reduced To		1-year
5-year			5-year

10-year	10-year
25-year	25-year
50-year	50-year
100-year	100-year

A Post Construction Stormwater Management (PCSM) Report shall be provided showing the pre-development flows and the post development flows to ensure the required reductions are being met for the site.

- 25. **Per §142-106.C.(1) – Table 106.P** – Since this project is proposing approx. 1,583 SF of new impervious area and a limit of disturbance is greater than 5,000 SF and less than 1 acre, 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; §142-408 Stream Bank Erosion Requirements; and Section 142-409 Stormwater Peak Rate Control and Management Districts.

Under this submission, the Applicant is proposing roof drains and surface discharge of the proposed runoff from the impervious area. The Applicant may wish to consider analyzing the existing basin on site to determine if the basin can adequately capture and route the runoff area from the proposed impervious surface. Currently the stormwater is shown to discharge to the south of the proposed manure compost facility and not be captured and treated by a stormwater management facility.

- 26. **Per §142-302.A – SWM Site Plan Requirements** - The SWM site plan shall consist of a general description of the project, including calculations, maps, and plans. A note on the maps shall refer to the associated computations and erosion and sediment (E&S) control plan by title and date. The cover sheet of the computations and E&S control plan shall refer to the associated maps by title and date. All SWM site plan materials shall be submitted to the Municipality for review, in a format that is clear, concise, legible, neat, and well organized; otherwise, the SWM site plan shall not be accepted for review and shall be returned to the applicant.

A Stormwater Management plan shall be provided on the plans.

- 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.

An ERSAM Plan shall be provided as part of this 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.

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 any proposed stormwater management facility shall be provided. As part of the previous barn land development project, a 15-foot wide access easement was provided to the stormwater basin. The Applicant may wish to consider a blanket easement for the site or provide an extension from the existing easement for any proposed stormwater facility.

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 §142-302.B.(3).(a).[2]– Supplemental Information** – Stormwater runoff computations required by this chapter shall be provided.

A PCSM Report and calculations shall be provided for the proposed improvements.

34. **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.

35. **Per §142-404.A – Nonstructural Project Design** – The applicant should find practicable alternatives to the surface discharge of stormwater, the creation of impervious surfaces, and the degradation of waters of the commonwealth and must maintain as much as possible the natural hydrologic regime of the site.

Under the current submission, the proposed stormwater will sheet flow to the south of the proposed manure compost facility. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

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

The Applicant will be required to follow the groundwater recharge requirements as part of this project. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

37. **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.

The Applicant will be required to follow the water volume control requirements as part of this project. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

38. **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).

The Applicant will be required to follow the stream bank erosion requirements as part of this project. The Applicant may wish to consider analyzing the existing basin to determine if adequate storage volume exists to capture the new proposed runoff volume and route the stormwater to the existing basin since the existing basin was previously designed in accordance with the above Code Section. Additional comments may follow once the Applicant clarifies the proposed stormwater management on site.

39. **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 COMMENTS

40. The stone access lane is proposed over existing grades that are approximately 30% grade. On the E-E' profile provided, it appears that cut is proposed for the existing grade to reduce the access lane to a slope of 11.48%; however, there is no grading proposed on the site plan for this work. The plan shall be revised to provide the proposed grade lines.
41. A concrete washout shall be provided on the site plan.

We have received the following documents/permits/reviews:

- Application for SALDO Review (May 27, 2025)
- TPD Traffic Review (June 27, 2025 via email)
- Fire Review Letter (June 27, 2025)
- Sewer Review (June 9, 2025 via email)

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

- Amended Stormwater BMP O&M Agreement as needed
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

We recommend Final Minor Land Development plans approval contingent the Applicant adequately 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 and Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130043 - LD-25-02-RDMR VLLY FRM MANURE CMPST FAC\ADMIN\6 - PLAN REVIEWS\PF00701125 REDEEMERVALLEYFARM.DOCX



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

TOWNSHIP OF ABINGTON

June 27th, 2025

Redeemer Valley Farm, Inc.
Rachel Razzi
1600 Huntingdon Pike
Meadowbrook, PA 19046

Re: LD-25-02 Redeemer Valley Farm Manure Compost Facility
Parcel(s) 30-00-44766-00-6

Thank you for the opportunity to review the submitted plans for Manure Composting Facility at Redeemer Valley Farm, 521 Moredon Road. Plans are for a compost facility, roof runoff structure, and access road.

I have reviewed the submitted plans dated "2/25", for conformance with Abington Township's Subdivision and Land Development Ordinance as it related to Fire Prevention (SALDO 146-41).

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

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

Sincerely,

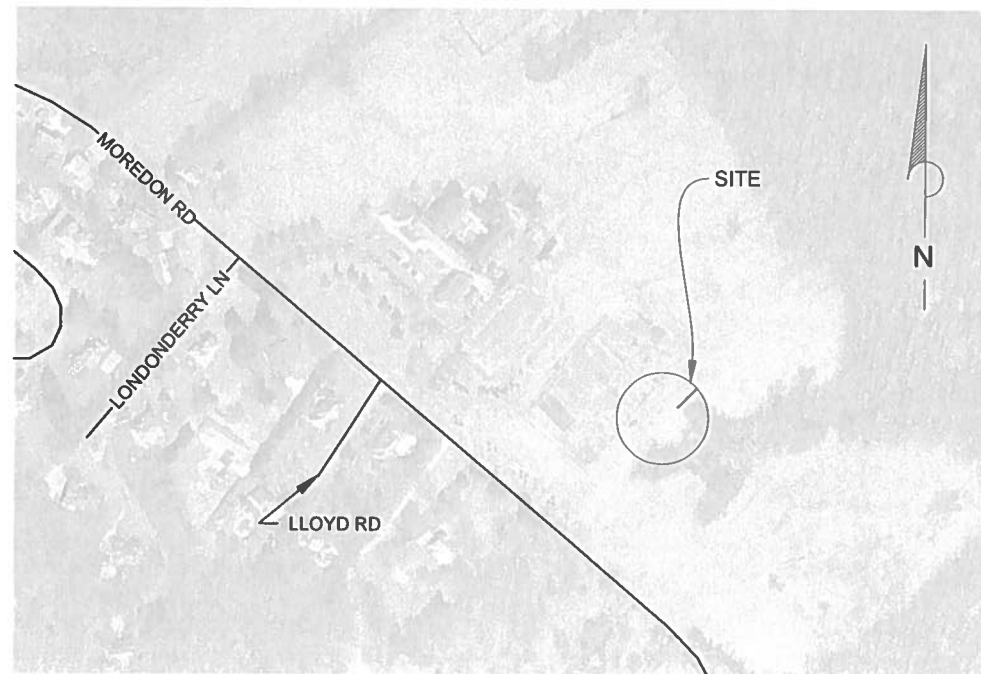
Chris Platz,
Fire Marshal

REDEEMER VALLEY FARMS

317 - COMPOST FACILITY

558 - ROOF RUNOFF STRUCTURE

560 - ACCESS ROAD



LOCATION MAP
NTS

INDEX OF DRAWING SHEETS

1. COVER SHEET
2. CONSTRUCTION AND CONTRACTORS NOTES
3. MATERIALS AND ROOF CONSTRUCTION NOTES
4. PLAN VIEW (20 SCALE)
5. PROFILE A-A'
6. PROFILE B-B'
7. CROSS SECTIONS C-C' & D-D', PROFILE E-E'
8. RAFTER ROOF DETAIL
9. CURB AND SLAB DETAILS
9. CRSI CONCRETE WALL & POST BRACKET DETAIL
10. ROOF GUTTER AND ACCESS ROAD DETAILS
11. E&S PLAN AND SEEDING RECOMMENDATIONS

APPENDIX A

- | | |
|--------|---------------------------------------|
| A1 | QUALITY ASSURANCE PLAN |
| A2 | PRE-CONSTRUCTION CHECKLIST |
| A3 | CONTRACTOR NOTIFICATION LIST |
| A4 | CERTIFICATE OF CONFORMANCE |
| A5-7 | HOT & COLD WEATHER CONCRETING |
| A8-15 | SAFETY |
| A16-21 | COMPOSTING FACILITY PRACTICE STANDARD |
| A22-50 | PRACTICE SPECIFICATIONS |

APPENDIX B

- | | |
|--------|-----------------------------|
| B1-3 | O&M PLAN |
| B4 | CNMP REVIEW SHEET |
| B5-11 | SIZING & DESIGN INFORMATION |
| B12-14 | SOILS MAP |
| B15-20 | SURVEY |

- | | |
|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | (317) Compost Facility |
| <input checked="" type="checkbox"/> | (367) Roofs & Covers |
| <input checked="" type="checkbox"/> | (558) Roof Runoff Management |
| <input checked="" type="checkbox"/> | (560) Access Road |
| <input checked="" type="checkbox"/> | (620) Underground Outlet |
| <input type="checkbox"/> | () Other |
| <input type="checkbox"/> | () Other |

1. **REGULATIONS:** All Federal, State, and Local Laws, Rules and Regulations governing the construction of this facility shall be strictly followed. The owner or operator is responsible for obtaining all construction permits.
2. **NUTRIENT MANAGEMENT PLAN:** This design is not a Nutrient Management System. A Nutrient Management System with a plan was developed for the farmer. The storage facility will provide environmental benefits if properly managed according to the Overall Nutrient Management Plan.
3. **NRCS DESIGN:** Failure to construct this facility in accordance with design or authorized modifications will result in withdrawal of NRCS technical assistance. Withdrawal of financial assistance will also be recommended to the appropriate agencies.
4. **PA One-Call:** The PA One Call utility check serial number for design is 20250510561, dated 2/20/25. It is the duty of the contractor to comply with the most up to date PA Law before performing excavation.
5. **PRE-CONSTRUCTION MEETING:** A meeting between the farmer, contractor(s) and NRCS Representative shall be required prior to any excavation or construction work. See PRE-CONSTRUCTION CHECKLIST.
6. **CERTIFICATION OF CONFORMANCE:** The Certification of Conformance shall certify that all work was performed to NRCS Specifications. See CERTIFICATION OF CONFORMANCE SHEET.
7. **CONTRACTOR VERIFICATION:** The contractor is responsible for verifying actual field measurements shown on the plan.
8. **REQUIRED CAPACITY** 1,464 C.F. + 0 IN. **STORAGE DURATION:** 6 MONTHS.
9. **JOB APPROVAL CLASS** II **TYPE AND SIZE** 10'W x 72'L COMPOST FACILITY **COST SHARE PROGRAM** RCPP.

To the best of my knowledge, I certify that the practices have been installed as per the attached drawings and specifications, based on my observations and information provided to me

Signature of Quality Assurance Person _____ Date _____

In my professional opinion, I certify that the practices have been installed as per the attached drawings and specifications, based on the information provided to me and/or observations I have made.

Signature of Professional Engineer _____ Date _____

Date	2/25
NFP	2/25
Designed	AKK
Drawn	AKK
Checked	AKK

REDEEMER VALLEY FARMS
317 - COMPOSTING FACILITY
MONTGOMERY Conservation District



File Name
Redeemer Valley Farm_317.dwg

Drawing No.
PA1

CONTRACTORS RESPONSIBILITIES

1. A copy of the specifications and drawings shall be on site during all phases of construction.
2. The contractor assumes overall responsibility for compliance with OSHA standards for all work to be performed through the implementation of this design. With respect to subcontracted work, the prime contractor and any subcontractor(s) shall be deemed to have joint responsibility.
3. ONE CALL (1-800-242-1776): It is the responsibility of the Excavator to comply with the provisions of the Pennsylvania One-Call to check for underground utilities before performing excavation work.
4. It is the responsibility of the contractor to implement all measures necessary to protect work-in-progress from environmental conditions such as temperature extremes, surface and ground water, etc.
5. The contractor is responsible for verifying field measurements as shown in the plans.
6. The Contractor is responsible for the security of the job until the work has been certified by the USDA Natural Resources Conservation Service.
7. The contractor is responsible to implement and install measures in the Erosion and Sediment Plan.
8. Refer to and comply with all requirements on cover sheet of this design.
9. Refer to the Contractors Notification List for the required Quality Assurance inspections by the USDA Natural Resources Conservation Service Field Office personnel or the designated representative. Failure to notify could result in a loss of certification to the owner. Any changes require approval by an NRCS engineer or their designee.

LANDOWNERS RESPONSIBILITIES

1. Any design changes will require NRCS approval prior to construction.
2. The landowner is responsible for final seeding upon completion of the project. All disturbed areas shall be seeded according to the seeding recommendations provided by the USDA Natural Resources Conservation Service in the Erosion and Sediment Control Plan.
3. The landowner is responsible for supplying water and electric to the structure.

EXCAVATION AND FILL

1. Ensure footers are on original, stable ground. If footer does not reach original ground with a 1' thick footer, thicken the footer to ensure it is placed on original ground.
2. Subgrade and proposed fill material shall be inspected by NRCS. Fill shall be free of organic material like roots, trash, or other unstable material. No rock or broken concrete larger than 6" shall be used.
3. Generally, fill shall be placed in loose lifts no larger than 6" and then mechanically compacted with minimum of three passes.


GENERAL CONSTRUCTION NOTES

Refer to and comply with all requirements on the cover sheet of this design including all construction specifications.

1. All steel is 60 ksi.
2. All concrete is 4,000 psi with 5-7% Air Entrainment with maximum water:cement ratio of 0.45.
3. Concrete slump shall be less than 6" at the time of concrete placement unless super plasticizer is used. (Refer to 313 specifications)
4. Follow "Cold/Hot Weather Concreting" Fact Sheet as required.
5. Concrete must be pumped when pouring walls.
6. Super plasticizer is required to be used in the wall concrete unless the lift thickness is limited to 2' and drop is limited to 5' or less.
7. Apply curing compound as soon as possible without damaging concrete surface. Minimum rate of application is one gallon per 150 sq. feet.
8. Patch all form tie marks with non-shrink grout.
9. The foundation of the structure must be prepared in such a way that the structure is installed on a uniform foundation. No concrete shall be placed in standing water or mud. If partial rock is encountered, provisions shall be made to remove additional excavation a minimum of 24" into the rock and replace with a layer of compacted fill.
10. Mechanically compact all fill under new concrete and pipe in 6" lifts.
11. Water stop laps need to be sealed with caulk and overlapped 2"-4".
12. Backfilling and compaction of fill adjacent to new concrete walls shall not begin in less than 14 days after the placement of concrete. Take care not to push the walls out of plumb during compaction.
13. Fill/borrow may be distributed/obtained on site as specified by the engineer or designated representative. Excess fill placement shall be outside of waterways, floodways, and wetlands.

PROJECT NOTES

1. Install 72' long x 10' wide roofed compost facility with stone and concrete access.
2. The roof will have a 2' overhang on the front side of the building and a 1' overhang on the rear side of the building.
3. Final grading shall direct runoff away from the building.
4. 5" Box OGEE Aluminum gutters shall be installed along the roof at a 1in/16ft slope with a 3"x4" plain rectangular downspout. 1 downspout is required on the rear. Outlet roof runoff to 4" SCH40 pipe to stable rock outlet.

 United States Department of Agriculture Natural Resources Conservation Service	REDEEMER VALLEY FARMS CONSTRUCTION NOTES MONTGOMERY Conservation District	Date 2/25 NFP 2/25 RIK 2/25 --- ---
	521 MOREDON RD HUNTINGDON VALLEY, PENNSYLVANIA	JOB CLASS //
	File Name Redeemer Valley Farm_317.dwg	Drawing No. PA1
	Sheet 2 of 12	

MATERIALS AND CONNECTIONS

WALLS – Install 92’ of 4’ high CRSI walls around compost bin area, with (5) – 4’ high x 10’ long T walls in compost bin area. Wall footings must be installed on virgin soil and covered with 2’ minimum backfill. Fill shall be mechanically compacted behind the walls and under all new concrete in 6” lifts with 3 passes each lift. Take care not to push the wall out of plumb during compaction.

POSTS – Provide 8’ clearance from finished floor to top of header or “ceiling” height. All 12’ on center posts are 6”x6” pressure treated, glulam posts or better. Posts are installed on top of the CRSI walls with appropriate post brackets (see details for CRSI walls and bracket options). Knee and wye bracing is required on all posts.

HEADERS – All post–header connections are made with 12d nails. Nails referred to as “12d” nails are 0.131in diameter nails, 3.25in long. Alternative connections require engineer’s approval prior to installation. See drawings for specific connection details. Headers over the 12’ o.c. posts are twin 2”x12” SYP No. 1. Each connection is comprised of (15) 12d nails.

Alternate connections may be considered prior to construction.

RAFTERS – 2”x8” SYP No. 1 installed at 2’ o.c. Attach with 4 12d nails per post connection. Use hurricane straps rated for min. 240lbs uplift for rafters between posts.


PURLINS – 2”x4” at 2’ o.c. with (2) 12d nails per connection to rafters (as per roofing manufacturer). Screw roofing material into wide face of purlins.

ROOFING – As per Framing and Roof Construction Note #11

ROOF GUTTER – On each side install 72’ of 5” aluminum box ogee gutter on slope 1/16” per ft. with (1) 3”x4” rectangular downspout. (see detail and plan view)

FRAMING AND ROOF CONSTRUCTION NOTES

1. All nails used for structural connections shall be threaded hardened–steel, i.e. ring, spiral, or screw shank with a full round head. Structural connections include header–to–post connections, truss–to–header connections, knee braces, wye braces, etc.
2. All nails used with treated lumber shall be designed for that purpose and be galvanized. If ACQ treated lumber is used, fasteners must have a coating compatible with that treatment method (G–185).
3. Nails for general framing can be common, smooth nails. General framing includes purlins, diagonal and lateral bracing, etc.
4. All wood in contact with the ground or manure shall be pressure treated as per American Wood Preserver’s Association Standard (posts shall be treated to 0.6 cca and all other wood shall be treated to 0.4 cca).
5. Solid or laminate posts shall be installed as per design. See “Materials and Connections” All other lumber shall be Southern Yellow Pine No.2 Grade (surface dry, used at 19% maximum moisture content). Substitution of other species and grades with equal or greater bending strength must be approved by the Design Engineer in advance. All lumber must meet design specifications.
6. Unless otherwise specified, the roof shall be designed to carry a combined snow load plus dead load of 37 psf on the entire roof surface, withstand 90 mph wind.
7. Post anchorage shall be as per detail.
8. When trusses are used, shop drawings shall be provided to the design engineer prior to ordering the trusses and “PE” sealed shop drawing shall be supplied by the Truss Plate Institute certified manufacturer at the time of truss delivery.
9. All connections shall be as per National Design Specification and attached drawings. Changes require approval by the design engineer. Non–detailed connections are controlled by standard construction practice.
10. Roof fasteners shall be a combination of zinc coated steel and neoprene washer. Install as per roof material selected. Double stitch seam on roof edge. Aluminum roofing shall have nominal thickness of 0.018 inches and coated steel of a 29 gauge minimum or better. Selection should take into consideration the environmental conditions of the building.
11. End rafters shall be protected with either ¾” EXT. C–C structural I plywood, corrugated 29 gauge galvanized steel roofing, an equivalent, or better. All other exposed non–treated lumber shall be protected or covered.
12. Stagger header splices for twin headers. Do not line up two end–to–end header connections on the same post.
13. It is the contractor’s responsibility to verify field measurements shown in the drawings and design.
14. Please review all other details, specifications, and notes with this design.

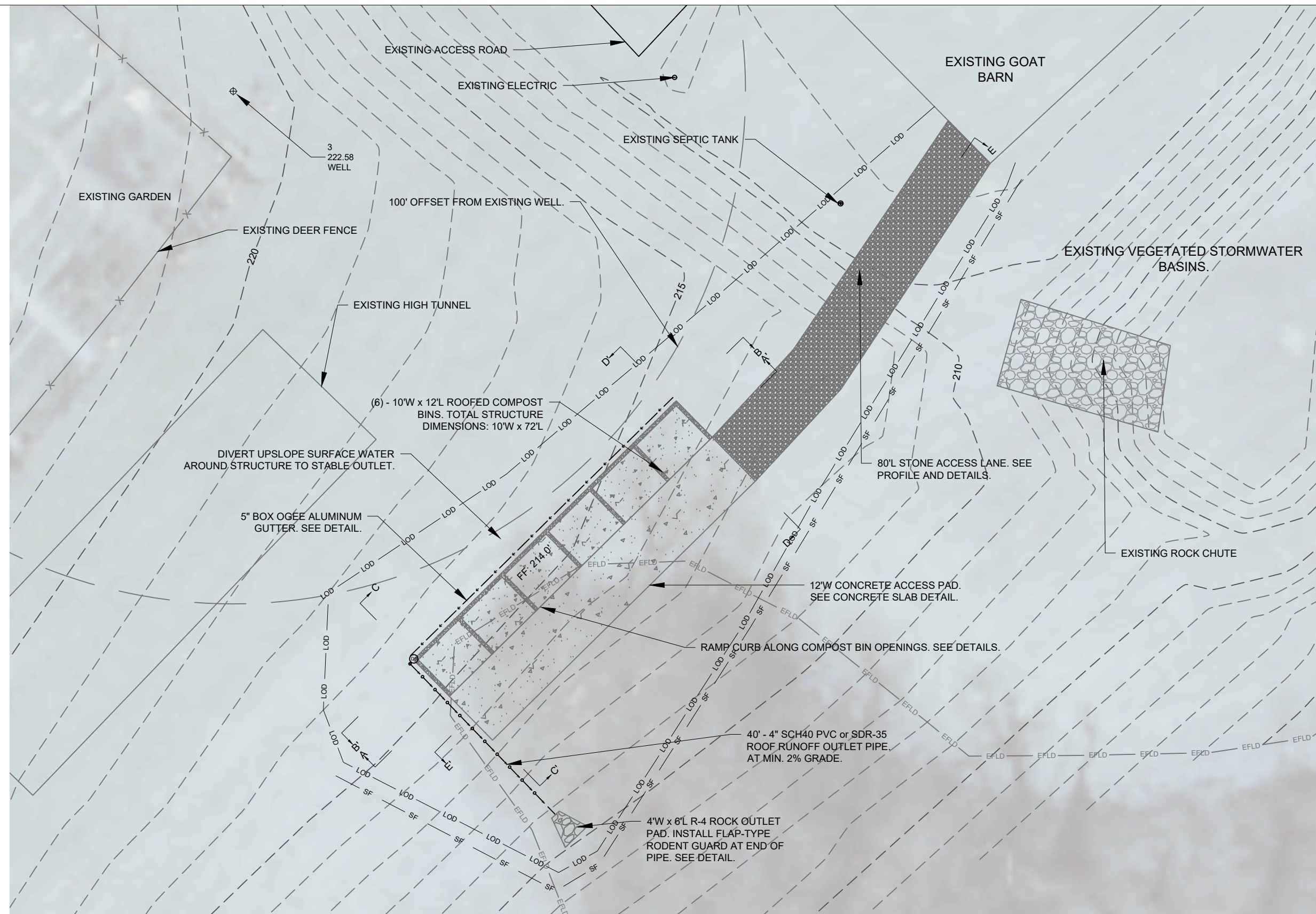
 United States Department of Agriculture Natural Resources Conservation Service	REDEEMER VALLEY FARMS MATERIALS AND CONSTRUCTION NOTES MONTGOMERY Conservation District	Date 2/25	NFP 2/25	RIK 2/25	--- ---
		Designed	Drawn	Checked	Approved
521 MOREDON RD HUNTINGDON VALLEY, PENNSYLVANIA		JOB CLASS //			
File Name Redeemer Valley Farm_317.dwg					
Drawing No. PA1					
Sheet 3 of 12					

Date	2/25
NFP	2/25
Designed	
Drawn	
Checked	
Approved	

REDEEMER VALLEY FARMS
PLANVIEW (20 SCALE)
MONTGOMERY Conservation District
 HUNTINGDON VALLEY, PENNSYLVANIA
 JOB CLASS II
 521 MOREDON RD

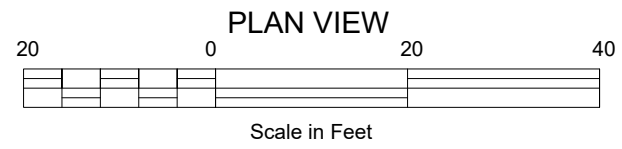
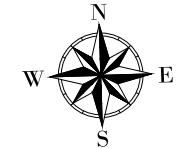
United States Department of Agriculture
Natural Resources Conservation Service

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 Drawing No.: PA1
 Sheet 4 of 12



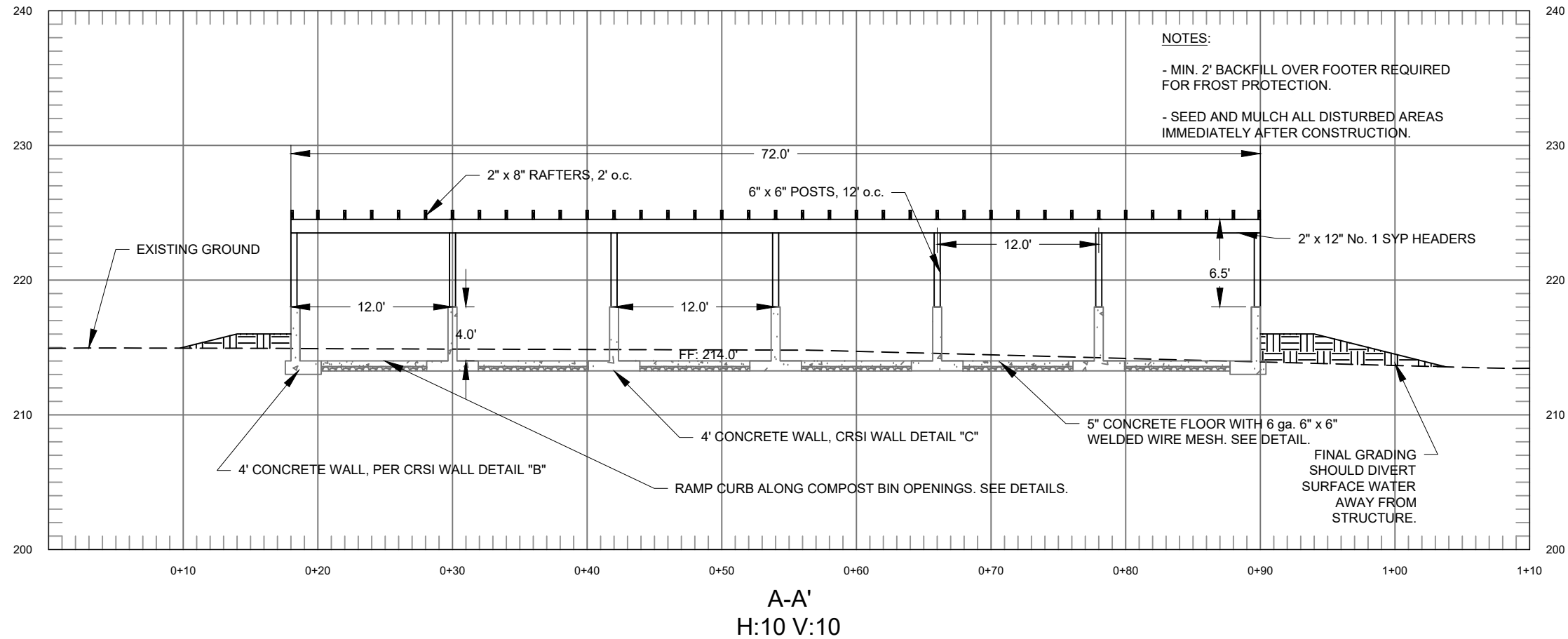
LEGEND

GUTTER OUTLET PIPE	
EXISTING CONTOURS	
EXISTING FENCE	
DOWNSPOUT LOCATION	
SILT FENCE	
LIMITS OF DISTURBANCE	
EDGE OF FIELD	
STONE	



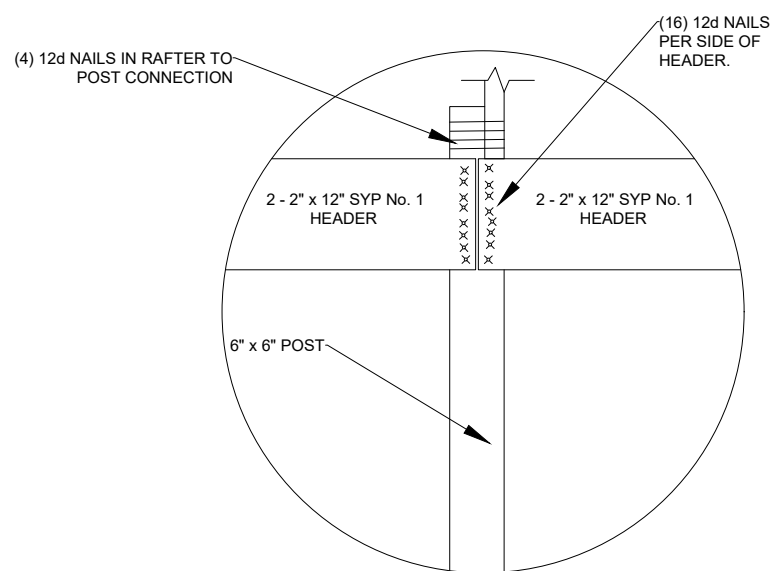
TOPO SOURCE:
 RTK GNSS NAD83 PA-S, 1' CONTOURS

BENCH MARK DESCRIPTIONS
 TBM #1 (IP): Elev = 241.65'
 Top of 1" X 1" wooden hub on top of berm south of parking lot marked with green flagging.
 TBM #2: Elev = 222.58'
 Top of existing well cap between garden fence and goat barn.



