

# **ABINGTON TOWNSHIP**

**SEPTEMBER 11, 2025**



**BOARD OF COMMISSIONERS  
WORKING SESSION**



# TOWNSHIP OF ABINGTON

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## BOARD OF COMMISSIONERS WORKING SESSION

### **A G E N D A** **September 11, 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://us06web.zoom.us/j/88216803878>. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 882-1680-3878 when prompted

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#### **CALL TO ORDER**

#### **CONSIDER APPROVAL OF MINUTES**

- a. Motion to approve the Minutes from the Working Session of August 14, 2025.

#### **PUBLIC COMMENT ON AGENDA ITEMS**

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

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

#### **ADJOURNMENT**

## **BOARD POLICY ON PUBLIC PARTICIPATION**

### **For Information Purposes Only**

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

Each commenter shall:

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

The stated Working Session of the Board of Commissioners of the Township of Abington was held on Thursday, August 14, 2025 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

**CALL TO ORDER:** 8:08 p.m.

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

Also Present: Assistant Township Manager Wehmeyer  
Township Solicitor Clarke

**CONSIDER APPROVAL OF MINUTES:**

President Hecker made a MOTION, seconded by Commissioner Spiegelman to approve the minutes from the Working Session of June 12, 2025.

MOTION was ADOPTED 11-0.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Update on American Rescue Plan Act (ARPA) funding Parks and Recreation Field Improvements and Pavilions:

Ms. Ashley McIlvaine, Assistant Township Manager, said we are providing an update on ARPA funds that were committed back on November 14, 2024, when a Memorandum of Understanding was approved outlining some of the projects that can be done with the remaining ARPA dollars.

We are still working on field renovations and pavilions, and this is an update on the plan as well as the plan moving forward.

We engaged Carroll Engineering to help evaluate the parks, prepare preliminary cost estimates and will help us work through the bidding process for the field renovations and pavilion projects. We need to spend the ARPA funds by 12/31/26 and we will spend every dollar to make our parks the best they can be.

The anticipated schedule for field improvements was presented, and in October, we will bring an authorization to bid and then a motion to award in December with construction of field improvements to begin between January and April 2026.

The schedule for pavilions and trails will be in February and then we will come before the Board for an authorization to bid and then a motion to award contracts in April. Construction of lands and trails will be from May through August 2026.

We are committed to stretching these dollars as far as possible, so the improvements of demolition of fences, removal of bleachers, and concrete pads will be done in-house.

Ms. Jessica Tholey, Director of Parks and Recreation, presented an overview of the previous improvements that have been made as well as proposed improvements as follows:

**Alverthorpe Park** – Backstops, bleachers, field benches, pavilion rehabilitation.

**Ardsley Community Park** – Backstops, bleachers, field benches.

**Ardsley Park** – Backstops, bleachers, field benches, dugouts, soccer field reestablishment.

**Conway Park** – Backstops.

**Crestmont Park** – Backstops, bleachers, field benches, dugouts, lighting.

**Ethel Jordan Park** – Backstops, bleachers, field benches, park benches, sunscreens, trash cans.

**Hallowell Park** – Backstops, bleachers, field benches, realignment of fields.

**North Hills/Dougherty Park** – Backstops, bleachers, field benches, dugouts, gazebo replacement.

**Penbryn Park** – Backstops, bleachers, field benches, shade screens, picnic benches, trash cans.

**Roslyn Park** – Backstops, bleachers, field benches, soccer field reestablishment, pavilion, picnic tables.

**Roychester Park** – Backstops, bleachers, field benches, retaining wall, relocation of fields, lighting.

**Rubicam Park** – Pavilion, picnic tables.

President Hecker asked for any comments from Commissioners.

Commissioner Rothman clarified that Field C at Alverthorpe Park has not been identified for new dugouts. Is that correct?

Ms. Tholey replied not as of now.

Commissioner Rothman continued that they are falling apart and dangerous.

Commissioner Young-Gertz asked will the plans for Rockwell Park impact the hill used for sledding?

Ms. Tholey replied no. The retaining wall will be along the first baseline of the lower field, which has a very steep hill.