NOTES:
 - MIN. 2' BACKFILL OVER FOOTER REQUIRED FOR FROST PROTECTION.
 - SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.

POST-HEADER CONNECTION
(N.T.S.)



Drill pilot holes as needed to prevent splitting.
 Nail in split holes **DO NOT** count towards connection.

NOTES:

1. REMOVE TOPSOIL PRIOR TO CONSTRUCTION.
2. FOUNDATION SHALL BE FIRM AND UNIFORM. PARTIAL ROCK SHALL BE REMOVED WITHIN 2FT AND REPLACED WITH COMPACTED FILL.
3. COMPACT ALL FILL UNDER NEW CONCRETE IN 6" LIFTS MECHANICALLY.
4. BACKFILL SHALL BE AT LEAST 2' ABOVE TOP OF FOOTER.
5. HEADERS ARE TWIN 2" x 12" SYP No. 1 (STAGGER HEADER SPLICES WHERE POSSIBLE ON POSTS)
6. RAFTERS ARE 2" x 8" SYP No. 1, 2' O.C.
7. 12d NAILS FOR STRUCTURAL CONNECTIONS ARE 0.131"Ø RING, SPIRAL, OR SCREW SHANK OR HEAVIER.
8. ALL POSTS SHALL BE INSTALLED ON WALL USING APPROVED BRACKETS.
9. ALTERNATE PROPOSALS FOR CONNECTIONS AND LUMBER WILL BE CONSIDERED WITH PRIOR NRCS APPROVAL.
10. USE HURRICANE STRAPS RATED FOR MIN. 240lbs UPLIFT FOR RAFTER CONNECTIONS BETWEEN POSTS.

Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	---
Approved	---

REDEEMER VALLEY FARMS

PROFILE A-A'

MONTGOMERY Conservation District

JOB CLASS //

521 MOREDON RD

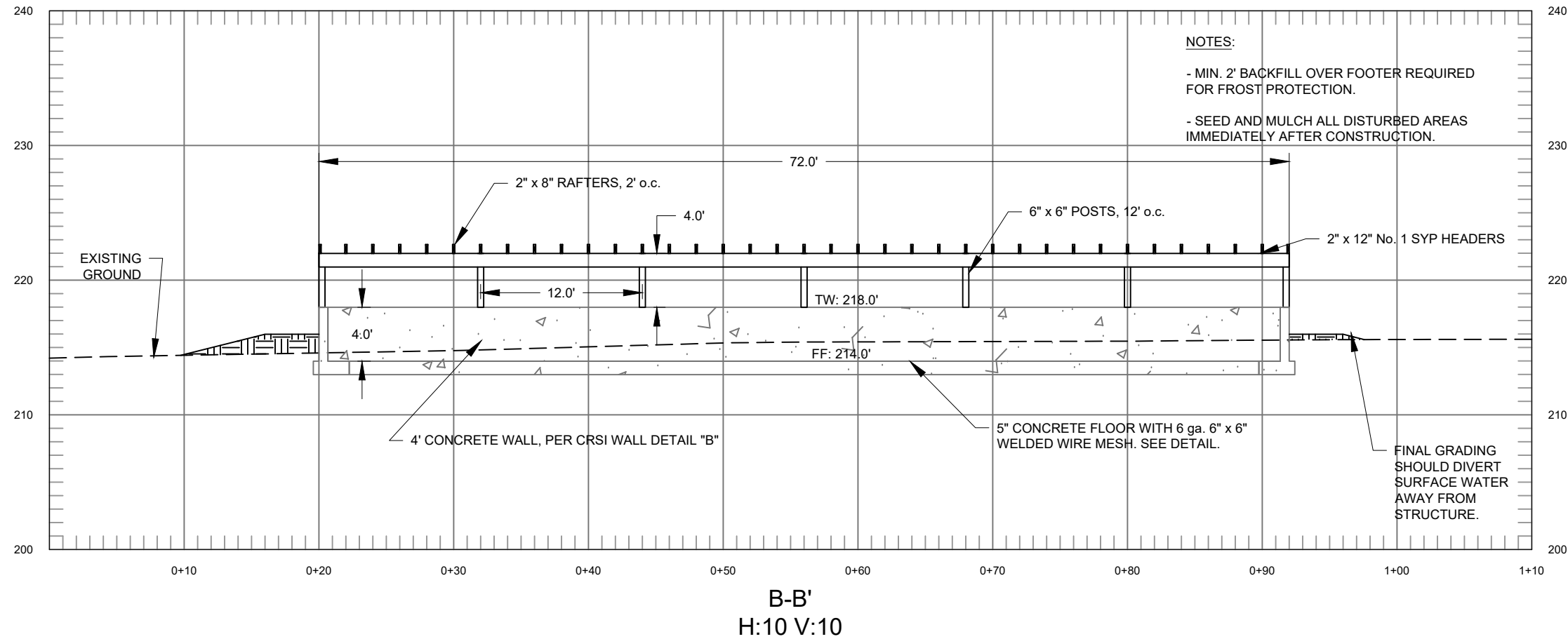
Huntingdon Valley, Pennsylvania



File Name
Redeemer Valley Farm_317.dwg

Drawing No.
PA1

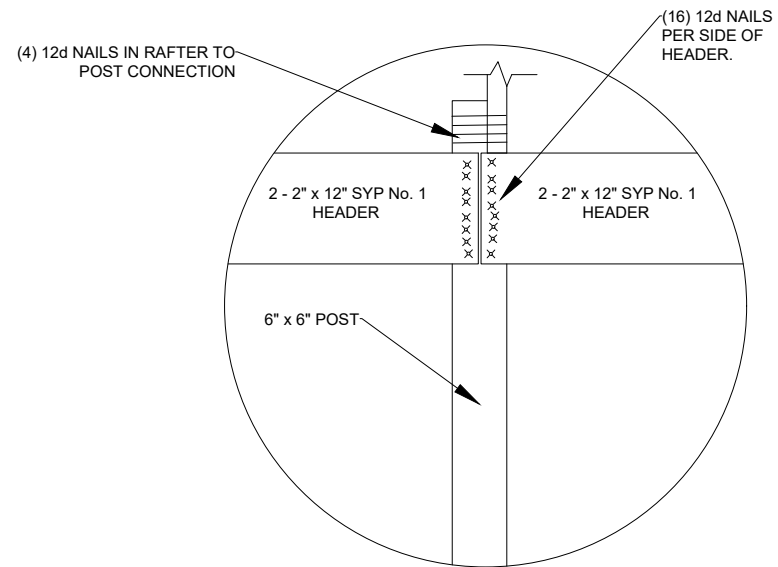
Sheet 5 of 12



NOTES:

- MIN. 2' BACKFILL OVER FOOTER REQUIRED FOR FROST PROTECTION.
- SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.

POST-HEADER CONNECTION
(N.T.S.)



Drill pilot holes as needed to prevent splitting.
Nail in split holes **DO NOT** count towards connection.

- NOTES:**
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 2. FOUNDATION SHALL BE FIRM AND UNIFORM. PARTIAL ROCK SHALL BE REMOVED WITHIN 2FT AND REPLACED WITH COMPACTED FILL.
 3. COMPACT ALL FILL UNDER NEW CONCRETE IN 6" LIFTS MECHANICALLY.
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 9. ALTERNATE PROPOSALS FOR CONNECTIONS AND LUMBER WILL BE CONSIDERED WITH PRIOR NRCS APPROVAL.
 10. USE HURRICANE STRAPS RATED FOR MIN. 240lbs UPLIFT FOR RAFTER CONNECTIONS BETWEEN POSTS.

Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	RIK
Approved	----

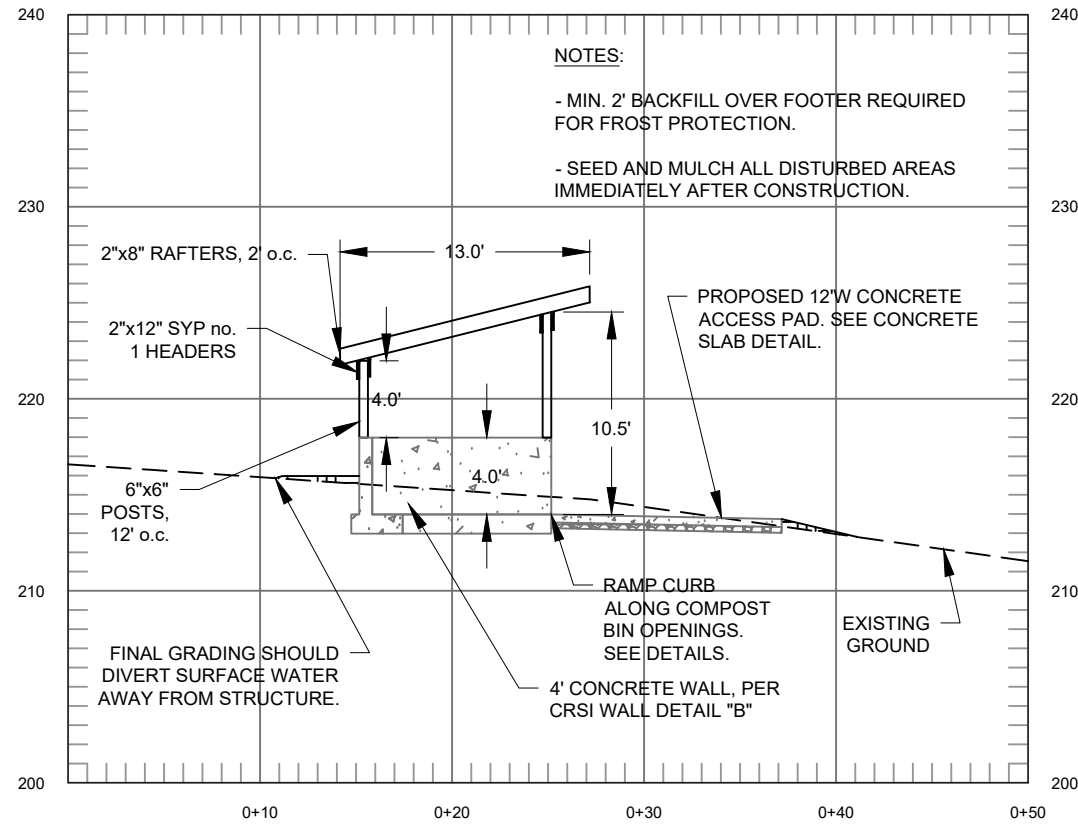
REDEEMER VALLEY FARMS
B-B'
MONTGOMERY Conservation District
Huntingdon Valley, Pennsylvania
JOB CLASS II



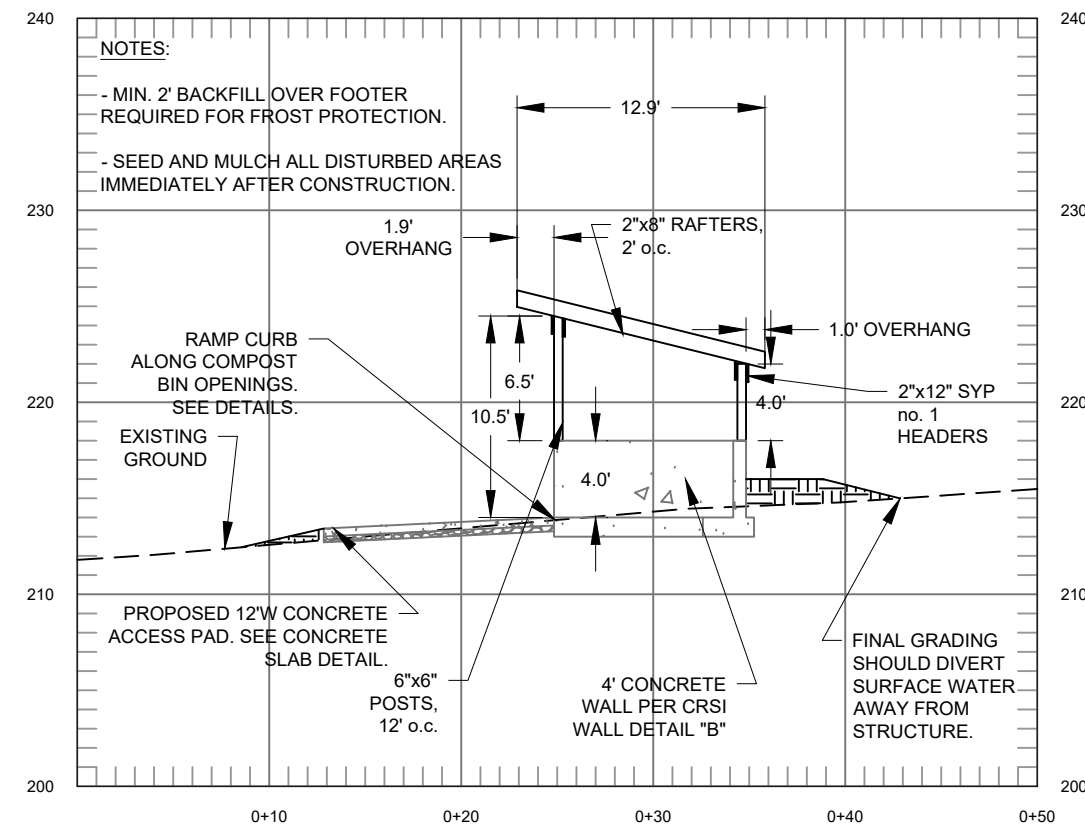
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Drawing No.
PA1

Sheet 6 of 12

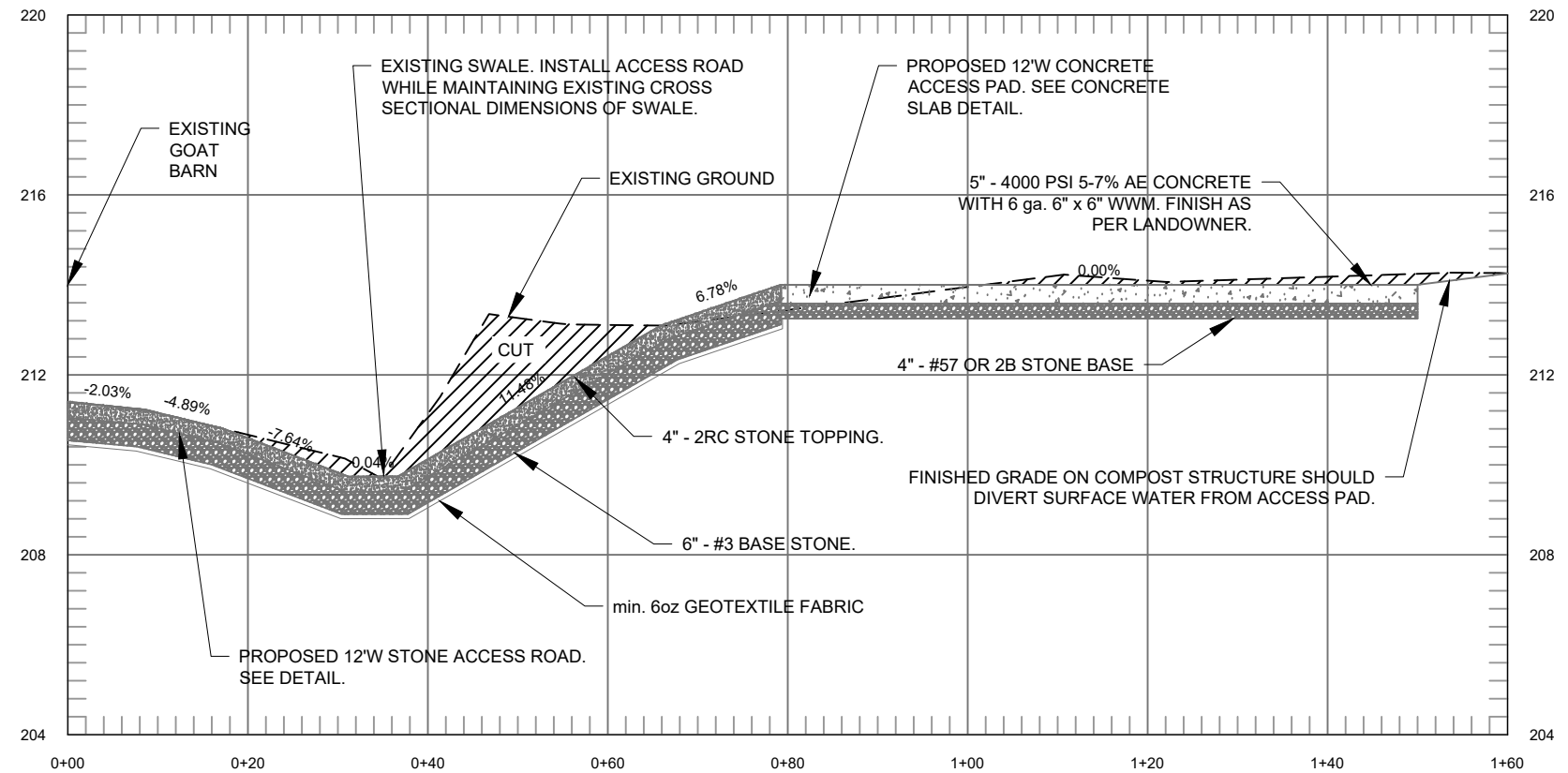
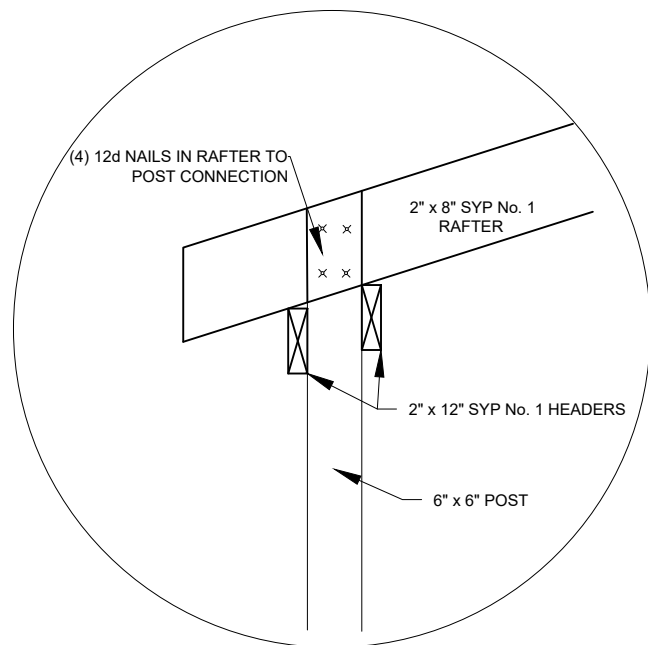


C-C'
H:10 V:10



D-D'
H:10 V:10

POST- RAFTER CONNECTION - 2' O.C. SPACING
(N.T.S.)



E - E'
H:20 V:4

Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	Approved
2/25	2/25

REDEEMER VALLEY FARMS
CROSS SECTIONS C-C', D-D', PROFILE E-E'
MONTGOMERY Conservation District
Huntingdon Valley, Pennsylvania

521 MOREDON RD
JOB CLASS //

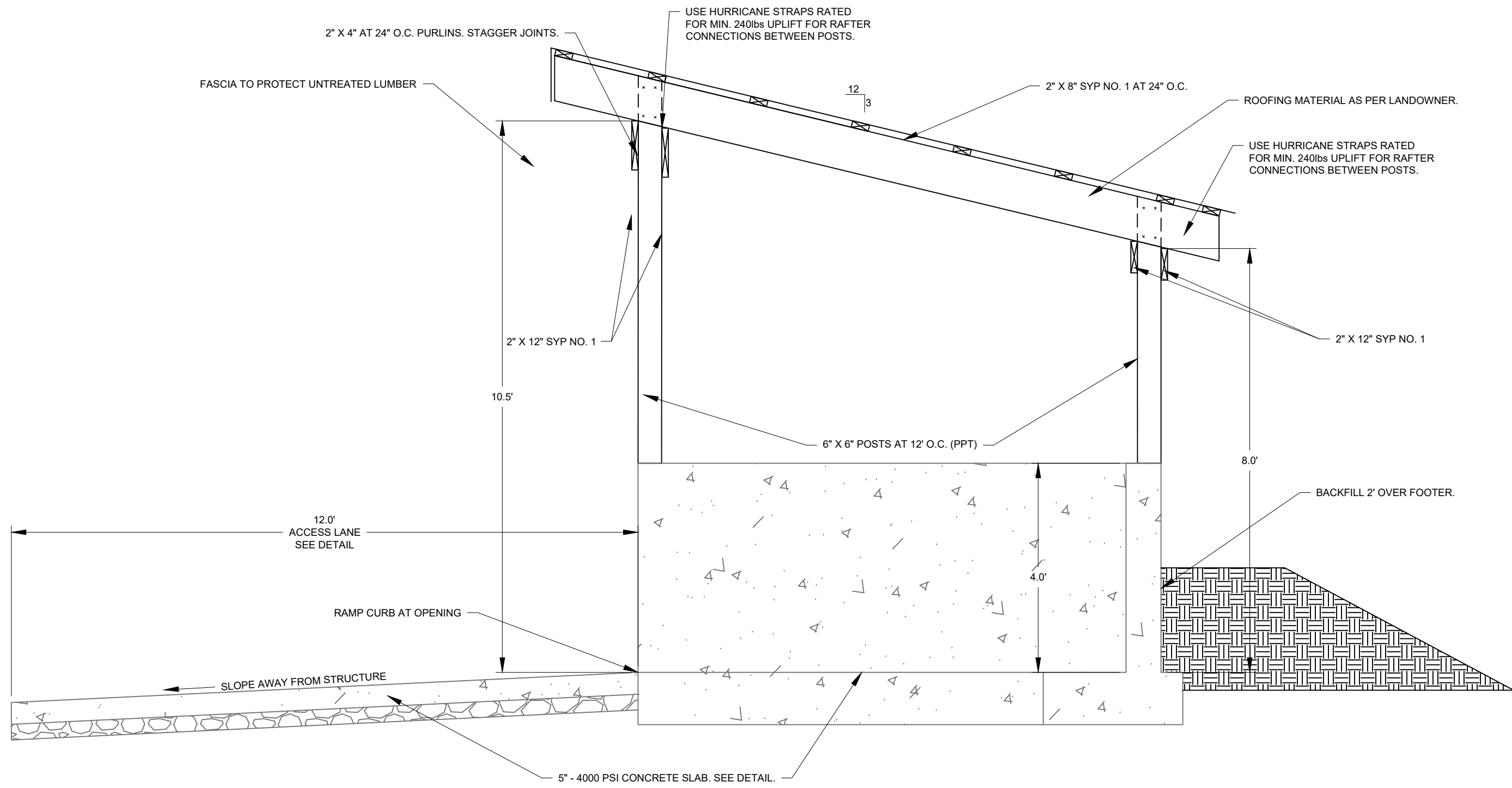


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Redeemer Valley Farm_317.dwg

Drawing No.
PA1

Sheet 7 of 12

RAFTER ROOF PROFILE N.T.S.