Commissioner Winegrad clarified that the timing for bids for field renovations will be by October. Is that correct?

Ms. Tholey replied yes.

Commissioner Winegrad questioned whether there will be a certain amount allocated per field, and the scope for Carol Engineering seems to be a lot.

Ms. McIlvaine replied staff from Parks and Recreation have identified and prioritized the needs of all the fields. When we receive the bids, we will be looking for recommendations from the Parks and Recreation Department as well as the Board of Commissioners. We are still trying to strategically craft the bids with Carroll Engineering, and add-ons will be part of the bid as options, if we have enough funds.

Commissioner Laney-Martin asked has the actual location for the pavilion at Rubicam Park been decided?

Ms. Tholey replied Carroll Engineering reviewed the location and provided some guidelines as to where they felt an appropriate place and size of the pavilion would be as well as how many tables would fit.

#### Discussion of the Abington Township Solid Waste Disposal Services Bid and Refuse Program:

Mr. Mike Jones, Director of Public Works, said the current vendor is Reworld for the Township's solid waste disposal and they haul Abington's refuse using their equipment for disposal at their facility. The contract extension was approved by the Board in June, and it expires October 2025. Currently, we are paying \$79.35 per ton and the township averages 18,500 tons.

Bid option one: Township hauls to an outside facility.

Bid option two: Successful bidder hauls to their facility.

Three responsible bidders provided bids as presented.

Option 1 - Township Direct Haul - Reworld at \$60.00 per ton for a total cost of \$1,110,000.00 in year 1.

Option 2 – Bidder hauls and Township operates transfer station - \$95.00 per ton for a total of \$1,757,500.00 in year 1.

Refuse budget –

Mr. Jones said for the past 10 years, the refuse fee has not been increased, and with the fluctuating recycling market, some years we had additional funding, and other years, we took a loss. We have 18 refuse trucks, three of the 18 are within the average life span. Anticipated operational costs and capital needs were presented.

Refuse Budget & Fee Impact for Residents:

2026 Rate Option 1:

95-gallon \$375

65-gallon \$348

35-gallon \$320

2026 Rate Option 2:

95-gallon \$400

65-gallon \$373

35-gallon \$345

If we increase the fee by \$100 per household with the Township hauling, we will be able to put money aside for capital purchases because as of now we are at a deficit. If we increase the fee to \$125 per household there will be no service changes to how we operate today.

We will come back before the Board of Commissioners in September with a recommendation to meet our deadline for the expiration date of the current contract.

President Hecker said we will need to take action in September as the contract ends in October, and we will need to consider the options that will be economically viable as well as continue to the level of service the residents expect. If we go with Option 1, he wants to be sure that we will have recycling service on all holidays as we do today.

Commissioner Rothman questioned whether there is an option for residents to not have to incur a \$100-\$125 fee increase.

Mr. Jones replied no. We have not raised rates for the past 10 years because we had a favorable bid back then.

Commissioner Winegrad said regardless of options 1 or 2, we are still looking to set aside \$1.2 million for new trucks. Is that correct?

Mr. Jones replied with the increase; yes, we will be able to put that money into capital to purchase the trucks that we need.

Commissioner Winegrad said with the new contract, are we still within budget for the rest of this year?

Mr. Jones replied yes.

Commissioner Schreiber questioned whether this would affect the transfer station.

Mr. Jones replied Option 1 does. We would no longer be operating a transfer station.

Commissioner Spiegelman asked when the last time refuse fees were raised.

Mr. Jones replied in 2015.

President Hecker asked for any public comment.

Lora Lehmann, resident, expressed concern that the Boy Scout Preserve was not on the list, which is in “horrendous” shape, so please add it. It is a nature reserve and not a sports arena, but something needs to be done. Also, she asked for the budget documents to be presented before the presentation.