Date	2/25
NFP	NFP
Designed	Drawn
NFP	RIK
Checked	---
Approved	---

REDEEMER VALLEY FARMS
RAFTER ROOF DETAIL
MONTGOMERY Conservation District

JOB CLASS // Huntingdon Valley, Pennsylvania

521 MOREDON RD



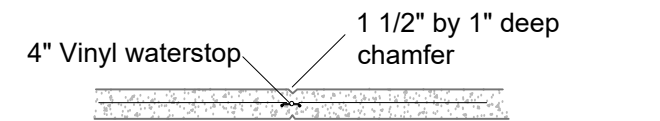
United States
Department of
Agriculture

Natural Resources
Conservation Service

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Drawing No.	PA1
Sheet	8 of 12

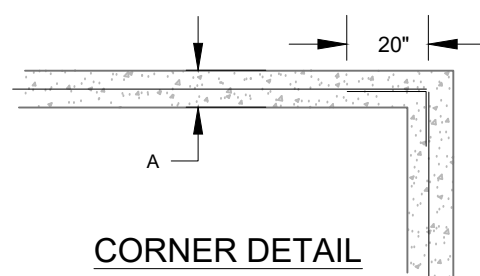
SPLICE LENGTHS FOR ALL BARS

Bar Size	Min. Splice Lengths
#3	16 inches
#4	20 inches
#5	24 inches

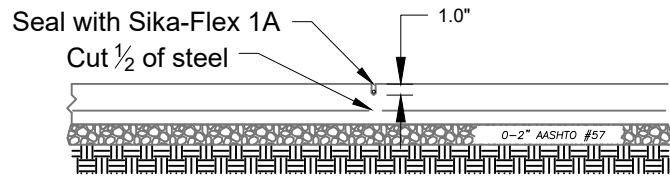


CAST IN PLACE VERTICAL WALL JOINT @ 50' O.C.

- 1) On forms attach 1" chamfer on both sides. Locate between form ties AND AVOID POST LOCATIONS
- 2) Cut 75% of horizontal steel.
- 3) install 4" Vinyl waterstop, connect at bottom and support with 2-#3 bars.
- 4) Caulk both sides of joint with polyurethane caulk

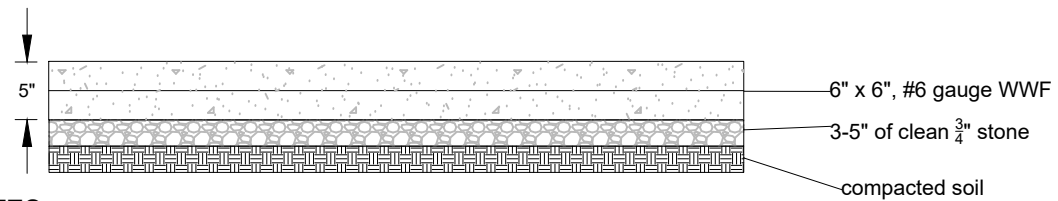


CORNER DETAIL



SAW CUT DETAIL,

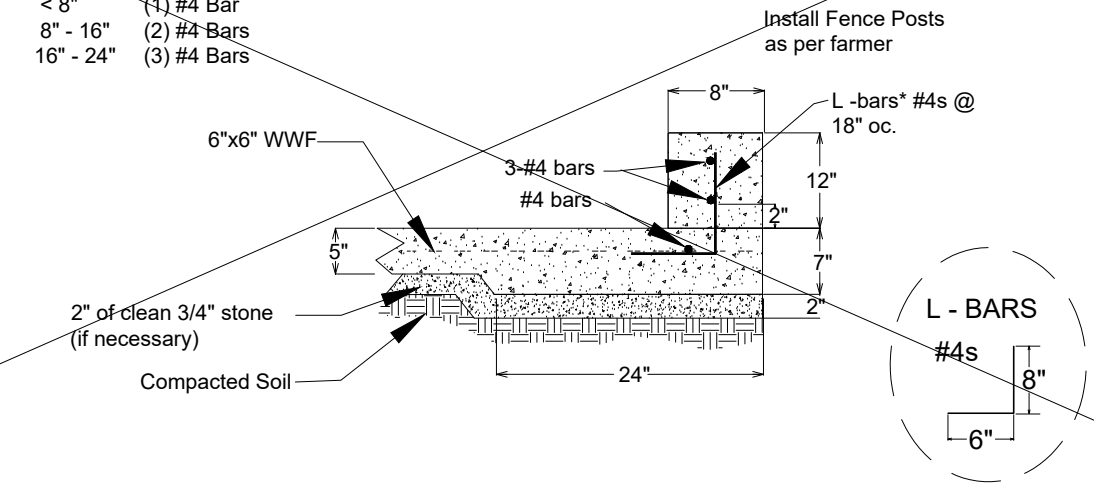
- SAW CUT DETAIL NOTES:**
1. CONCRETE TO BE 4000 PSI.
 2. CUT 1/2 STEEL ALONG CUT LOCATION AND MARK.
 3. SAW CUT SLAB OVER CUT STEEL.
 4. CUT WITHIN 6-12 HOURS AFTER INSTALLATION.
 5. INSTALL FOAM BACKER ROD.
 6. SEAL WITH SIKA-FLEX 1A OR EQUAL.



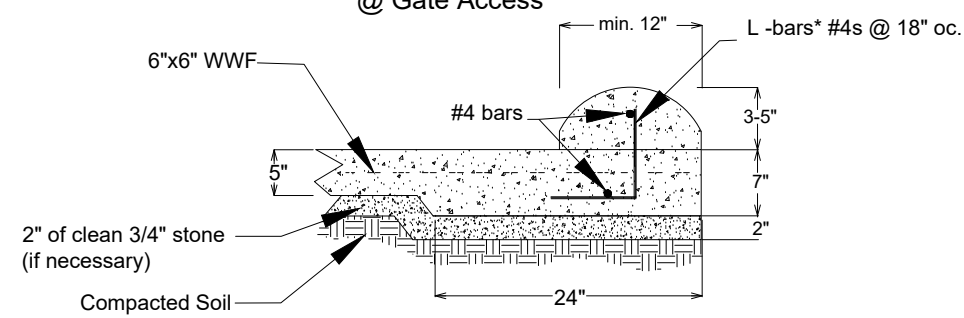
- NOTES:**
- Continue new slab reinforcement into curbs (if applicable).
 - Finish flatwork as per landowner.
 - Exposed concrete surfaces shall be coated with curing compound or kept moist for a seven day period.

CURB DETAILS
NOT TO SCALE

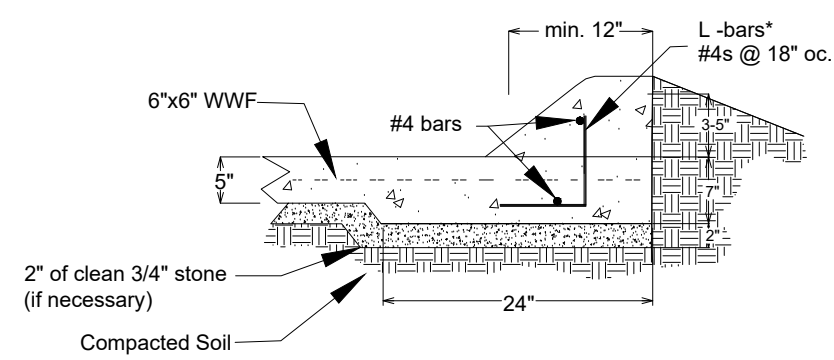
Curb Height	Horiz. Bars
< 8"	(1) #4 Bar
8" - 16"	(2) #4 Bars
16" - 24"	(3) #4 Bars



ROUNDED CURB**
@ Gate Access



BEVELLED CURB**
@ Gate Access



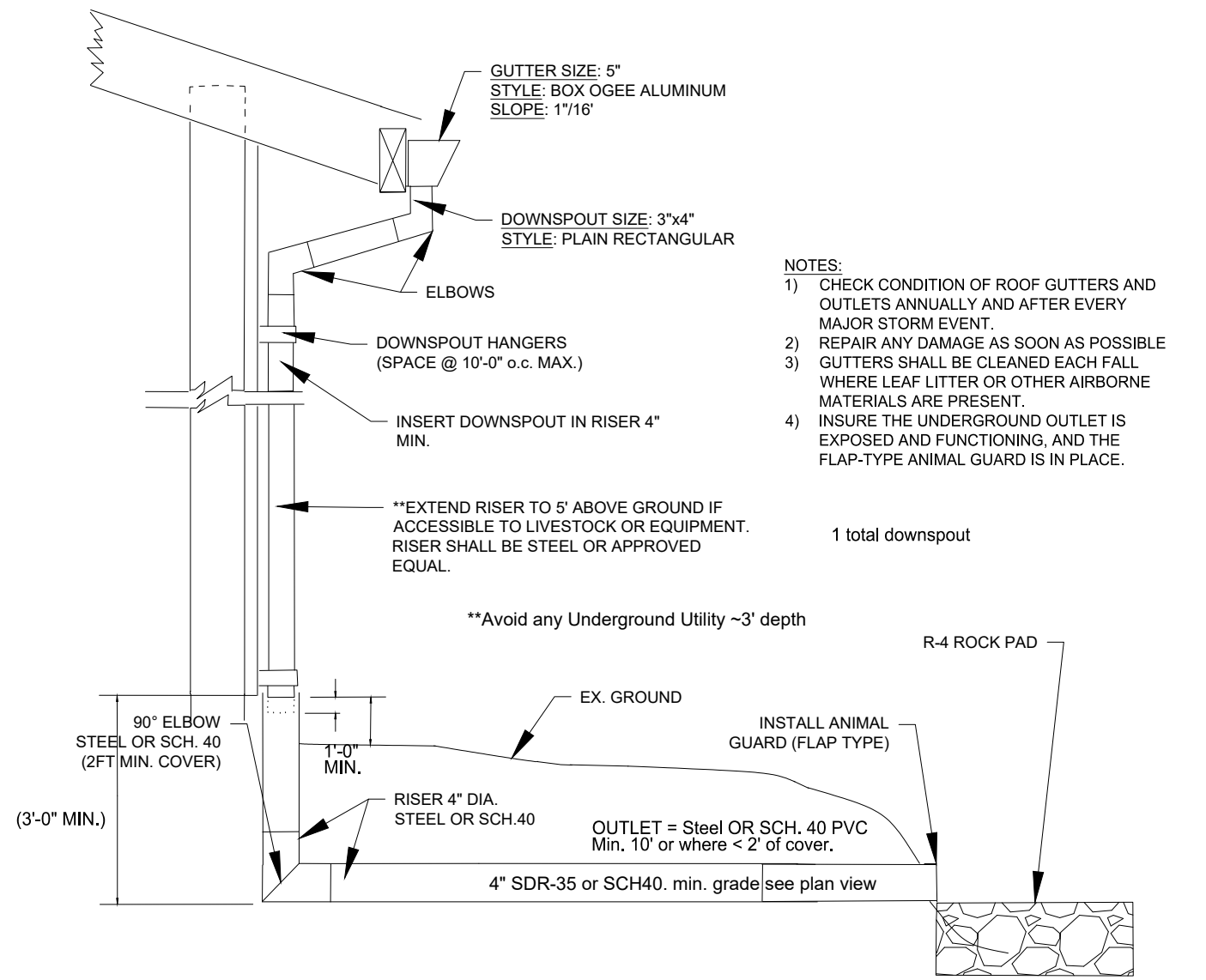
- NOTES :**
- See PA - 313 Specifications for mixing and handling concrete.
 - All concrete shall be 4,000 psi. with 6% air entrainment.
 - All steel shall be 60 KSI.
 - There shall be a minimum of 2" of cover over all steel.
 - Continue new slab reinforcement into curbs.
 - Finish flatwork as per farmer.
 - Exposed concrete surfaces shall be coated with curing compound or kept moist for a seven day period.
- ** L-Bars may be eliminated in Roll Curb if curb is poured along with pad.
- * L-Bars may be replaced with dowels drilled into existing slabs 2" and grouted in place.

Date	2/25
NFP	2/25
NFP	2/25
RIK	2/25
Designed	Approved
Drawn	Approved
Checked	Approved

REDEEMER VALLEY FARMS
CONCRETE DETAILS
MONTGOMERY Conservation District
Huntingdon Valley, Pennsylvania
JOB CLASS //
521 MOREDON RD



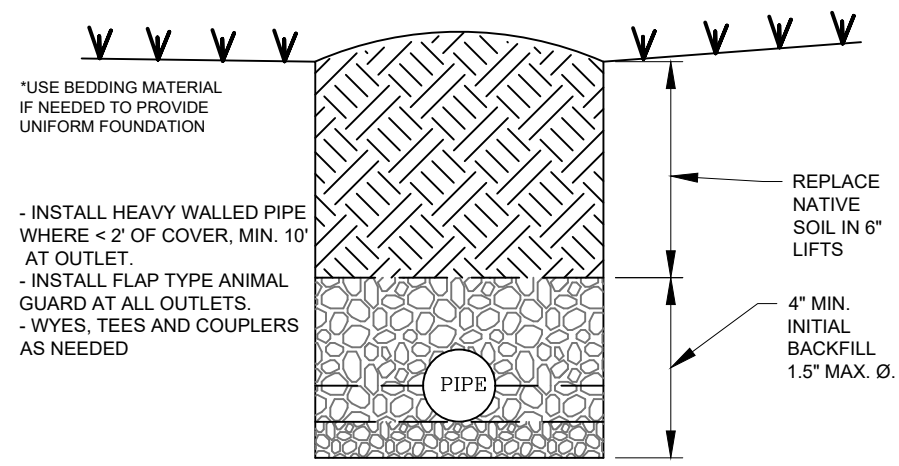
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Drawing No.	PA1
Sheet	9 of 12



TRENCH DETAIL

NOT TO SCALE

TRENCHING SHALL BE IN ACCORDANCE WITH OSHA RECOMMENDATIONS

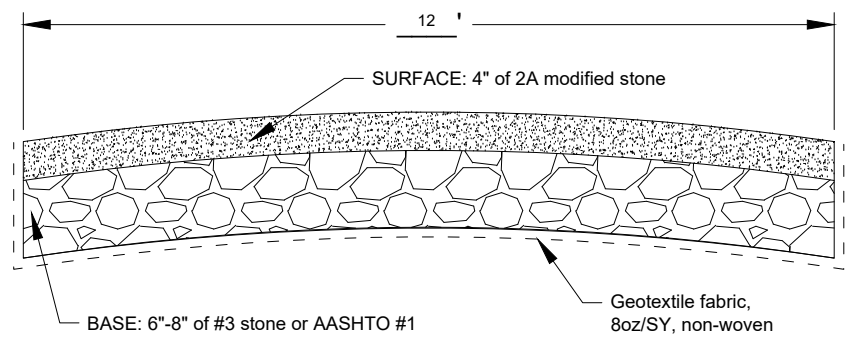


NOTES:

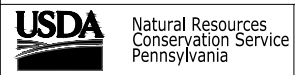
1. MATERIAL USED FOR INITIAL BACKFILL AND HAUNCHING SHALL HAVE A MAXIMUM SIZE OF 1.5 INCHES.
2. IF NATIVE SOIL IS USED FOR INITIAL BACKFILL AND HAUNCHING, IT SHALL BE COMPACTED BY HAND OR BY IMPACT TAMPERS. DO NOT CONTACT THE PIPE DURING COMPACTION.
3. IF MANUFACTURED AGGREGATES ARE USED FOR INITIAL BACKFILL AND HAUNCHING, PLACE AND WORK BY HAND TO INSURE ALL EXCAVATED AREAS ARE FILLED.
4. COMPACT NATIVE SOIL BACKFILL WITH VIBRATORY COMPACTOR OR USE MANUFACTURED AGGREGATES IN VEHICULAR TRAFFIC AREAS OR UNDER CONCRETE.
5. MACHINE DIRECTED MECHANICAL COMPACTION MAY BE USED ONLY AFTER SUFFICIENTLY HAND COMPACTING A MINIMUM OF 2 FT. OVER THE PIPE.
6. AS PER ASTM D 2321, TRENCH WIDTH SHALL BE THE GREATER OF:
 - * PIPE DIAMETER PLUS 15 INCHES.
 - * (PIPE DIAMETER X 1.25) PLUS 12 INCHES.
7. ALL COMPACTION SHALL BE IN 6 INCH LAYERS AND SHALL BE TAKEN TO THE TRENCH WALLS.

ACCESS LANE TYPICAL CROSS-SECTION

N.T.S.



1. Clearing and grubbing . All trees, stumps, roots, brush, weeds, and other obstructing material shall be cleared and grubbed over the entire width of the roadway.
2. A minimum of 6" of topsoil shall be stripped.
3. Prior to placing fill material, that portion of the sub-grade shall be scarified.
4. Fill material may be borrowed from the cut areas or hauled in from off site. Off site material shall be approved by the NRCS Engineer, or other designated representative.
5. Fill material shall be placed in a maximum of 6" lifts and compacted.
6. The sub-grade shall be graded to the required design elevations. The surface shall be uniform, smooth and free of stones larger than 6" in diameter.
7. Install non-woven geotextile over the sub-grade, a 6-8" base of #3 stone or AASHTO #1, and a 4" surface of 2A modified. Compact each stone layer with (3) passes of a vibratory roller.
8. Crown the walkway at 3/4" FT or approved equal.
9. Direct runoff to a stable outlet and re-vegetate all disturbed areas.



ACCESS LANE DETAIL

MONTGOMERY COUNTY CONSERVATION DISTRICT

Date	2/25
NFP	2/25
NFP	2/25
RIK	2/25
Designed	
Drawn	
Checked	
Approved	

REDEEMER VALLEY FARMS
ROOF GUTTER AND ACCESS ROAD DETAILS
MONTGOMERY Conservation District
521 MOREDON RD
Huntingdon Valley, Pennsylvania
JOB CLASS //



File Name
Redeemer Valley Farm_317.dwg

Drawing No.
PA1

Sheet 11 of 12

E&S POLLUTION CONTROL PLAN AND FINAL SEEDING RECOMMENDATIONS

Date	2/25	NFP	2/25	NFP

1. Prior to ANY earthmoving, install Silt Fence, on the contour, down hill from earth disturbance.
2. Construct a temporary diversion immediately upslope from the area of disturbance. This will gently slope to the outlet and end at a place which will not cause flooding or other problems. This will be constructed prior to other earth disturbance.
3. Provide temporary or permanent seeding of all disturbed areas immediately.
4. All temporary diversions and sedimentation traps will be removed after re-establishing permanent vegetation.

SEEDING RECOMMENDATIONS

When grading is finished, apply lime and fertilizer in accordance with soil test recommendations. If soil test results are not available, apply 6,000 lbs. of agricultural grade limestone and fertilize at the rate of 1,000 lbs. Of 10-20-20 or equivalent per acre.

Work area with chisel plow or similar type equipment, making sure lime and fertilizer are worked well into the soil.

Area is now ready to seed. Use one of the following mixtures:

VARIETY	LBS/ACRE - PLS
Mix 1: Tall Fescue	40
Red Fine Fescue	10
Perennial Ryegrass	25
Cereal Grain	1 bu/acre

VARIETY	LBS/ACRE - PLS
Mix 2: Kentucky Bluegrass	25
Perennial Ryegrass	25
Cereal Grain	1 bu/acre

NOTE: This mixture is suitable for frequent mowing. Do not cut shorter than 4".

Seed can be applied with a drill, band seeder or broadcast seeder. If broadcast, harrow or disk lightly to cover seed. Roll with cultipacker or similar roller in same direction as seeding. (Double drilling gives better distribution of seeding and helps to spread the water while plants are small. Drill or bandseed first lengthwise and then crosswise in a zig-zag pattern.) Optimum planting time is early spring or mid summer.

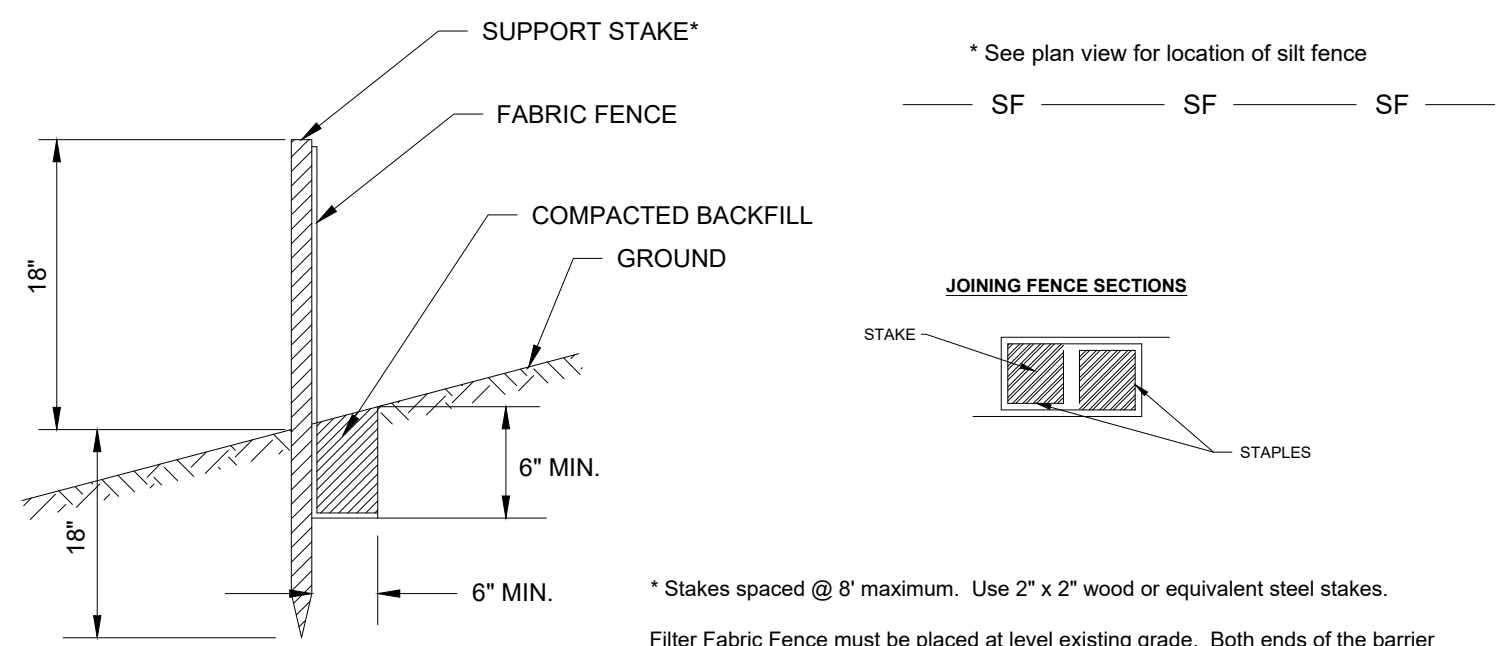
As soon as seeding is finished, mulch with 3 Tons/Acre of hay or straw, making a layer 1 to 1.5 inches deep. Set disk straight and go over mulch to press straw into the soil.

TEMPORARY SEEDING of Annual Ryegrass or Cereal Grain will be made on areas which will be disturbed later during the project. If germination is unlikely, the area will be mulched.

Refer to a current Agronomy Guide for alternative seeding mixtures.

* Exclude livestock from the area of disturbance until final cover is well established.

STANDARD CONSTRUCTION DETAIL #19 Standard Filter Fabric Fence (18" High)



* Stakes spaced @ 8' maximum. Use 2" x 2" wood or equivalent steel stakes.

Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment.

Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.

Any section of Filter Fabric Fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

General Site Permitting Information

- 1) Proposed area of disturbance is less than 1 Ac. Y N (Includes excavation, spoil pile, footer drain, etc...)
- 2) Name of Receiving Water Body Pennypack Creek
Stream Classification T5F.
Distance from Work Area to stream 1450'.
- 3) Are there any apparent wet lands within the project work area and/or receiving runoff from the area of disturbance? Y N
- 4) Soil type(s) in area of disturbance MaB.
- 5) Are there any General Permits required for this project? Y N If yes, what are they? _____

Additional Notes:

Area of disturbance is ±0.25 acres.

Fill/borrow may be distributed/obtained on site as specified by the landowner and the District or NRCS technician.

Excess fill placement shall be outside of waterways, flood ways and wetlands.

REDEEMER VALLEY FARMS
EROSION AND SEDIMENT CONTROLS
MONTGOMERY Conservation District

521 MOREDON RD
 HUNTINGDON VALLEY, PENNSYLVANIA



File Name
Redeemer Valley Farm_317.dwg

Drawing No.
PA1

Sheet 12 of 12

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PLANNING COMMISSION MEETING

AGENDA ITEM

July 22, 2025

AGENDA ITEM NUMBER

DATE

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:

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:

n/a

RECOMMENDED BOARD ACTIONS:

Review LD-25-01- 1526 Fairview Avenue, Preliminary/Final Major Subdivision and Land Development plans.



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" x 17"
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- Two (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- One (1) digital copy of all submitted documents
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

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

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: _____
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.

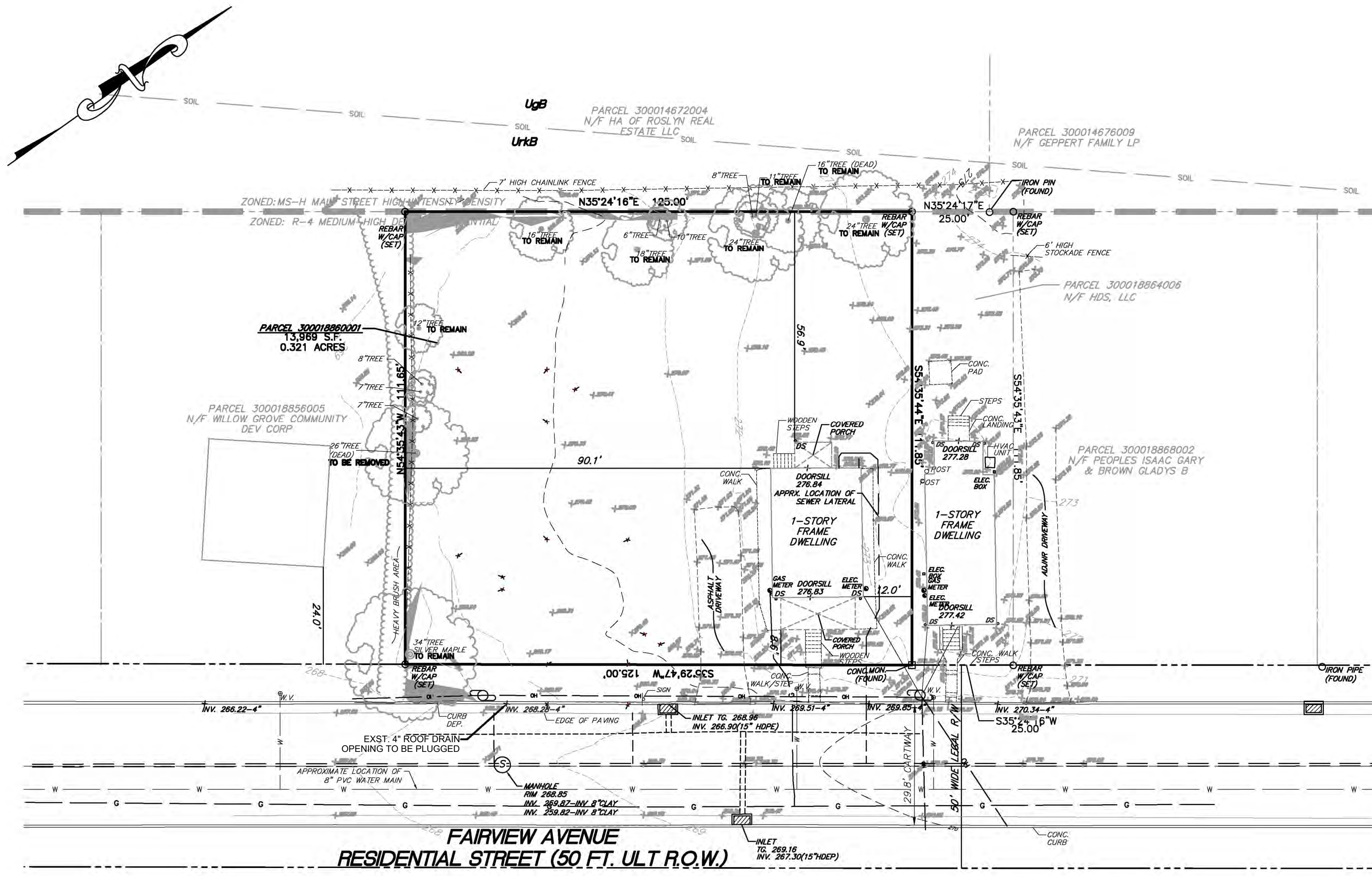
Sincerely,

PENNONI ASSOCIATES INC.

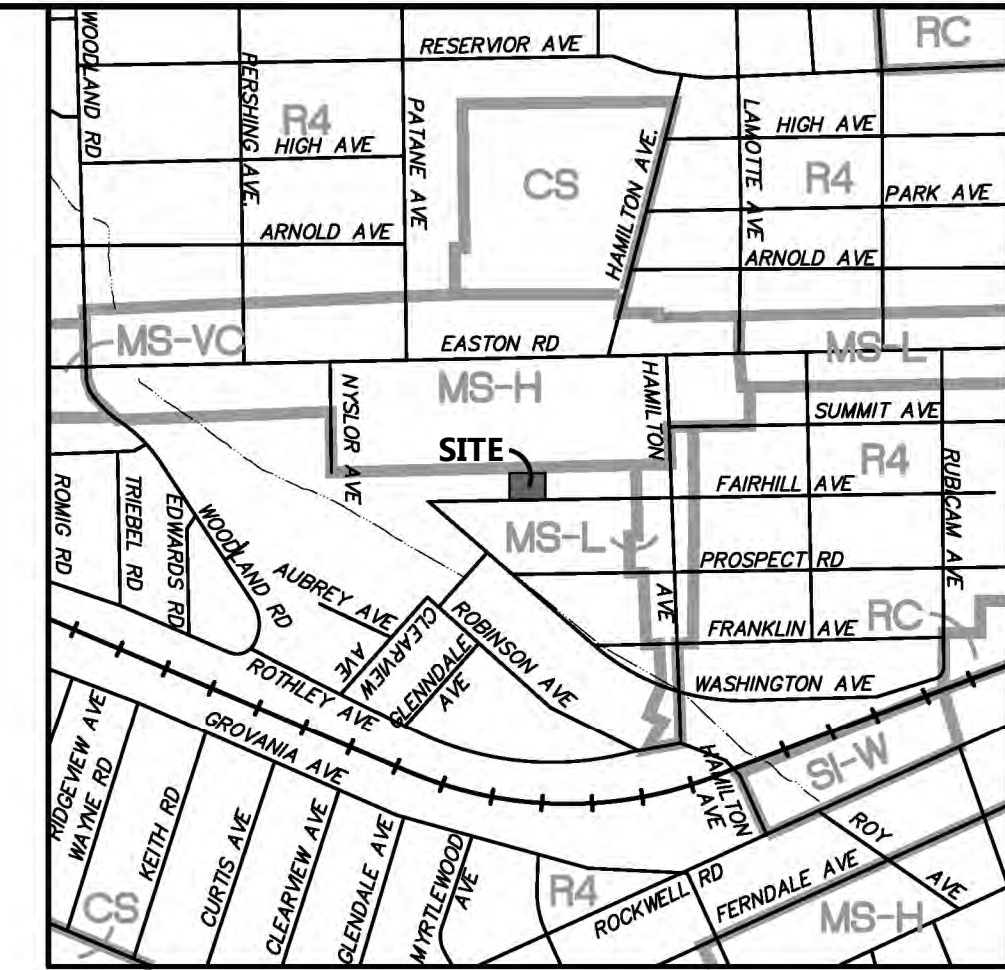


Khaled R. Hassan, PE
Township Engineer

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



- 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 (2%)

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 300018860001

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

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.

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 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 18041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 344-1876

EXISTING FEATURES, ERSAM PLAN, & DEMOLITION PLAN

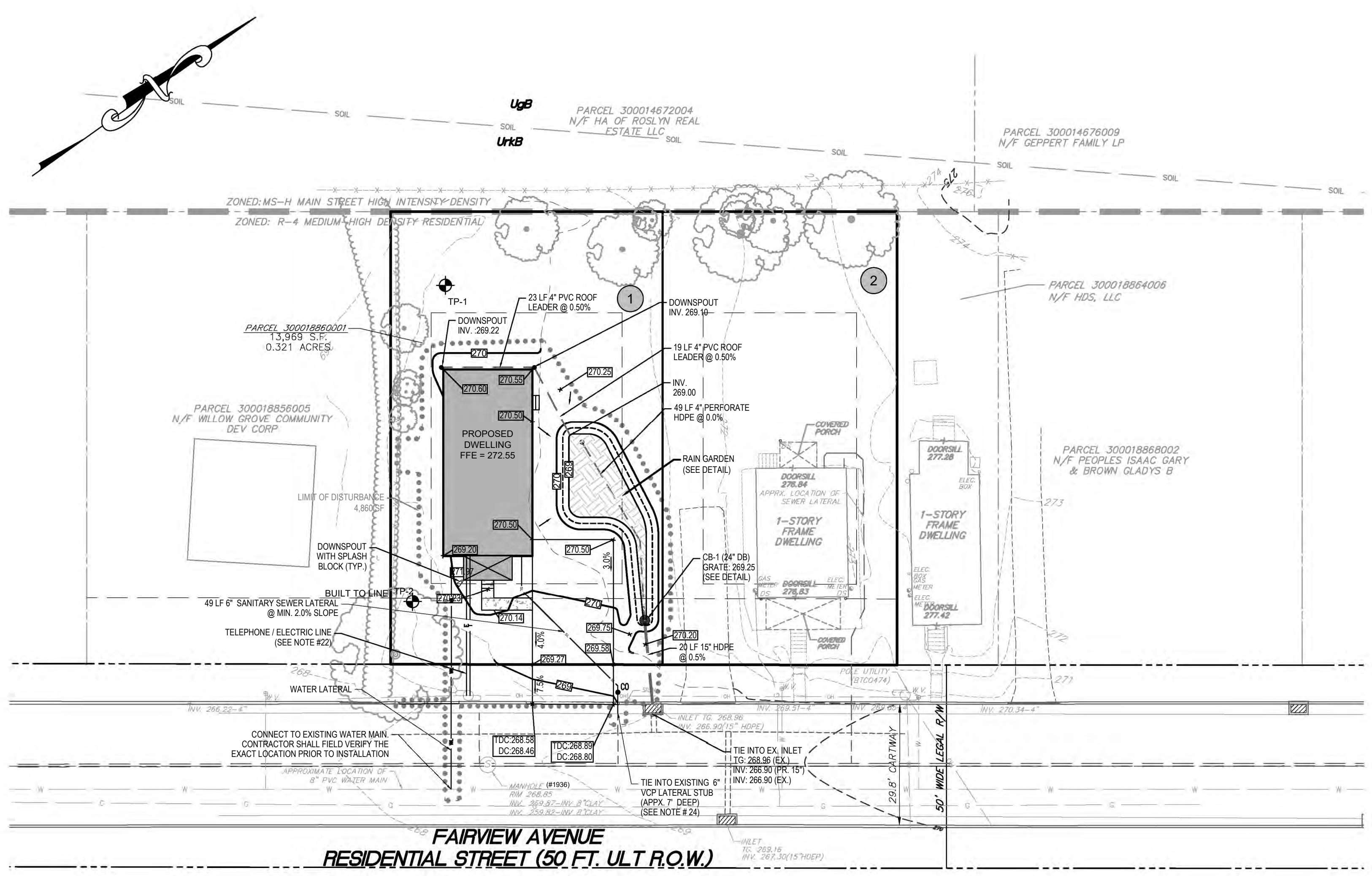
FOR
ABH BUILDERS INC.
APN: 3000018860001

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

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



LEGEND

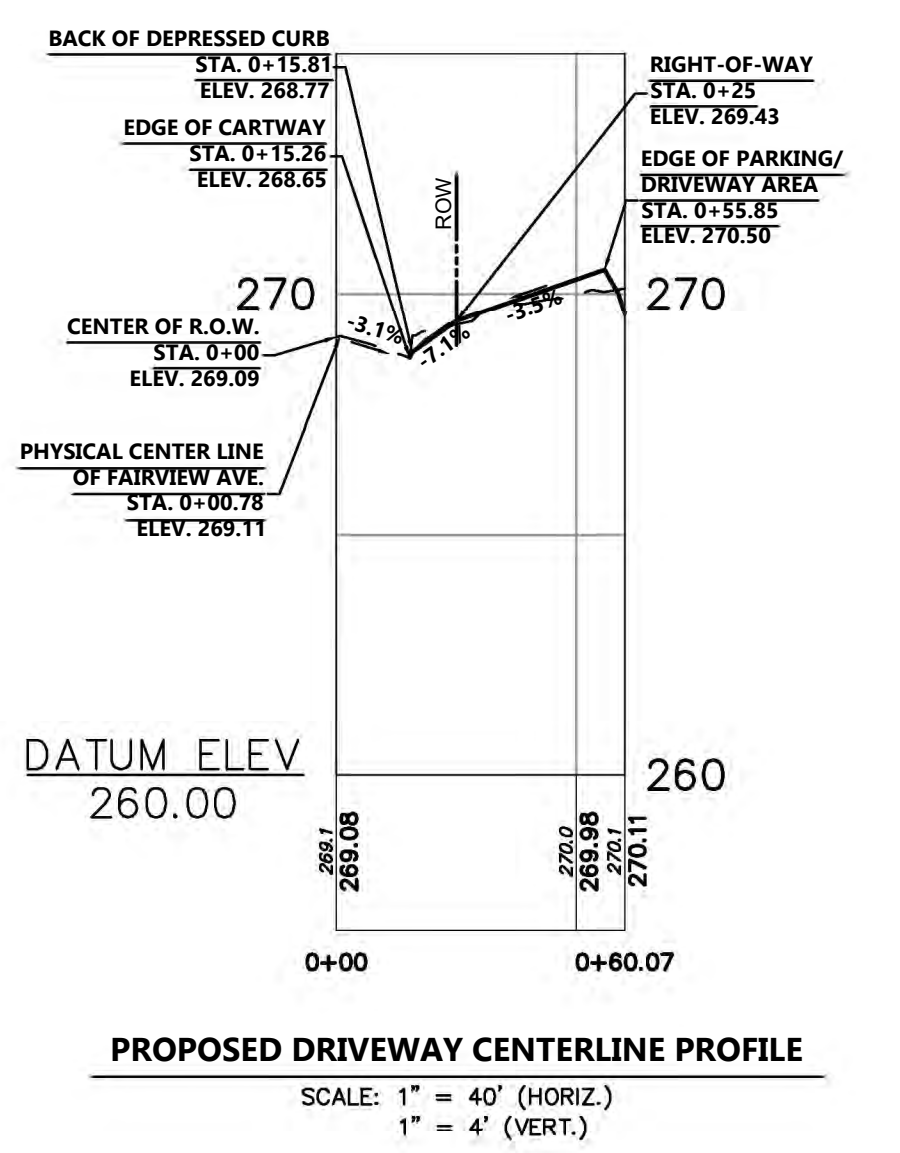
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING LEGAL RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING ROAD CENTERLINE
---	EXISTING ROAD
---	EXISTING CURB
---	EXISTING EDGE OF DRIVE
---	EXISTING SIGN
---	EXISTING STREAM
---	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
---	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 THEN 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.
 - MINIMUM PERMITTED LAWN GRADE IS 2.0%.
 - 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

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 - 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



EQUITABLE OWNER/APPLICANT:

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

MAILING ADDRESS:
775 PENNSYLVANIA BLVD. PKWY
BLUE BELL, PA 19422

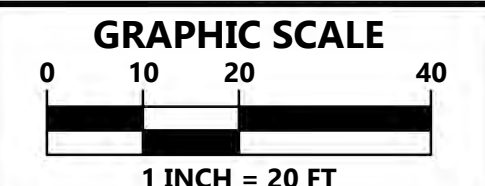
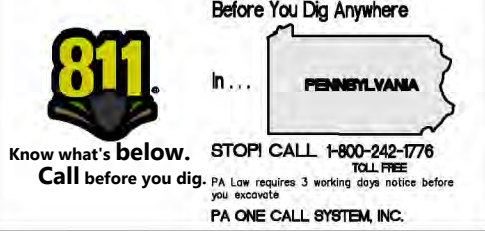
APN: 300018860001

SITE AREA:

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

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

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 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



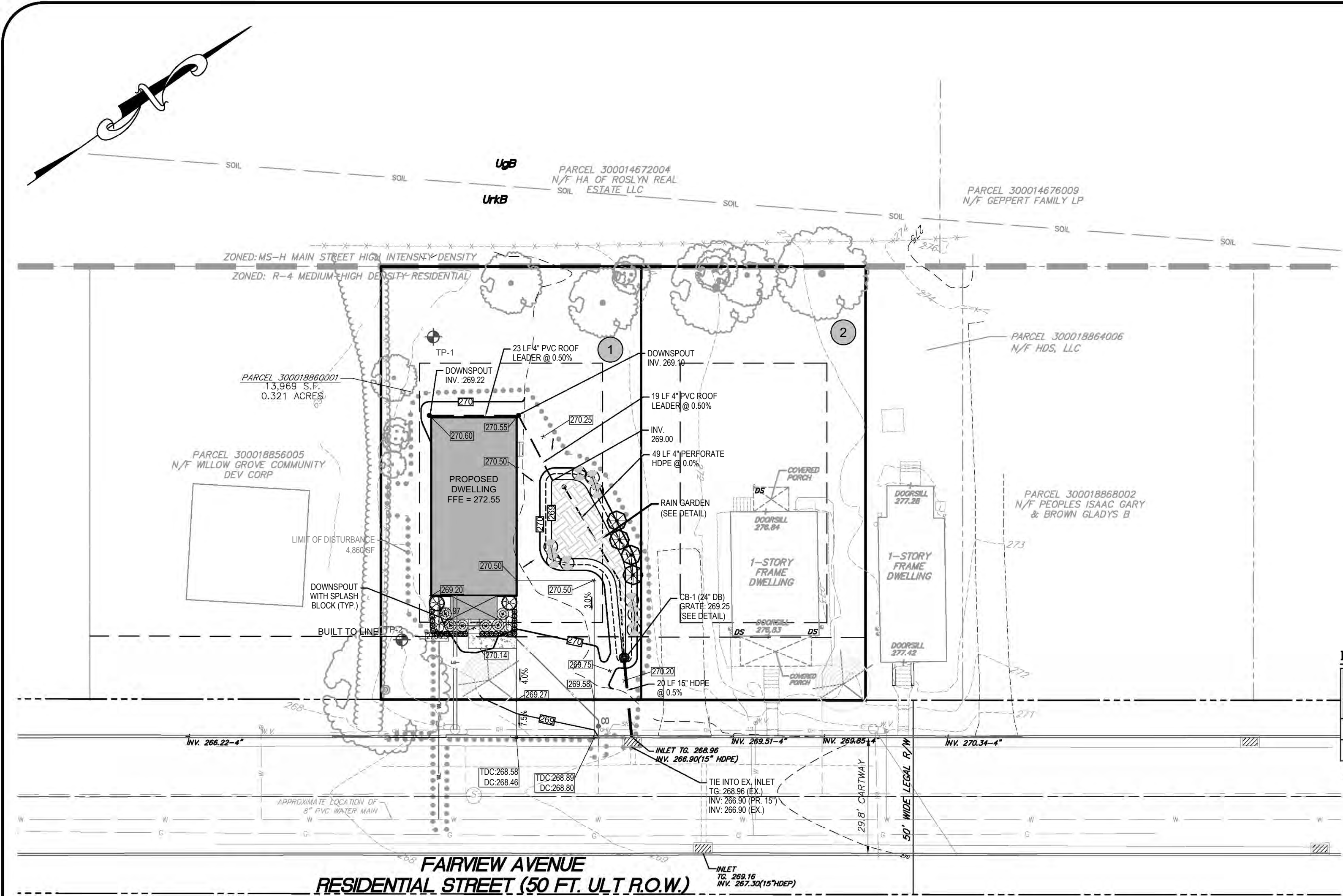
GRADING AND UTILITY PLAN

FOR
ABH BUILDERS INC.
APN: 300018860001

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



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, RESEEDING, 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, TREES SHALL BE INSPECTED TO CHECK HEALTH (REPLACE AS REQUIRED). IF TREES NEED TO BE REPLACED, REFER TO THE LANDSCAPE PLAN FOR SPECIES, TYPES AND LOCATIONS. THE LONG TERM INSPECTION SHALL INCLUDE REPLACING ANY DEAD TREE.

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. ENSURE ROOF LEADERS ARE SECURELY FASTENED TO DOWNSPOUTS AND THEY DISCHARGE ONTO SPLASH BLOCK.

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, VEGETATION 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. DETRITUS 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. INLETS 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 DRAINING 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:

- POOR CONSTRUCTION TECHNIQUES, ESPECIALLY SOIL COMPACTION/SMEARING, WHICH RESULTS IN SIGNIFICANTLY REDUCED INFILTRATION RATES.
- A LACK OF SOIL STABILIZATION PRIOR TO THE BMP RECEIVING RUNOFF, WHICH GREATLY INCREASES THE POTENTIAL FOR SEDIMENT CLOGGING FROM CONTIGUOUS LAND SURFACING EQUIPMENT ON.
- INADEQUATE PRETREATMENT, ESPECIALLY OF SEDIMENT-LADEN RUNOFF, WHICH CAN CAUSE A GRADUAL REDUCTION OF INFILTRATION RATES.
- LACK OF PROPER MAINTENANCE (EROSION REPAIR, RE-VEGETATION, REMOVAL OF DETRITUS, CATCH BASIN CLEANING, VACUUMING OF PERVIOUS PAVEMENT, ETC.), WHICH CAN REDUCE THE LONGEVITY OF INFILTRATION BMPs.

IT IS THE RESPONSIBILITY OF THE RESPONSIBLE PARTY FOR STORMWATER MAINTENANCE AND OPERATION TO REMEDIATE THE BMP FAILURE IMMEDIATELY. THE RESPONSIBLE PARTY SHALL CONTACT A PROFESSIONAL ENGINEER TO DETERMINE THE CAUSE OF BMP FAILURE AND PROVIDE A CORRECTIVE ACTION MEASURE THAT CORRESPONDS TO PROTOCOL 2 OF THE STORMWATER BMP MANUAL. IF IT IS DETERMINED BY THE TOWNSHIP ENGINEER, THE MCD THAT THE BASIN AND/OR RAIN GARDEN ARE NOT FUNCTIONING PROPERLY DURING CONSTRUCTION OR DURING THE MAINTENANCE PERIOD, THE APPLICANT/OWNER WILL BE RESPONSIBLE FOR REDESIGNING/MODIFYING THE BMPs SO THAT THEY FUNCTION PROPERLY (ADDITIONAL LANDSCAPING MAY ALSO BE CONSIDERED). THE BMPs SHALL BE MONITORED FOR A MINIMUM ONE YEAR AFTER THESE MODIFICATIONS ARE COMPLETE AND WRITTEN CONFIRMATION SHALL BE OBTAINED FROM THE TOWNSHIP MCD. FINAL GRADING CANNOT BE REVISED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE TOWNSHIP AND/OR MONTGOMERY COUNTY CONSERVATION DISTRICT.

GRADING AND DRAINAGE 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.
- ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE DRAINAGE FLOW AWAY FROM THE PROPOSED HOME AND PATIO WITHOUT PONDING OR OBSTRUCTION.
- 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.
- 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.
- 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.
- 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 OTHER DEPRESSIONS REQUIRING FILL OR BACKFILL SHALL BE COMPACTED AT AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557 CHANGE ALL ROOF DRAINS WITHIN THE CONSTRUCTION PLANS OF SPECIFIC 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 REGULATIONS.
- ELEVATIONS, DIMENSIONS, AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- MINIMUM PERMITTED LAWN GRADE IS 2.0%.
- 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 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.
- A STORMWATER BLANKET EASEMENT IS OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP.
- 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.

LANDOWNER STATEMENT:

I, THE LANDOWNER ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE OF THE PROPERTY THAT CAN BE ALTERED OR REMOVED ONLY AFTER OBTAINING WRITTEN PERMISSION FROM THE MUNICIPALITY, WHICH SHALL BE RECORDED WITH THE RECORD PLAN AND WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS.

GENERAL NOTES:

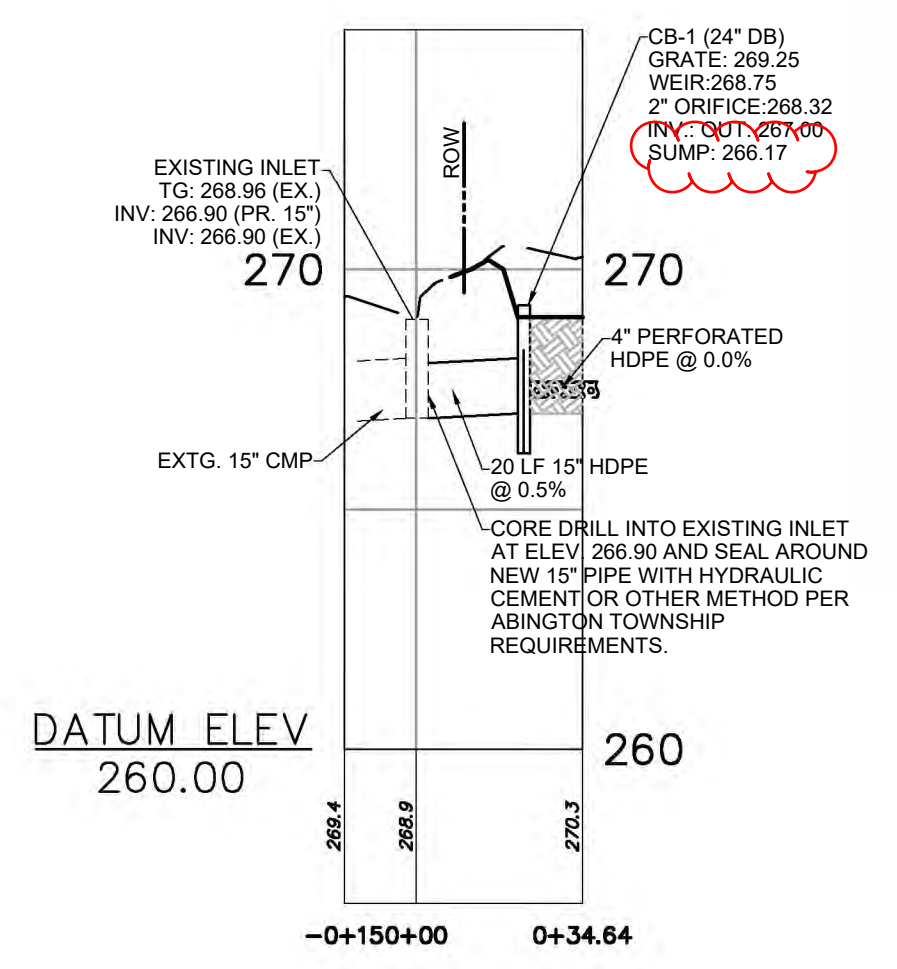
- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
- DESIGNATION OF 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 P.A. STATE PLANE 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 42091002940 AND 42091003150, 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 SPECIALTY 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 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. _____

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 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 STORM SEWER
- FINISHED FLOOR ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED RIP-RAP APRON
- LIMIT OF DISTURBANCE



PROPOSED STORM SEWER PROFILE

SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)

INFILTRATION TESTING RESULTS:

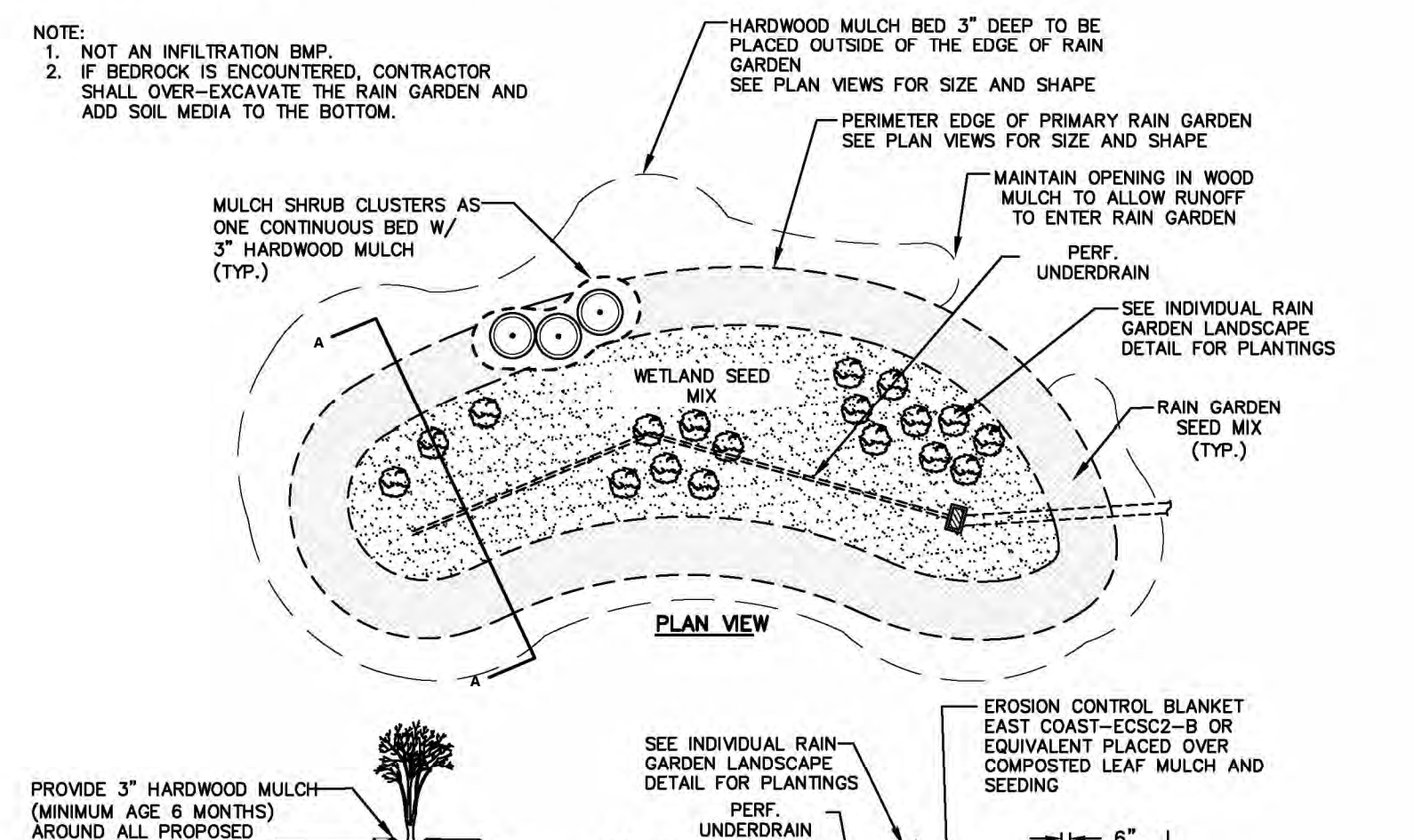
INFILTRATION TEST NO.	APPROXIMATE SURFACE ELEVATION (FT)	APPROXIMATE INFILTRATION TEST ELEVATION (FT)	APPROXIMATE TEST DEPTH (FT)	DEPTH TO LIMITING ZONE (FT)	LIMITING ZONE ELEVATION (FT)	LIMITING ZONE CONDITION	FIELD TESTED INFILTRATION RATE (IN/HR)
TP-1	268.16	267.16	2.00	> 7.00	262.16	N/A	0.00
TP-2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

NOTE: REFERENCE: STORMWATER INFILTRATION TESTING PERFORMED BY VCEA CONSULTANTS, LLC DATED 01-10-2025.
* FIELD TESTED INFILTRATION RATES HAD 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.