**ADJOURNMENT:** 9:39 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary

BOARD OF COMMISSIONERS WORKING  
SESSION

AGENDA ITEM

September 11, 2025

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes ☐ No ☐

PUBLIC BID REQUIRED

Cost > \$20,100

Yes ☐ No ☐

AGENDA ITEM:

LD-25-01 - 1526 Fairview Avenue

EXECUTIVE SUMMARY:

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

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

PREVIOUS BOARD ACTIONS:

8-26-25 - Planning Commission Meeting

RECOMMENDED BOARD ACTIONS:

Presentation of 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 (2<sup>nd</sup> 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:
  - o 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:
  - o A description of the Stormwater Blanket Easement shall be provided on the plan.
  - o The location of the emergency spillway shall be provided on the plan.
  - o Add flow dissipator or rip-rap apron for the downspout discharge pipe into the raingarden.
  - o 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:
  - o Plan is indicating two cleanout fittings on the two 45 degree elbows. A cleanout should not be located at the same point into the sewer line as any other fitting. There is only the need for one cleanout fitting, which should be located in the grass area adjacent to the driveway apron.
  - o 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**  
Applicant signature

2/17/2025

Date

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

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## V. SUBMISSION

### APPLICATION CHECKLIST

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

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

## VI. SIGNATURE

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

**Arthur B. Herling III**

2/17/2025

Signature of Applicant

Date

Signature of Property Owner (if different than applicant)

Date



**THE FOLLOWING IS FOR INTERNAL USE ONLY:**

**PAYMENT**

\_\_\_\_ Application Fee      Amount: \$ \_\_\_\_\_      Check No.: # \_\_\_\_\_

\_\_\_\_ Review Escrow Fee      Amount: \$ \_\_\_\_\_      Check No.: # \_\_\_\_\_

**DECISION INFORMATION**

Approval \_\_\_\_\_ Denial \_\_\_\_\_ Decision Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## PLANNING PROCESS EXTENSION AGREEMENT

FOR

ABH Builders, Inc. - APN: 300018860001

PROJECT NAME

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

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

Signed: DocuSigned by:  
**Arthur B. Herling III** 2/17/2025  
A44B32E5D8CE4D4 Date: \_\_\_\_\_  
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**  
A44832E508CE4D4

Signed: \_\_\_\_\_ Date: 2/17/2025

Applicant



July 11, 2025

ABINT130042

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

**RE: LD-25-01 – 1526 Fairview Avenue**  
**PARID: 30-00-18860-00-1/ TMID: 30196 017**  
**Preliminary/Final Major Subdivision & Land Development Plans Review (2<sup>nd</sup> 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  |
|------------------------------------------------|----------|---------------|----------|
| <b>Land Development Plans</b>                  |          |               |          |
| 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 |
| <b>Stormwater Management</b>                   |          |               |          |
| Stormwater Management Narrative & Calculations | 29 Pages | February 2025 | May 2025 |

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

#### **CHAPTER 146** **SUBDIVISION & LAND DEVELOPMENT COMMENTS**

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

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

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

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

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

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

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

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

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

#### **CHAPTER 142** **STORMWATER MANAGEMENT COMMENTS**

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

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

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

#### **GENERAL COMMENTS**

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

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

#### **ADDITIONAL COMMENTS**

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

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

accordingly to be consistent.