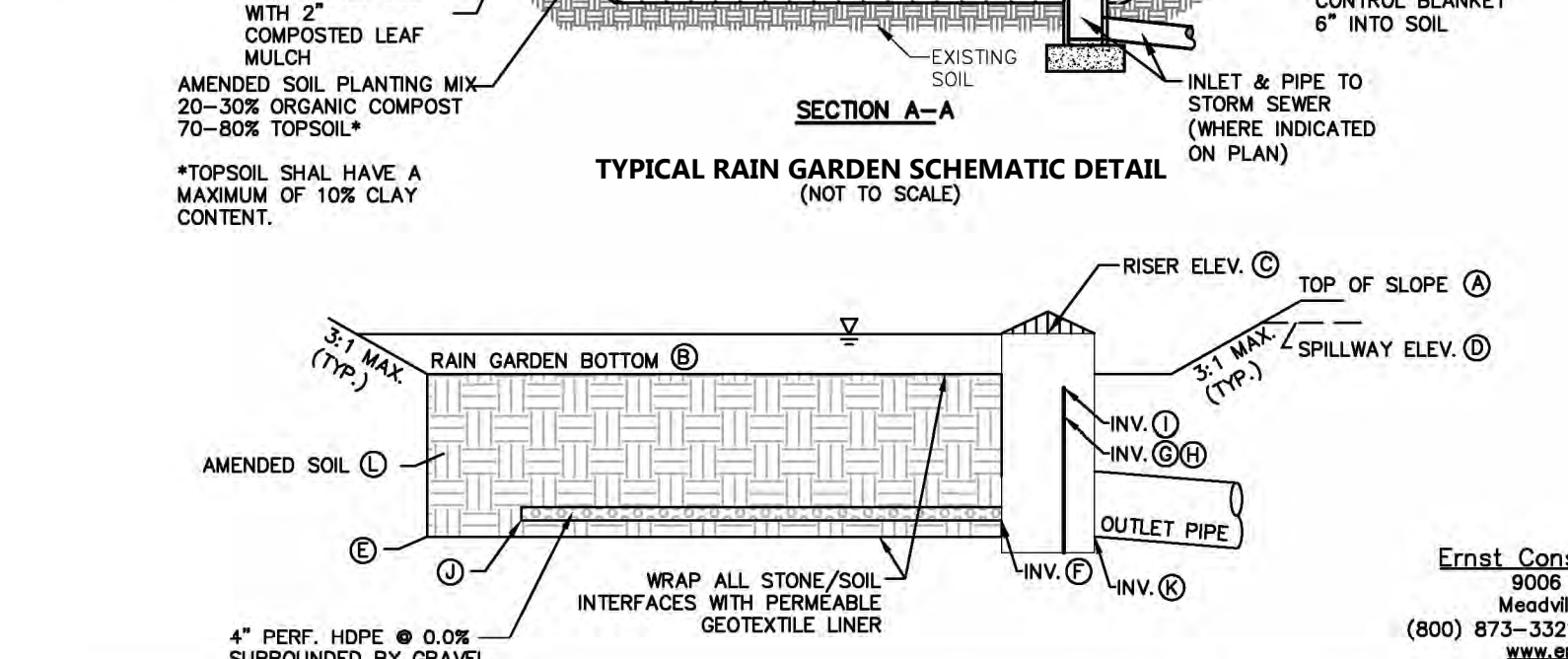
LANDSCAPE SCHEDULE*:

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.



TYPICAL RAIN GARDEN SCHEMATIC DETAIL (NOT TO SCALE)



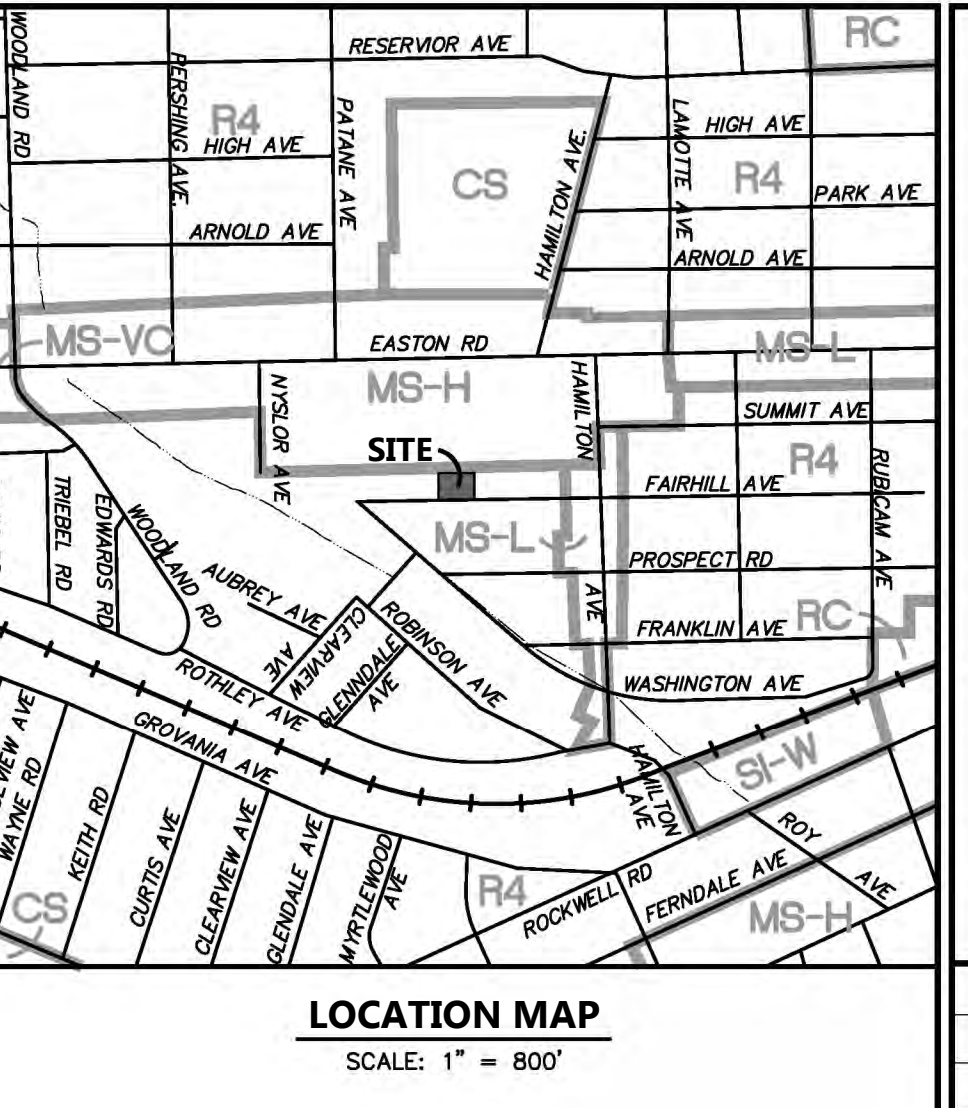
RAIN GARDEN	TOP OF SLOPE ELEV.	R.G. BOTTOM ELEV.	TOP OF RISER/BOX	SPILLWAY ELEV.	BOTTOM OF MEDIA	BOTTOM OF U-DRAIN	ORIFICE SIZE	ORIFICE SIZE	WEIR ELEV.	END CAP (IN)	DISCHARGE PIPE INVERT ELEV.	AMENDED SOIL DEPTH (IN)	DISCHARGE PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	BOX TYPE	PONDING DEPTH ABOVE GROUND (FT)	LIMITING ZONE ELEV.
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 DRAIN BASIN	0.25	<262.00

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. _____

RAIN GARDEN DETAIL (WITH UNDERDRAIN)

(NOT TO SCALE)



CHAPTER 93 RECEIVING WATERSHED AND STREAM CLASSIFICATION:

WISSAHICKON CREEK WATERSHED, SANDY RUN: TSF

RAIN GARDEN SIDE SLOPE SEED MIX

SCIENTIFIC NAME	COMMON NAME	VARIETY	QTY. (BULK)
<i>Asplenium virginicum</i>	Common Name		0.5 lb/acre
<i>Bouteloua curtipendula</i>	Side Oats Grama	Trolley	2 lb/acre
<i>Bouteloua gracilis</i>	Hard Fescue	SR 3100	1 lb/acre
<i>Festuca ovina</i>	Sheep's Fescue		5 lb/acre
<i>Festuca rubra var. commutata</i>	Chewing Fescue	SR 5100	0.5 lb/acre
<i>Koeleria cristata (graminis)</i>	Probley Junegrass		2 lb/acre
<i>Panicum clandestinum</i>	Topo Dactyloctenium		4 lb/acre
<i>Schizanthus scaberis</i>	Little Blue Stem	Comper	1 lb/acre
<i>Panicum virgatum</i>	Switchgrass	Annual Ryegrass*	5 lb/acre

RAIN GARDEN BOTTOM SEED MIX WHEN WET

FACW WETLAND MEADOW MIX: ERNMX-122	QTY
30.5% <i>Carex vulpinoidea</i>	122
30.3% <i>Carex lurida</i>	122
30.3% <i>Carex lasiocarpa</i>	122
3.0% <i>Elymus virginicus</i>	Yellow Wildrye
3.0% <i>Verbena hastata</i>	Blue Vervain
3.0% <i>Hebeclinia</i>	Soft Rush
2.2% <i>Carex acutiformis</i>	Blunt Broom Grass
2.2% <i>Carex acutiformis</i>	Sawmy Milveweed
1.5% <i>Zizia aurea</i>	Golden Alexander
1.5% <i>Cyperus alternifolius</i>	Fool Monogroos
1.0% <i>Verbena stricta</i>	White Vervain
0.5% <i>Eupatorium perfoliatum</i>	Boneset
0.5% <i>Asplenium platyneuron</i>	Purplestem Aster
0.5% <i>Oncoclea sensibilis</i>	Fringe Sedge
0.5% <i>Carex acutiformis</i>	Blunt Broom Grass
0.5% <i>Labellia aliphitica</i>	Great Blue Lobelia
0.4% <i>Helianthus autumnalis</i>	Common Sneezeweed
0.4% <i>Mimulus ringens</i>	Square Stemmed Monkey Flower
0.4% <i>Sarcocornus</i>	Woodpecker
0.2% <i>Solidago rugosa</i>	Whitetail Goldenrod
0.1% <i>Lythrum americanum</i>	American Water Honeysuckle

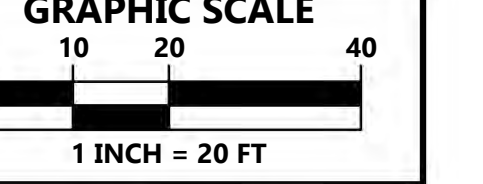
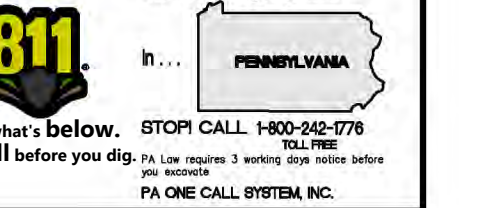
SEED AT 20 LB/AC PER ACRE OR 1/2 LB. PER 1,000 SQ.FT.
Temporary Nurse/Cover Crop
Grain Ryegrass @ 30 lbs per acre
Japanese Millet @ 10 lbs per acre
Oats @ 10 lbs per acre
Barnyard Grass @ 10 lbs per acre
(1 May to 31 August) or
(1 May to 31 August)

RAIN GARDEN	TOP OF SLOPE ELEV.	R.G. BOTTOM ELEV.	TOP OF RISER/BOX	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.
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REV	DESCRIPTION	DATE
1	PER TOWNSHIP ENGINEER REVIEW LETTER	03/31/25
2	REVISED PER TOWNSHIP ENGINEER REVIEW LETTER	03/31/25

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 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



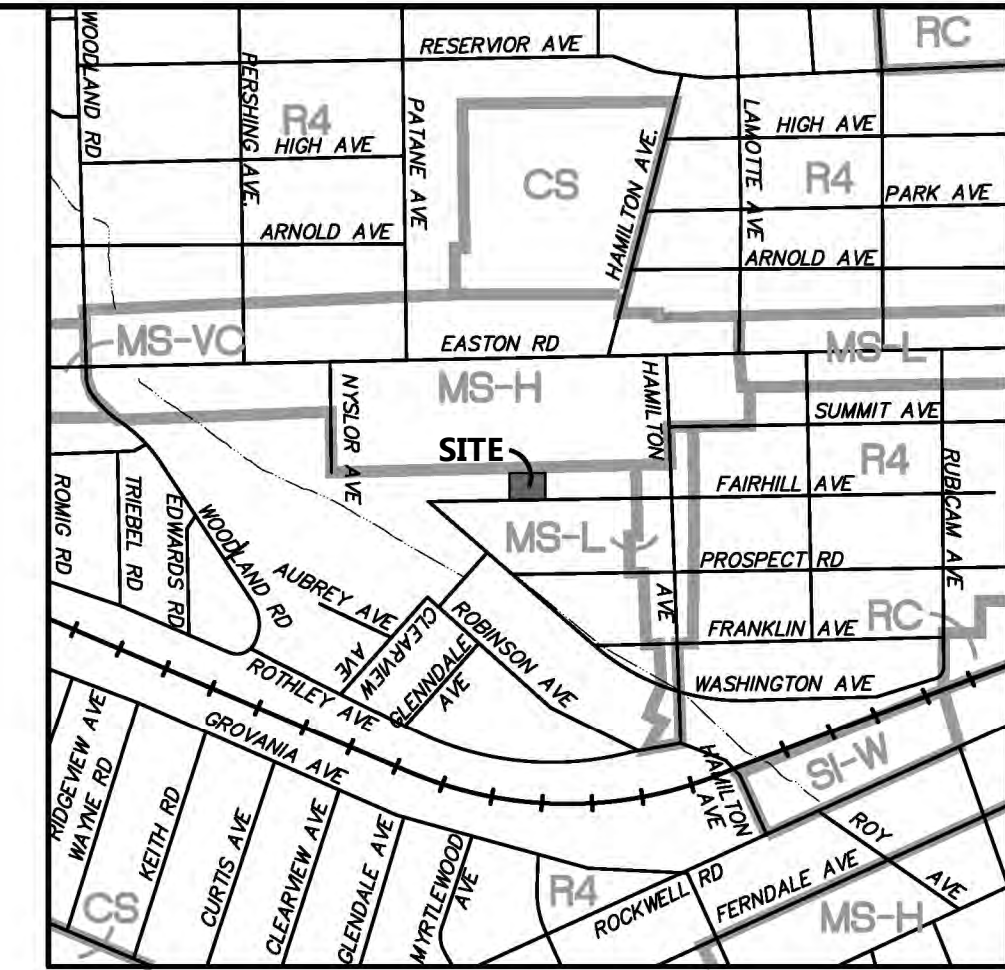
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOWNTOWN, PA 16901
WWW.VANCEEFENGINEERING.COM
PHONE (814) 336-5191

STORMWATER PLAN AND PROFILE

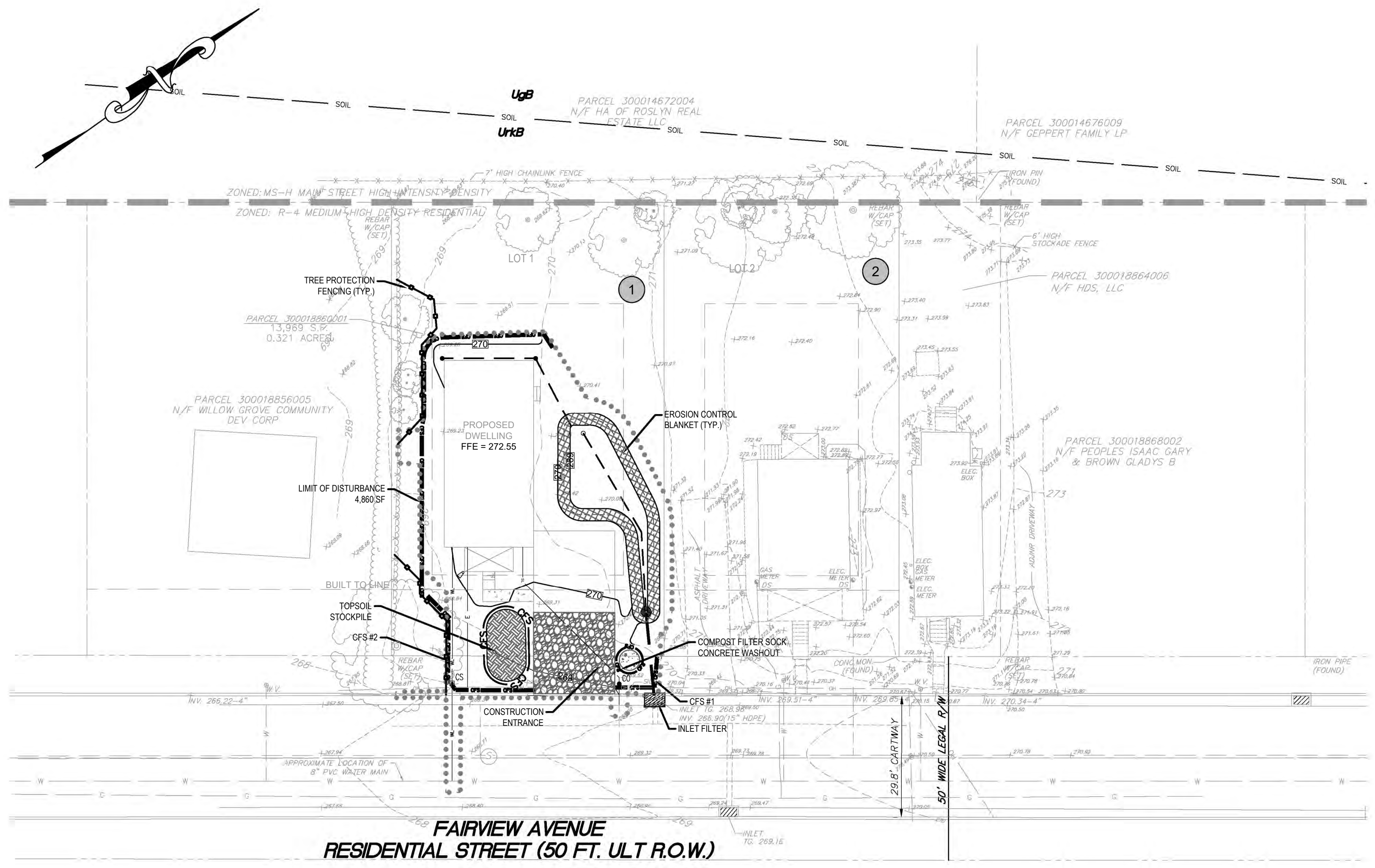
FOR
ABH BUILDERS INC.
APN: 300018860001

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

APN: 300018860001
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA



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.S.)
---	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 CONTROL BMPs 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 DEPS 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 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	AUTH	DATE
1	PER TOWNSHIP ENGINEER REVIEW LETTER 03/31/25	SDC	05/31/25

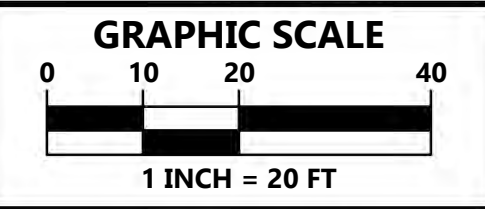
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Before You Dig Anywhere

811 PENNSYLVANIA

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

Call before you dig. PA Law requires 3 working days notice 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 19001
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: 610.344.1876

SOIL EROSION & SEDIMENT CONTROL PLAN

FOR
ABH BUILDERS INC.
APN: 3000018860001

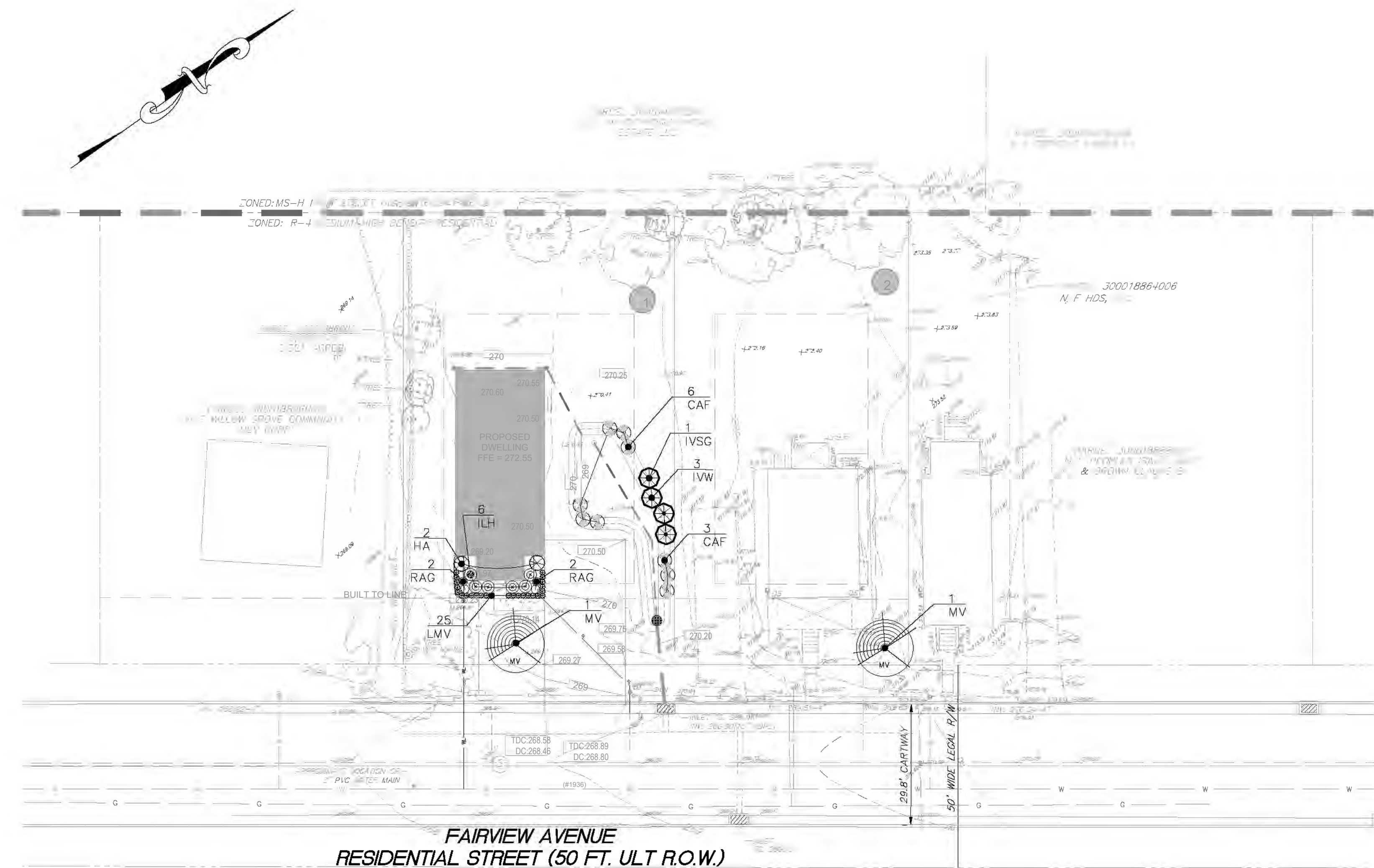
DATE:	FEBRUARY 14, 2025
SCALE:	1" = 20'
DESIGNED BY:	JEM
DRAWN BY:	ENP / JEM
CHECKED BY:	SDC
JOB NUMBER:	2403-A

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 TYPE 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-SOLED, 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.

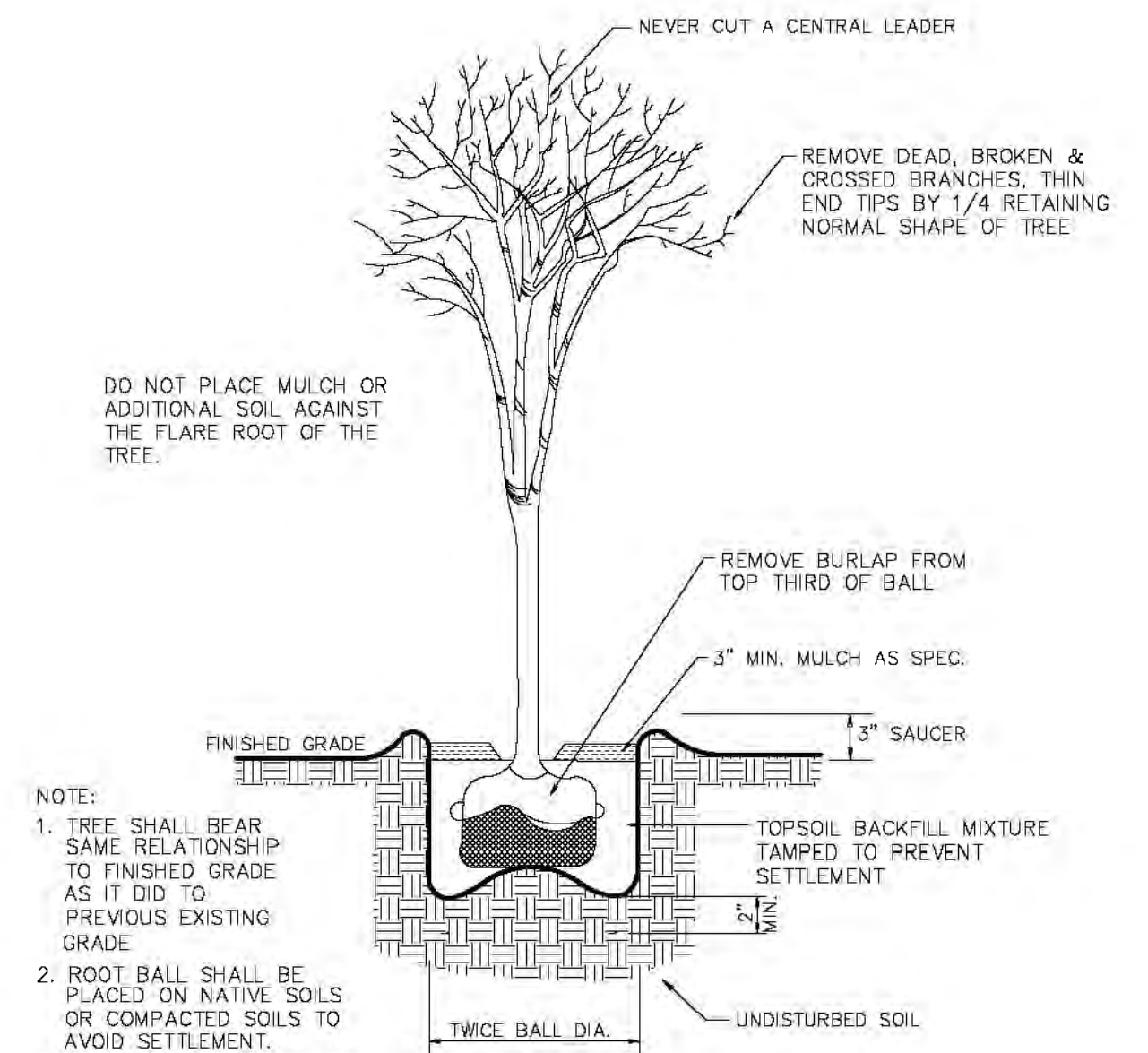
STREET TREE CALCULATION:

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

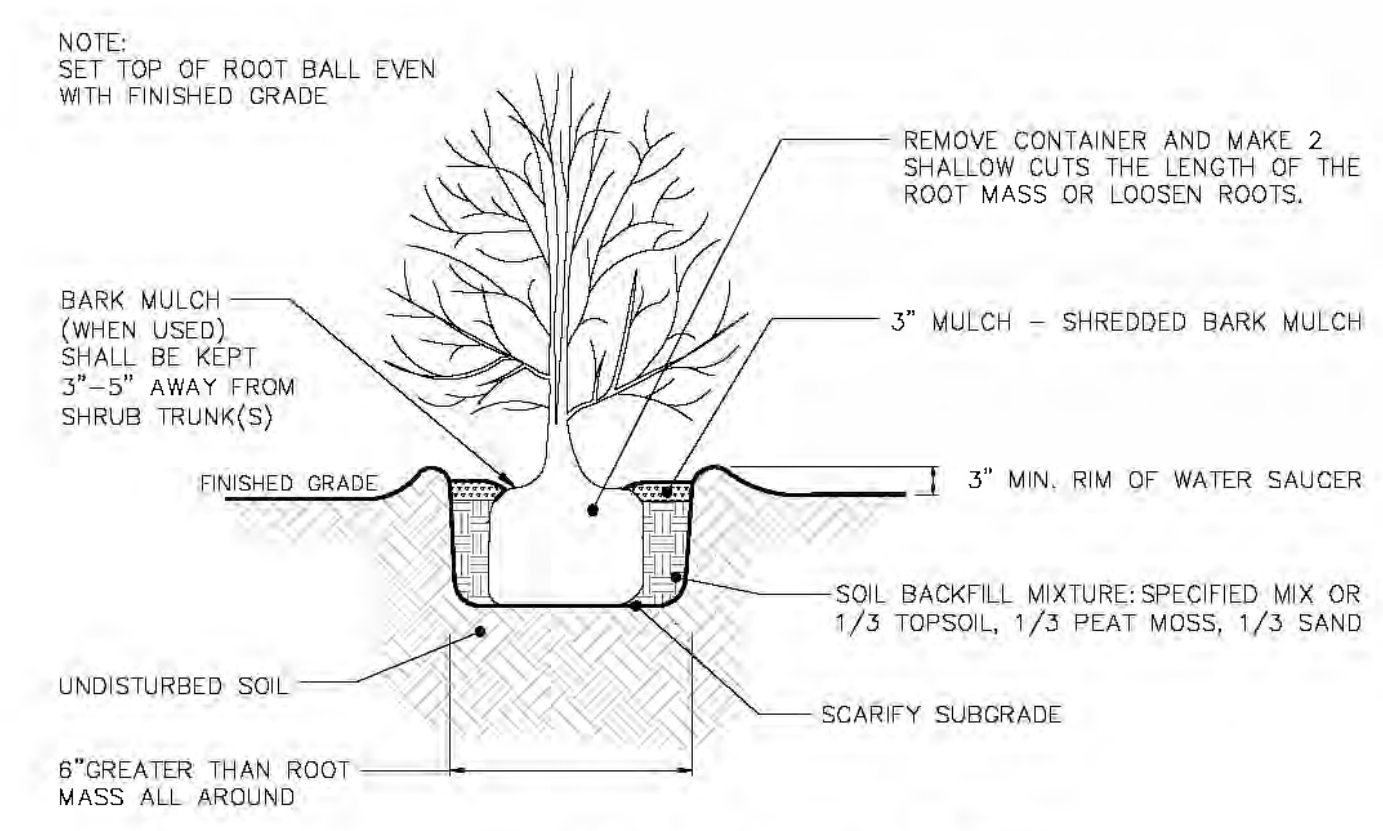
LANDSCAPE SCHEDULE:

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	2
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 03/27/25 SOC 05/23/25

REV DESCRIPTION AUTH DATE

SERIAL NO. 20242142504

Before You Dig Anywhere

 Know what's below. 811 CALL 1-800-242-1776
 Call before you dig. PA Lic. Reg. # 3-0019-000-000-0000
 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-00088-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 RETENNING 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 SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL 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 ANTIDEGRAATION 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.

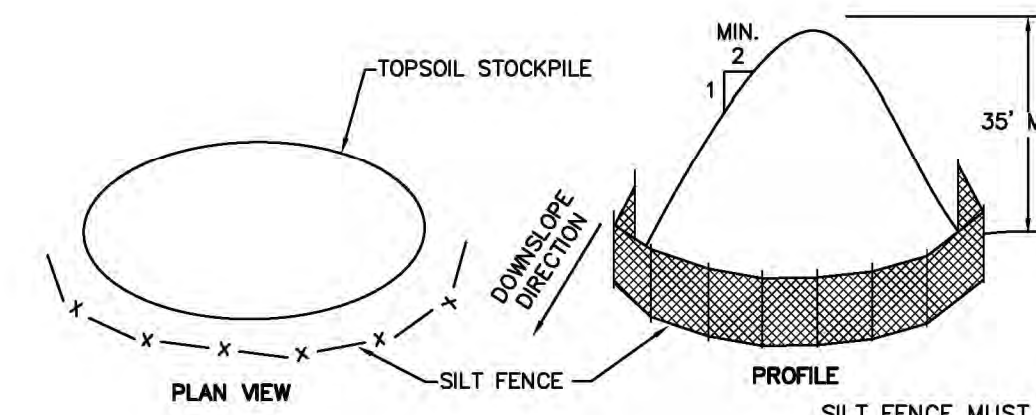
PROJECT CONSTRUCTION WASTES

- 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 WHERE 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 WHERE ALL BMP'S ARE PROPERLY INSTALLED.

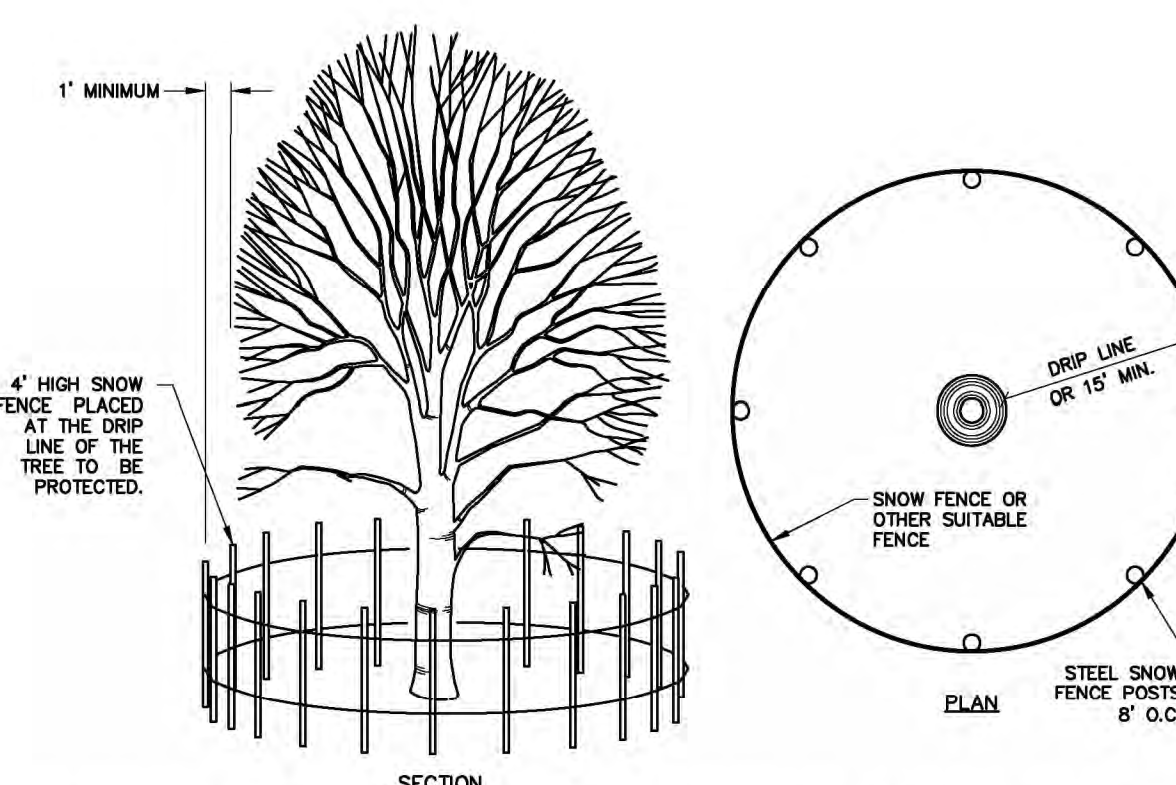
SEEDING SPECIFICATIONS

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/6,90.75 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: MULTIGRDED ASPHALT*/SPRAY
RATE OF ANCHOR MATL. APPL.: 31,000 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 = (% PS * % GERMINATION) / 100.

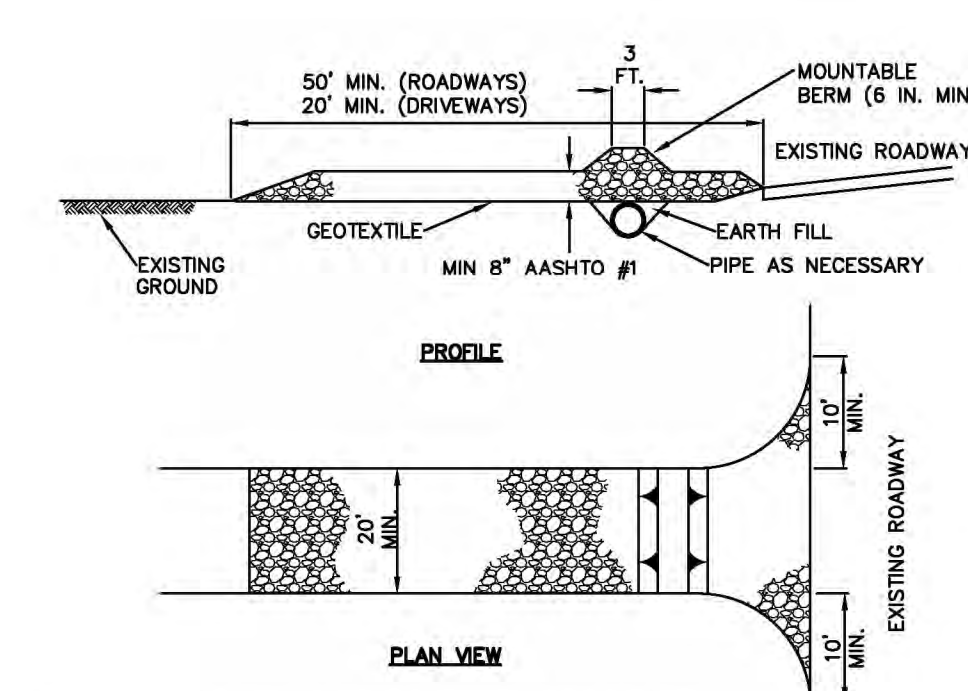


TOPSOIL STOCKPILE AREA (NOT TO SCALE)



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.
- 1" HIGH 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 TRUNK OF 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 NOTES FOR TREE PROTECTION 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 ENDOURAGE 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. DAMAGE TO THE INTERMEDIATE 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 ROOTS 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:
 - WHERE POSSIBLE TRENCHES SHOULD BYPASS THE ROOT AREA.
 - WHERE TRENCHES MUST BE CUT, CUT THEM AS CLEANLY AS POSSIBLE.
 - TRENCHES SHALL BE NO CLOSER TO THE TRUNK THAN HALF THE DISTANCE FROM THE DRIP LINE.
 - CUT AS FEW ROOTS AS POSSIBLE.
 - IF ROOTS HAVE TO BE CUT, CUT THEM AS CLEANLY AS POSSIBLE.
 - BACKFILL THE TRENCH AS SOON AS POSSIBLE, AVOIDING SOIL COMPACTION.



ROCK CONSTRUCTION ENTRANCE (NOT TO SCALE)

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.

PUMPED WATER FILTER BAG (NOT TO SCALE)



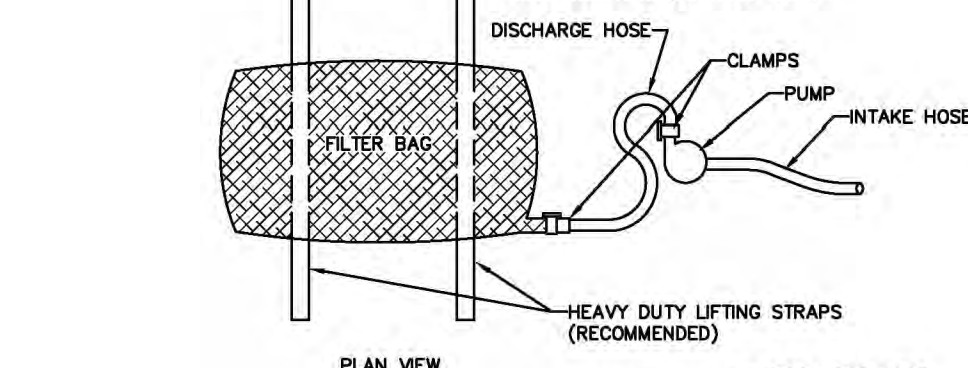
WELL VEGETATED, GRASSY AREA (NOT TO SCALE)



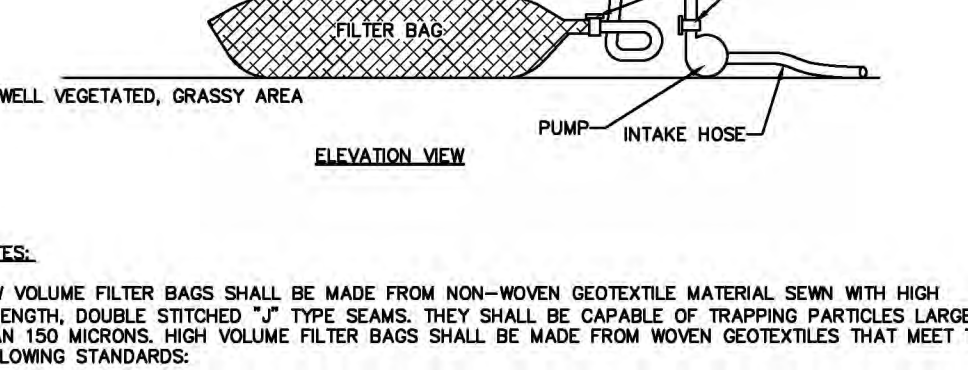
WELL VEGETATED, GRASSY AREA (NOT TO SCALE)



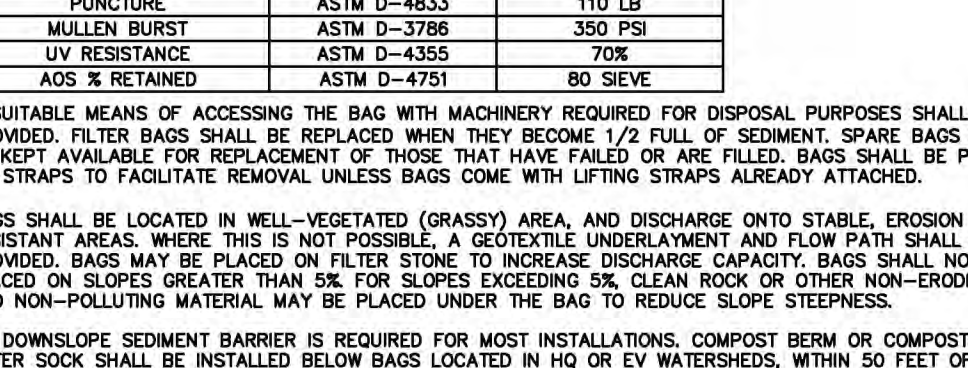
STANDARD CONSTRUCTION DETAIL #4-18 (NOT TO SCALE)



BLANKET INSTALLATION (NOT TO SCALE)

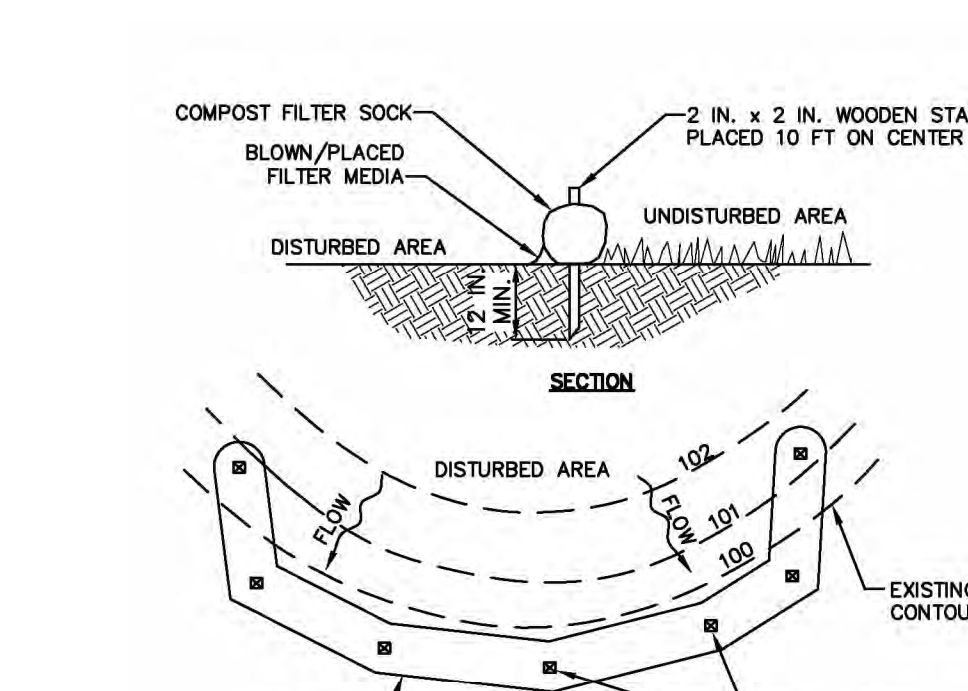


BLANKET INSTALLATION (NOT TO SCALE)



BLANKET INSTALLATION (NOT TO SCALE)

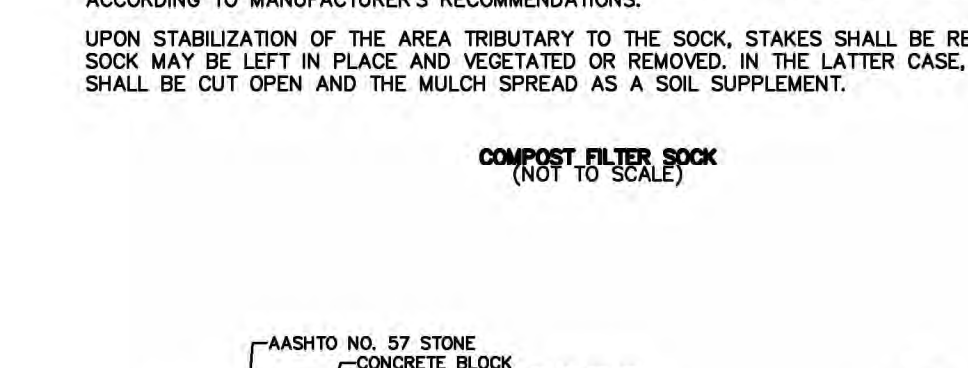
BLANKET INSTALLATION (NOT TO SCALE)



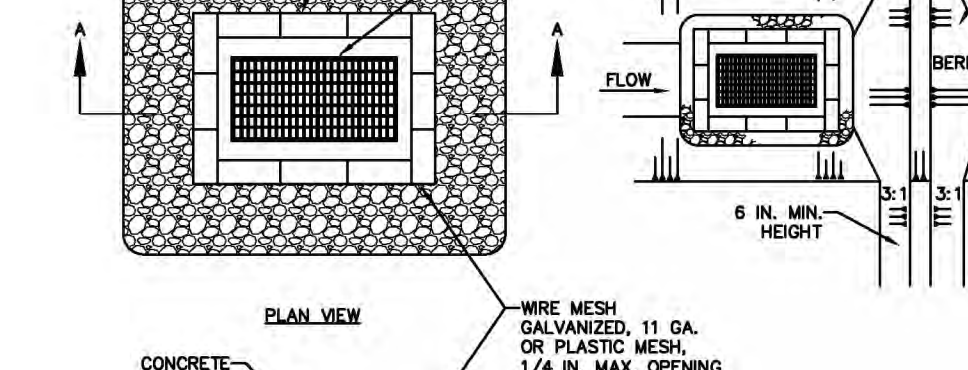
COMPOST FILTER SOCK (NOT TO SCALE)

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. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

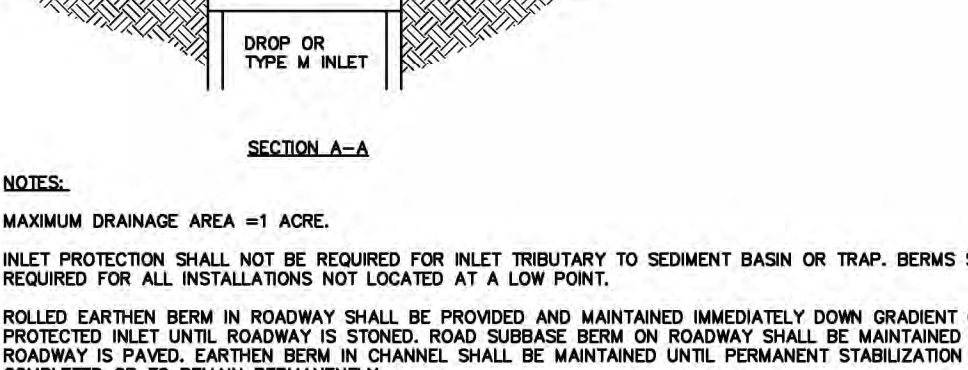
COMPOST FILTER SOCK (NOT TO SCALE)



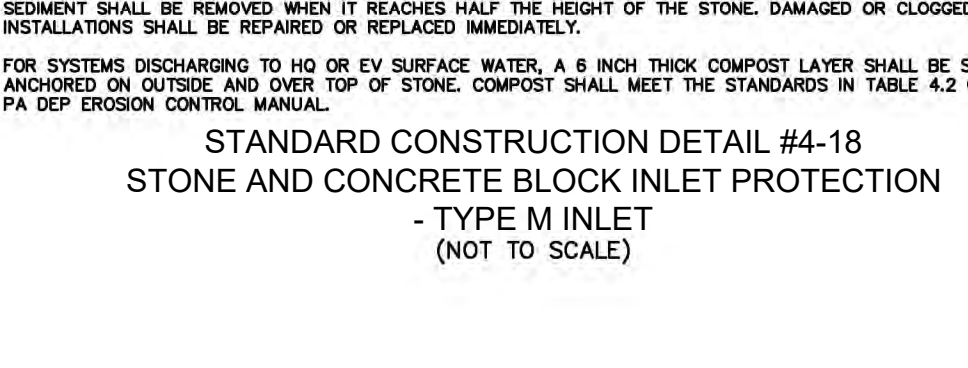
COMPOST FILTER SOCK (NOT TO SCALE)



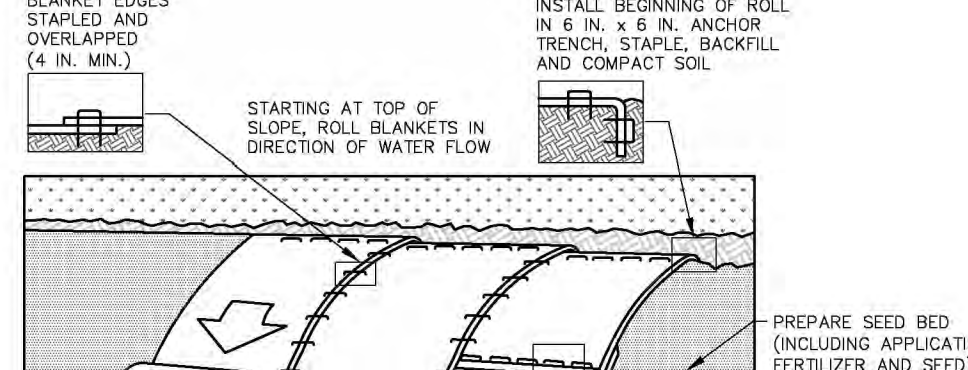
COMPOST FILTER SOCK (NOT TO SCALE)



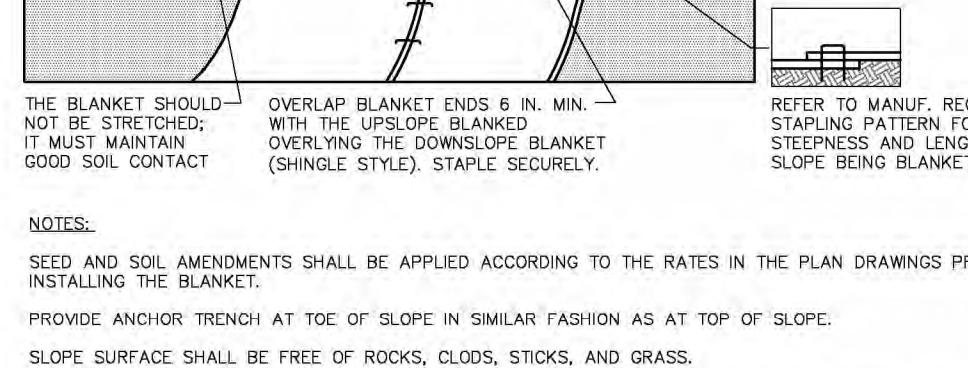
COMPOST FILTER SOCK (NOT TO SCALE)



COMPOST FILTER SOCK (NOT TO SCALE)

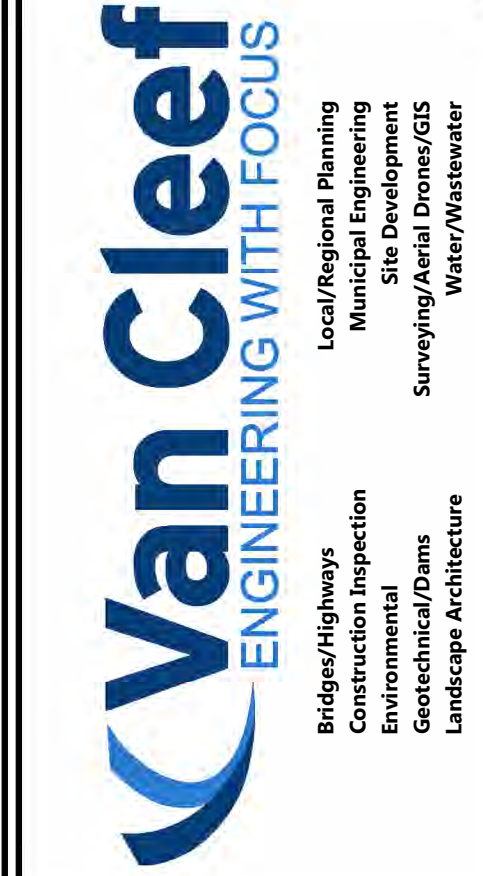


COMPOST FILTER SOCK (NOT TO SCALE)



COMPOST FILTER SOCK (NOT TO SCALE)

COMPOST FILTER SOCK (NOT TO SCALE)



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

SERIAL NO. 20242142504



STOP CALL: 800-542-2776
Call before you dig. PA Law requires 2 working days notice before 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 SPECIALLY PREPARED FOR THE PROJECT AND IS NOT TO BE REPRODUCED, MODIFIED, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES. IT IS PROHIBITED TO RELY 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, DOWLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 665-1876

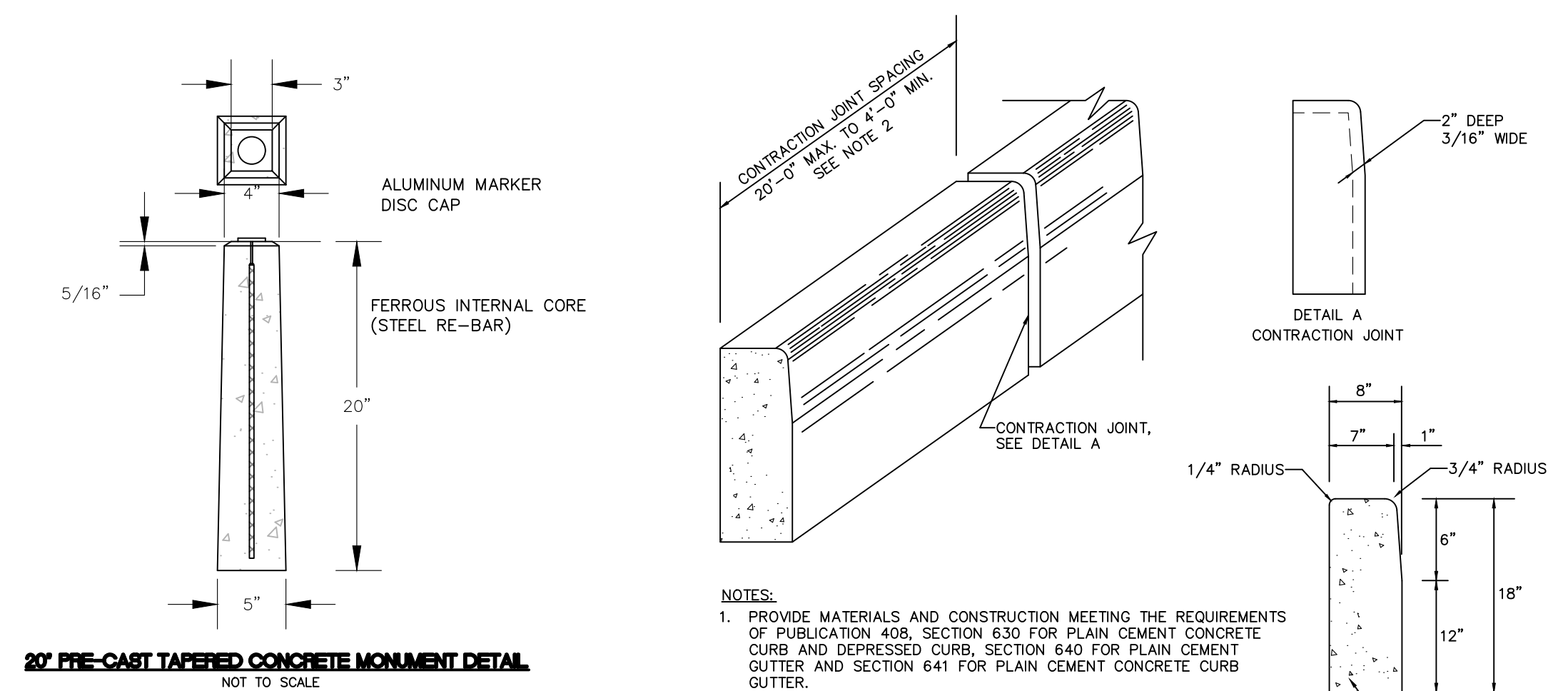
EROSION & SEDIMENT CONTROL NOTES AND DETAILS

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

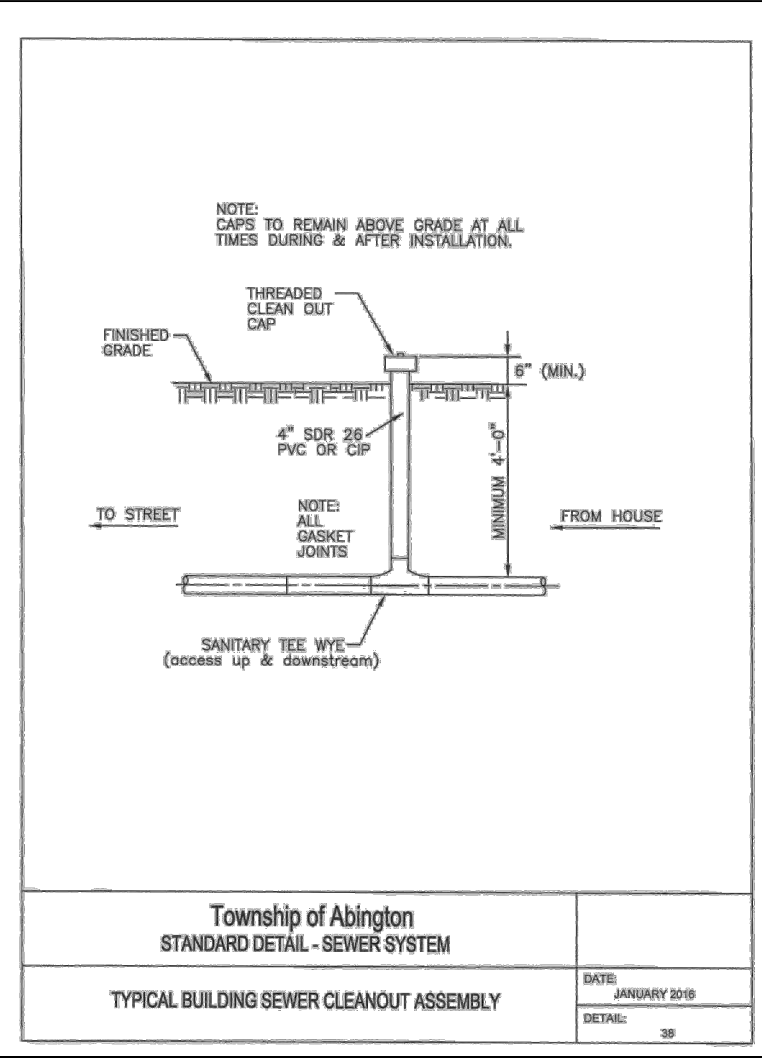
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA



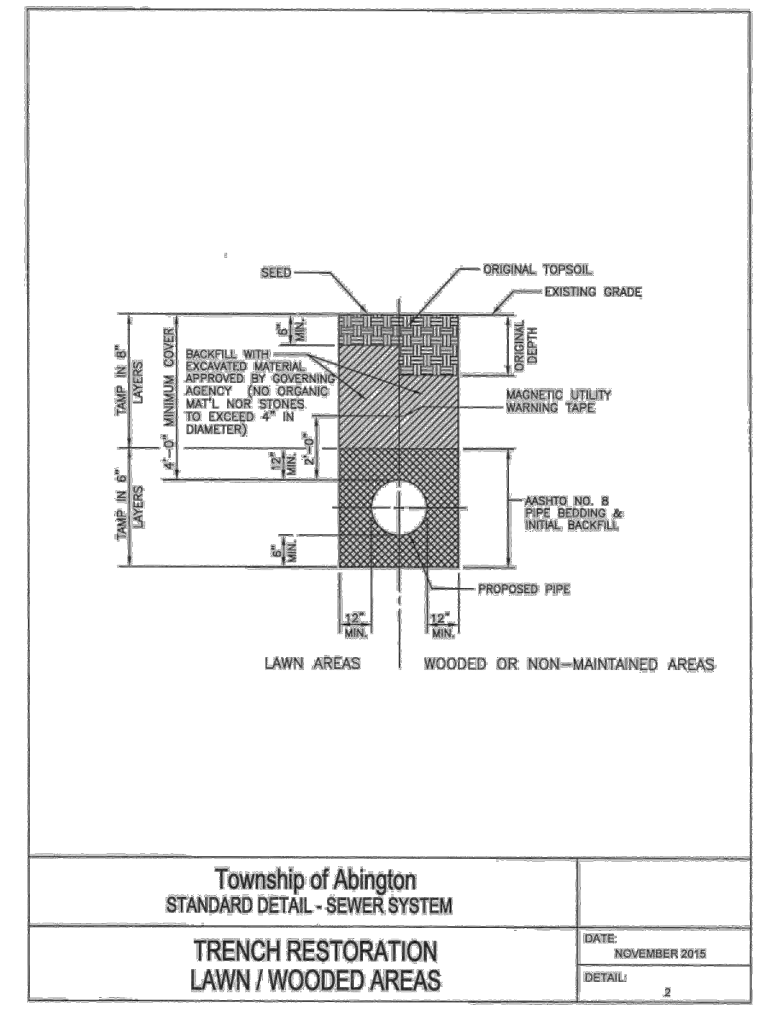
20' PRE-CAST TAPERED CONCRETE MONUMENT DETAIL
NOT TO SCALE

- NOTES:
1. 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.
 2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 3. 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.
 4. SEE RC-50M FOR PLAIN CURB SLOPED TOP TREATMENT AT THE END OF STRUCTURES.
 5. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

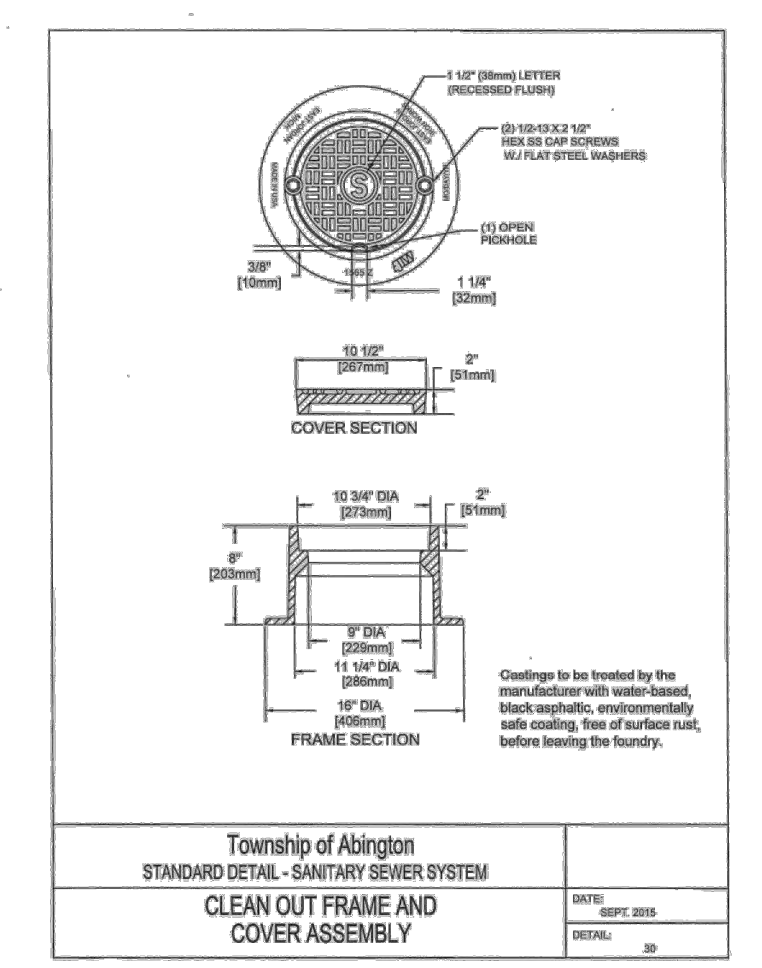
PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



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

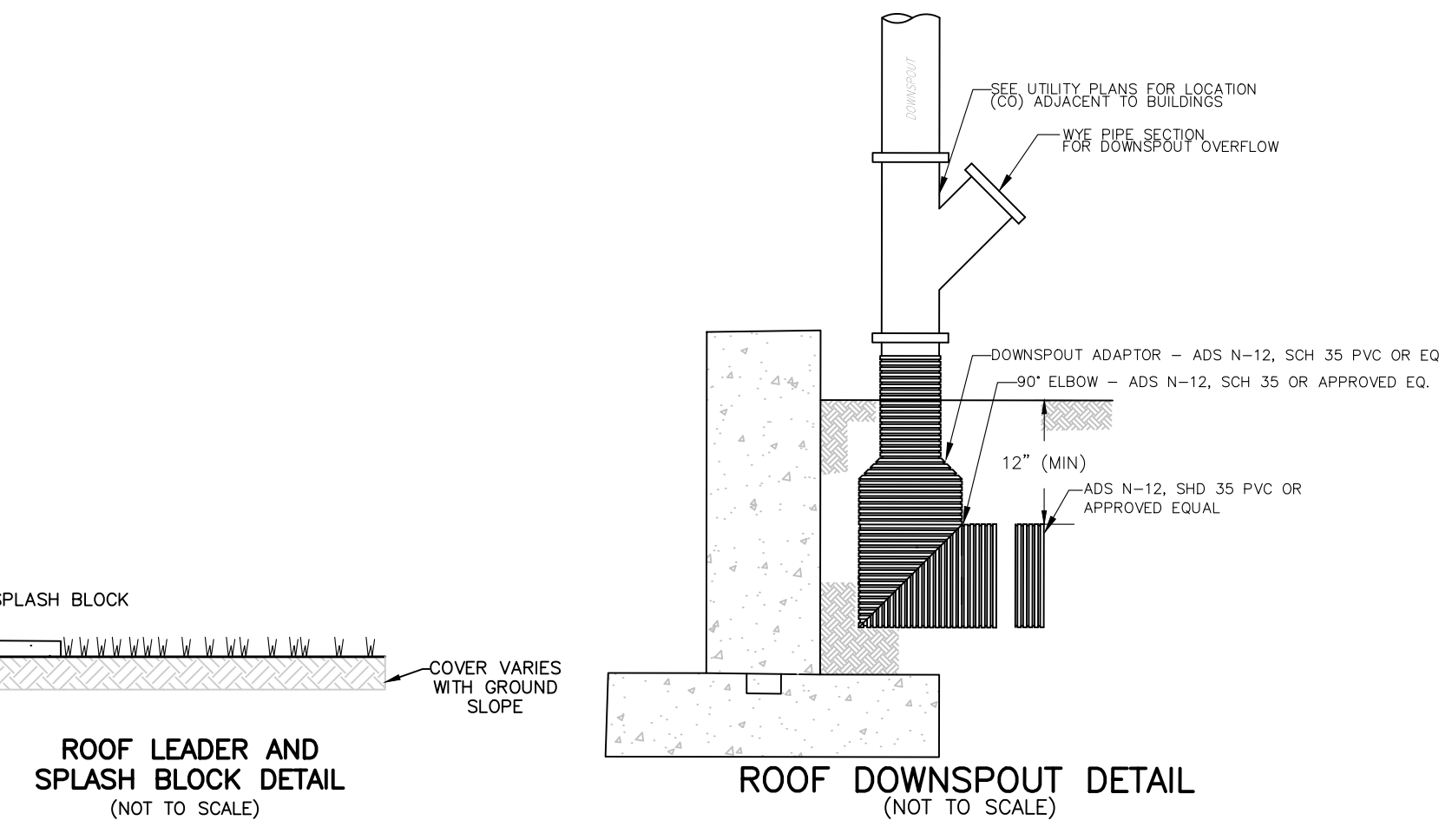


Township of Abington
STANDARD DETAIL - SEWER SYSTEM
TRENCH RESTORATION
LAWN / WOODED AREAS



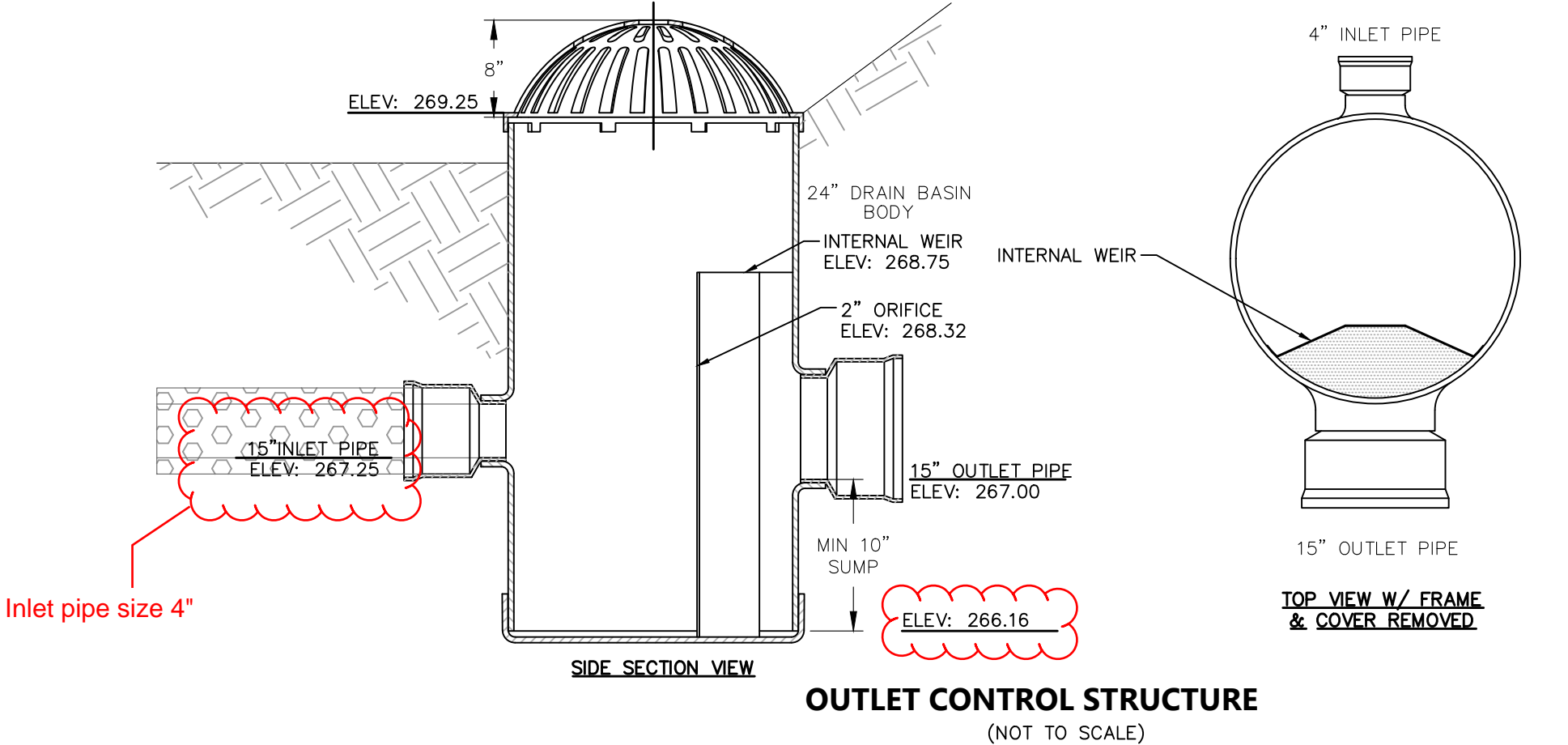
Township of Abington
STANDARD DETAIL - SANITARY SEWER SYSTEM
CLEAN OUT FRAME AND
COVER ASSEMBLY

SANITARY DETAILS
NOT TO SCALE

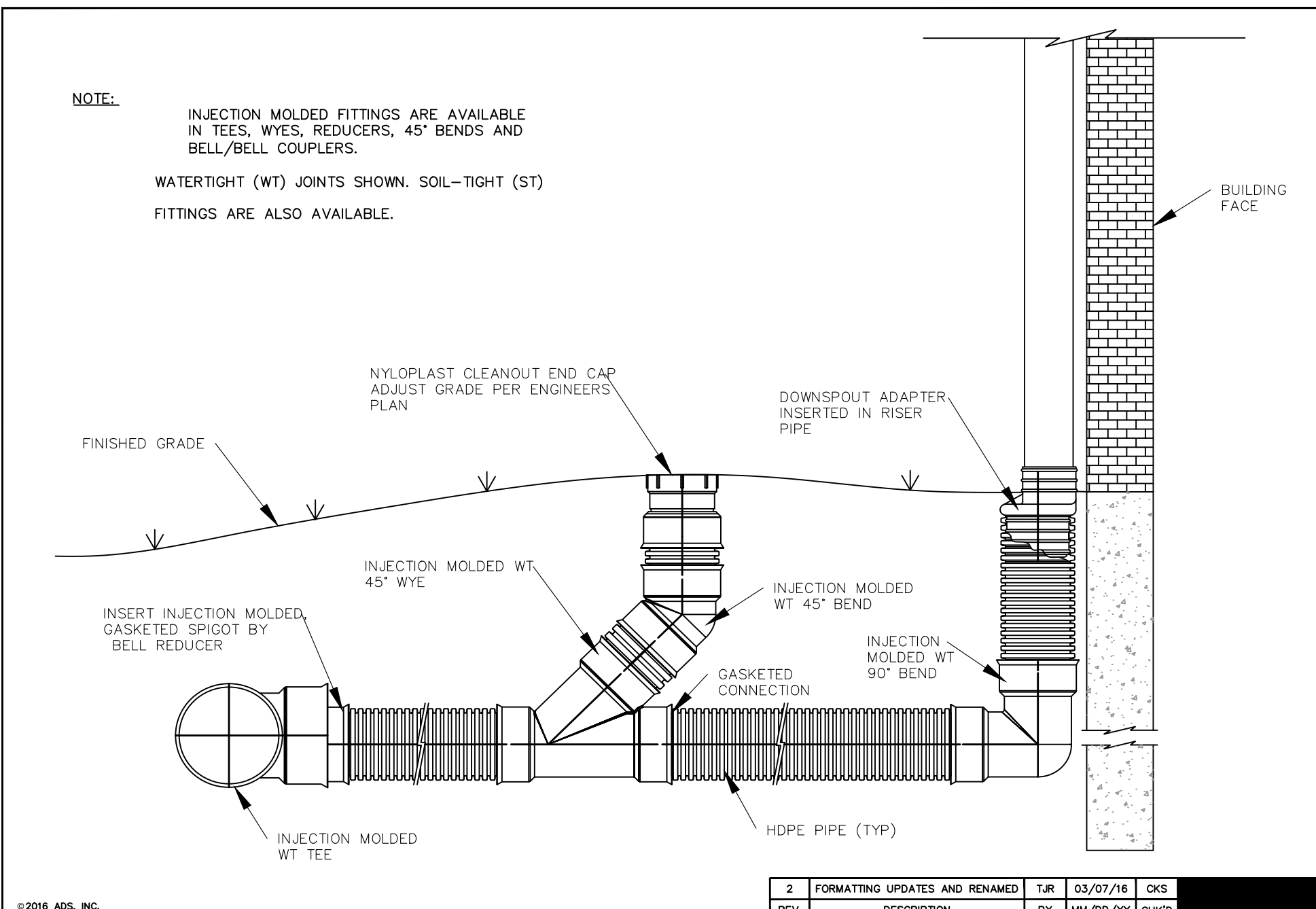


ROOF LEADER AND
SPLASH BLOCK DETAIL
NOT TO SCALE

ROOF DOWNSPOUT DETAIL
NOT TO SCALE

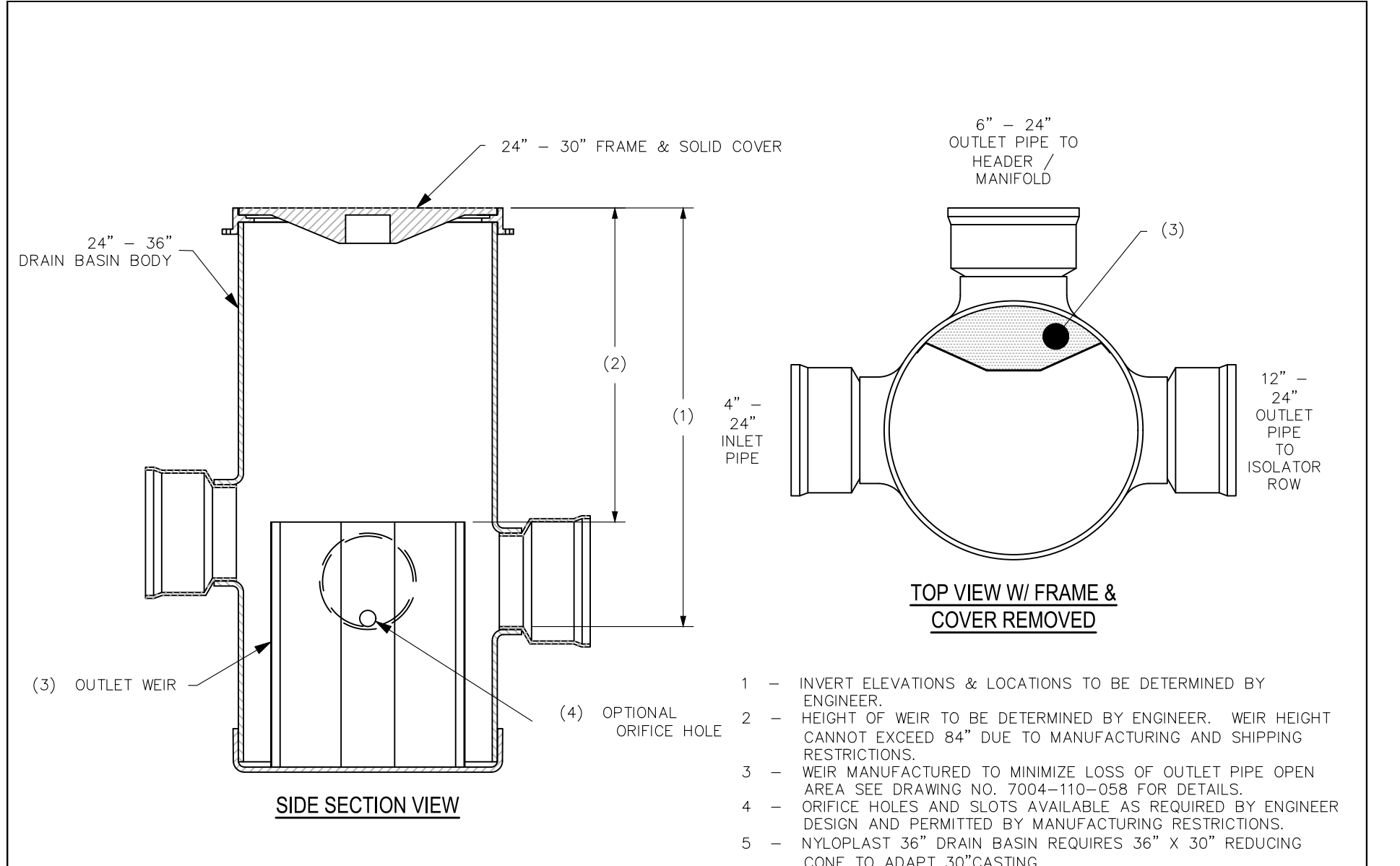


OUTLET CONTROL STRUCTURE
NOT TO SCALE



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

ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO EXACTLY REPRODUCE THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEED THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

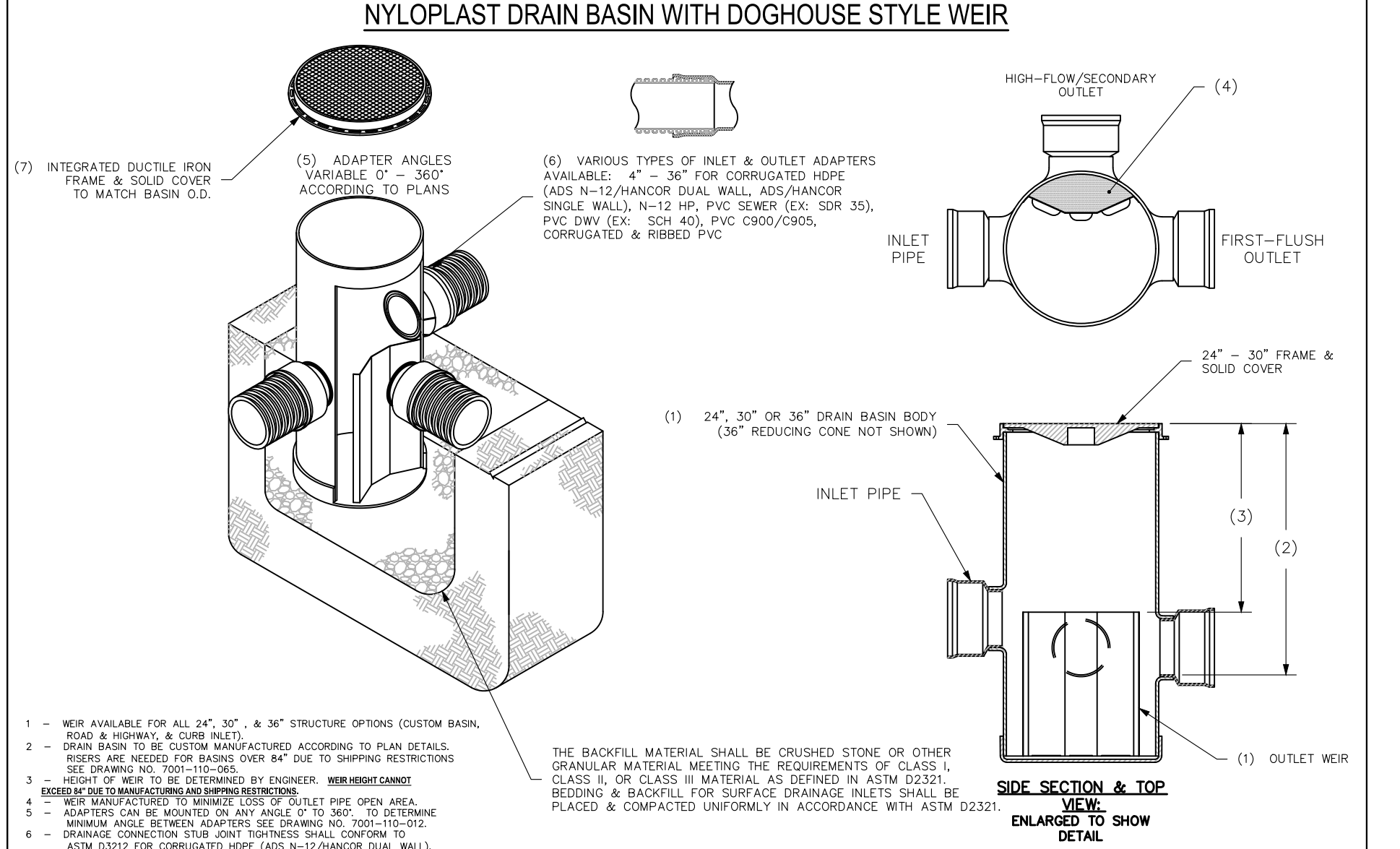


SIDE SECTION VIEW

TOP VIEW W/ FRAME &
COVER REMOVED

- 1 - INVERT ELEVATIONS & LOCATIONS TO BE DETERMINED BY ENGINEER.
- 2 - HEIGHT OF WEIR TO BE DETERMINED BY ENGINEER. WEIR HEIGHT CANNOT EXCEED 84" DUE TO MANUFACTURING AND SHIPPING RESTRICTIONS.
- 3 - WEIR MANUFACTURED TO MINIMIZE LOSS OF OUTLET PIPE OPEN AREA. SEE DRAWING NO. 7004-110-058 FOR DETAILS.
- 4 - ORIFICE HOLES AND SLOTS AVAILABLE AS REQUIRED BY ENGINEER DESIGN AND PERMITTED BY MANUFACTURING RESTRICTIONS.
- 5 - NYLOPLAST 36" DRAIN BASIN REQUIRES 36" X 30" REDUCING CONE TO ADAPT 30" CASTING.

DATE	10-24-20	DRAWN BY	EBK	MATERIAL	NYLOPLAST
DATE	09-22-20	REVISOR	MNH	PROJECT NO.	NYLOPLAST
DATE	09-22-20	REVISOR	MNH	PROJECT NO.	NYLOPLAST
DWG SIZE	A	SCALE	1:16	SHEET	1 OF 1
DWG NO.	7004-110-007	REV	G	TITLE	TYPICAL DRAIN BASIN WITH WEIR FOR STORMTIECH



SIDE SECTION & TOP VIEW

ENLARGED TO SHOW
DETAIL

- 1 - WEIR AVAILABLE FOR ALL 24", 30", & 36" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLETS).
- 2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7004-110-058.
- 3 - HEIGHT OF WEIR TO BE DETERMINED BY ENGINEER. WEIR HEIGHT CANNOT EXCEED 84" DUE TO MANUFACTURING AND SHIPPING RESTRICTIONS.
- 4 - WEIR MANUFACTURED TO MINIMIZE LOSS OF OUTLET PIPE OPEN AREA. SEE DRAWING NO. 7004-110-058 FOR DETAILS.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE OF TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS. SEE DRAWING NO. 7004-110-058.
- 6 - DRAINAGE CONNECTOR SUB JOINT THICKNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL).
- 7 - FRAMES, GRATES, COVERS, WOODS & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A246 GRADE 45. SEE DRAWING NO. 7004-110-058.
- 8 - 36" DRAIN BASIN REQUIRES 30" X 30" REDUCING CONE. SEE DRAWING NO. 7004-110-058.
- 9 - ADAPTERS CANNOT BE USED IN 30" WEIR STRUCTURES AS THE WEIR MAY BECOME HAZARDOUS WHILE OPERATING AND DURING THE STRUCTURE.

DATE	05-10-16	DRAWN BY	EBK	MATERIAL	NYLOPLAST
DATE	10-14-20	REVISOR	MNH	PROJECT NO.	NYLOPLAST
DATE	10-14-20	REVISOR	MNH	PROJECT NO.	NYLOPLAST
DWG SIZE	A	SCALE	1:40	SHEET	1 OF 1
DWG NO.	7004-110-008	REV	H	TITLE	DRAIN BASIN WITH DOGHOUSE WEIR QUICK SPEC INSTALLATION DETAIL

PIPE DIAM.	MIN. TRENCH WIDTH		MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*	
	MIN.	MAX.	SURFACE LIVE LOADING CONDITION	HEAVY CONSTRUCTION
4"	21"	23"	12"	18"
6"	23"	25"	12"	18"
8"	25"	27"	12"	18"
10"	27"	29"	12"	18"
12"	29"	31"	12"	18"
15"	31"	33"	12"	18"
18"	33"	35"	12"	18"
24"	35"	37"	12"	18"
30"	37"	39"	12"	18"
36"	39"	41"	12"	18"
42"	41"	43"	12"	18"
48"	43"	45"	12"	18"
60"	45"	47"	12"	18"
72"	47"	49"	12"	18"
84"	49"	51"	12"	18"
96"	51"	53"	12"	18"
108"	53"	55"	12"	18"
120"	55"	57"	12"	18"

REV.	DESCRIPTION	DATE	BY	CHKD.
1	INITIAL BACKFILL	04/22/20	JAB	EBK
2	FORMATTING UPDATES AND RENAMED	03/07/16	TJR	EBK
3	REVISIONS	03/07/16	EBK	EBK
4	REVISIONS	03/07/16	EBK	EBK
5	REVISIONS	03/07/16	EBK	EBK
6	REVISIONS	03/07/16	EBK	EBK



REV.	DESCRIPTION	DATE	BY	CHKD.
1	PER TOWNSHIP ENGINEER REVIEW LETTER	05/23/25	SDC	05/23/25
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			
11	REVISED			
12	REVISED			
13	REVISED			
14	REVISED			
15	REVISED			
16	REVISED			
17	REVISED			
18	REVISED			
19	REVISED			
20	REVISED			

SERIAL NO. 20242142504

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811

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PLAN NOTATION
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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

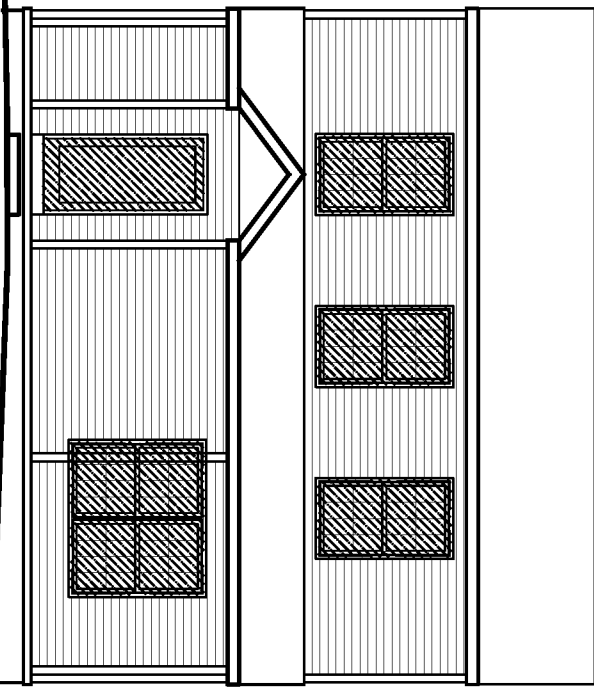
DATE: FEBRUARY 14, 2025
SCALE: AS NOTED
DESIGNED BY: JEM
DRAWN BY: ENP / JEM
CHECKED BY: SDC
JOB NUMBER: 2403-A

APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

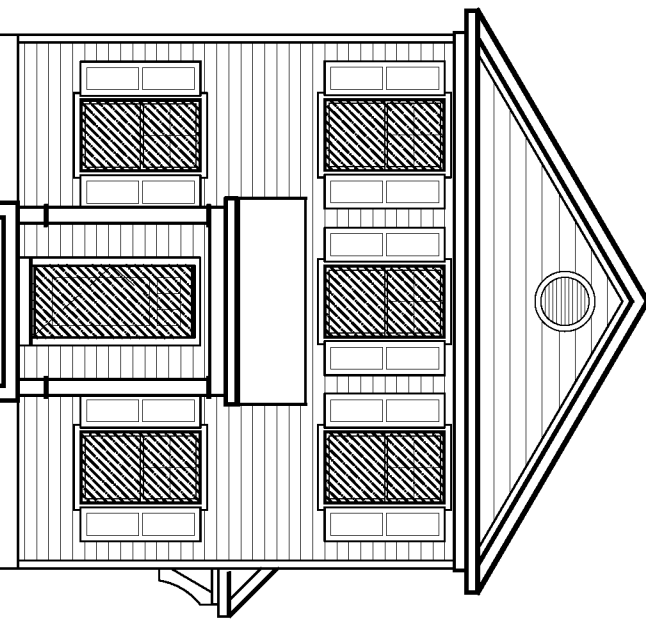
8 of 8

OPENINGS-TO-WALLS RATIO: 23.8% FENESTRATION



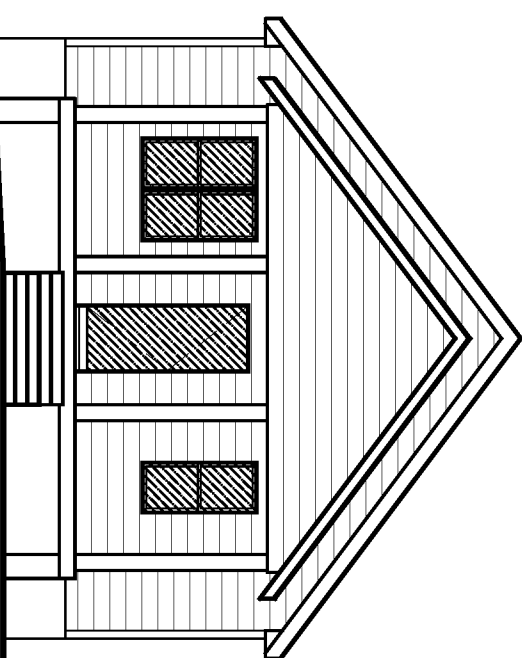
1514 FAIRVIEW AVENUE

REFERENCE HOUSES AVERAGE RATIO = 18.4%
PROPOSED OPENINGS-TO-WALLS RATIO = 18.2%



1526 FAIRVIEW AVENUE

OPENINGS-TO-WALLS RATIO: 13.3% FENESTRATION

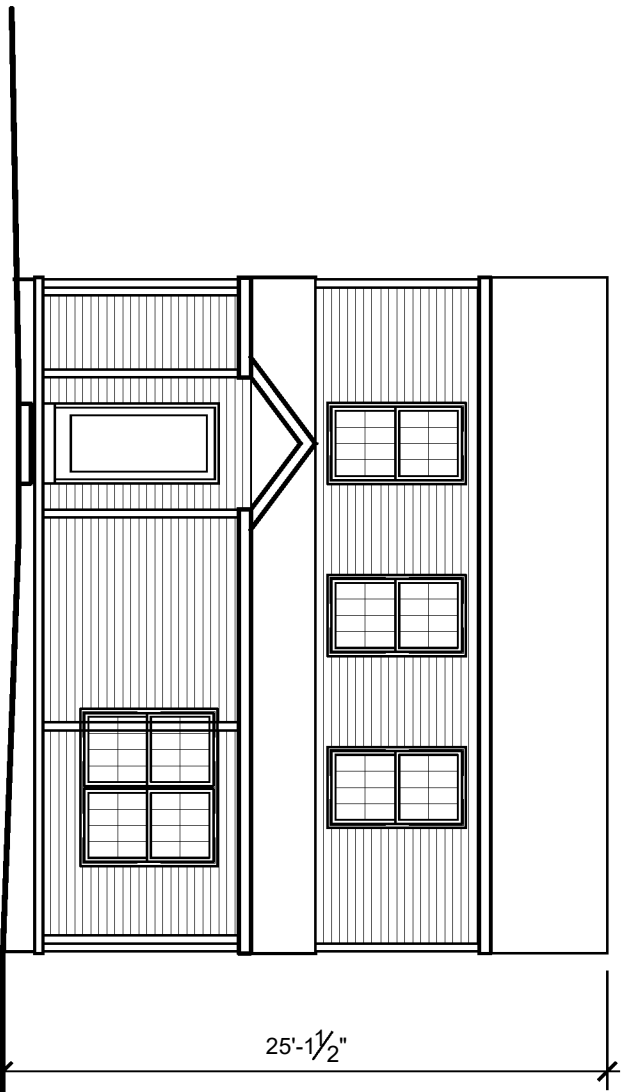


1526 FAIRVIEW AVENUE

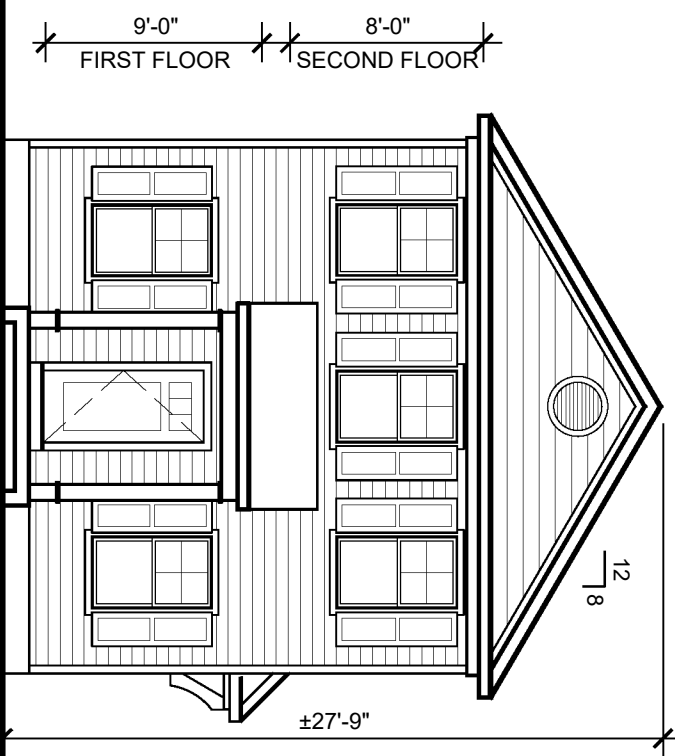
1 H-7 INFILL DEVELOPMENT OPENINGS-TO-WALLS RATIO REQUIREMENT

SCALE: 1/8" = 1'-0"

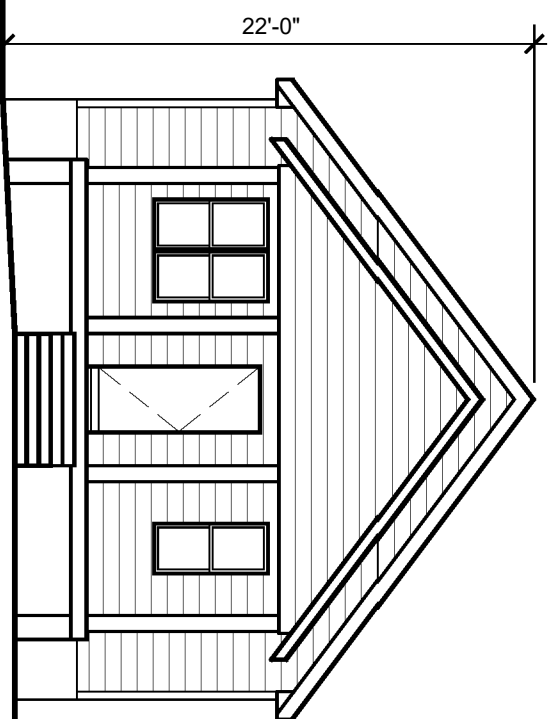
REFERENCE HOUSES AVERAGE HEIGHT = 23'-6"
20% TOLERANCE ABOVE AVERAGE = 28'-2"



1514 FAIRVIEW AVENUE



1526 FAIRVIEW AVENUE



1526 FAIRVIEW AVENUE

2 H-7 INFILL DEVELOPMENT HEIGHT REQUIREMENT

SCALE: 1/8" = 1'-0"

REV.#	REV. Date	REV. Notes
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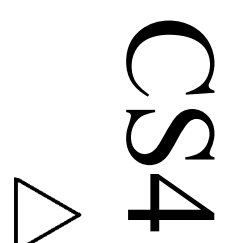
Do not scale drawings

PA Registration: RA015197X

phillips | associates
 architects / interiors / planners
 87 East Butler Avenue Amber, PA 19002 p:215.646.7878 www.pa-arch.com
30 MAY 2025 - PROGRESS

PROJECT NO: 024 099
 DRAWN BY: CSY
 DATE:
 SCALE: AS NOTED

ABH Builders, Inc
NEW SINGLE FAMILY HOUSE
 1526 FAIRVIEW AVE
 WILLOW GROVE, PA 19090
DEVELOPMENT REQUIREMENTS





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.





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.