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

**We have received the following documents/permits/reviews:**

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

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

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

**SUMMARY**

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

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

Sincerely,

**PENNONI ASSOCIATES INC.**



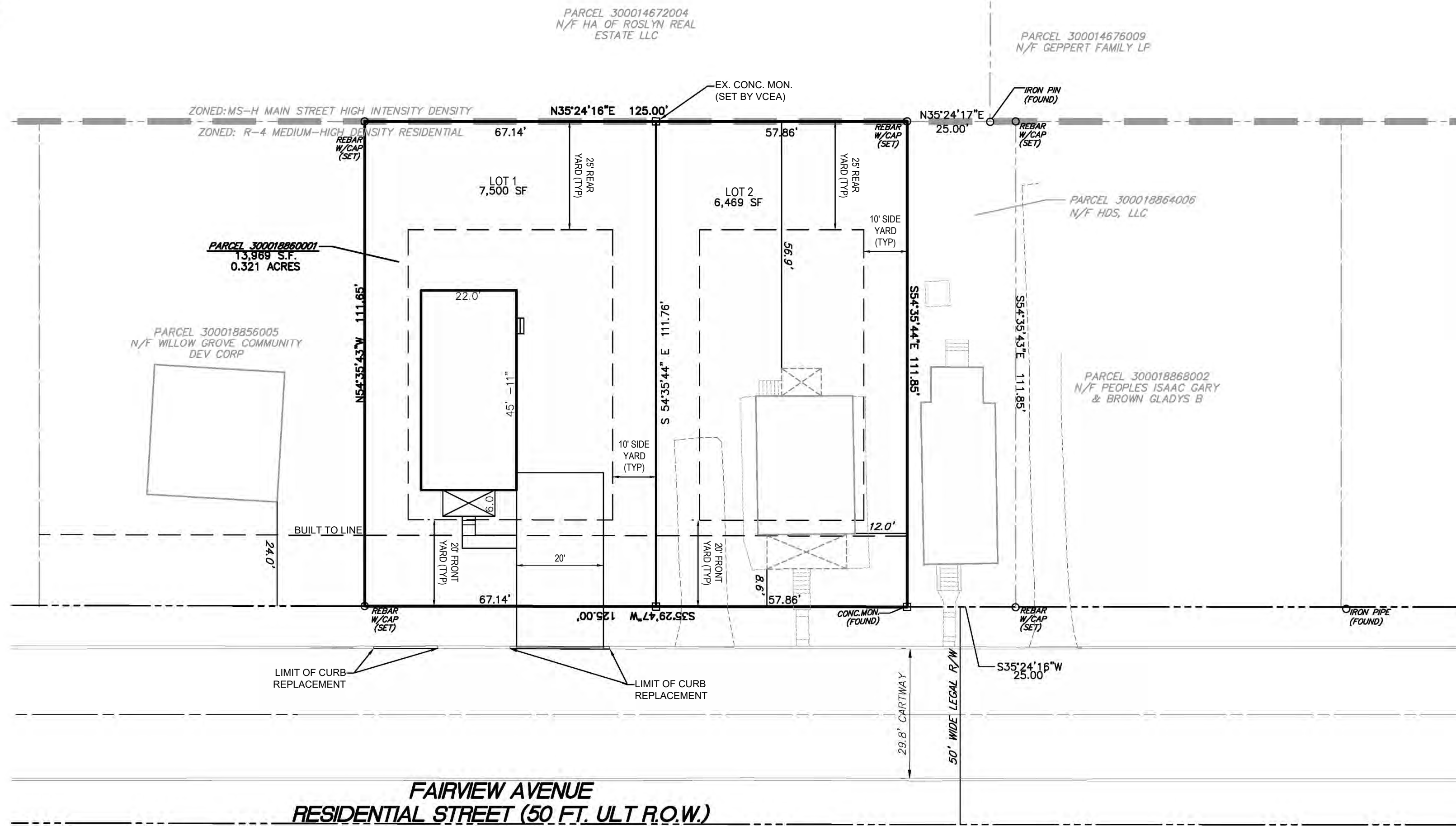
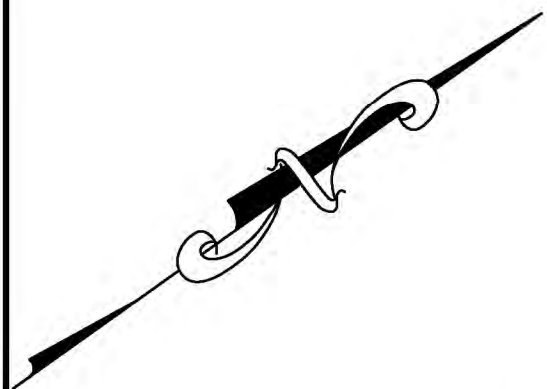
Khaled R. Hassan, PE  
Township Engineer

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

# LD-25-01 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLANS

## FOR

### ABH BUILDERS, INC. - APN: 3000018860001



#### ZONING DATA:

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

|                                           | REQUIRED | EXISTING               | PROPOSED  |
|-------------------------------------------|----------|------------------------|-----------|
| MIN. LOT AREA                             | 7,500 SF | 13,969 SF              | 7,500 SF  |
| MIN. LOT WIDTH                            | 50 FT.   | 125 FT.                | 67.1 FT.  |
| MIN. LOT DEPTH                            | 100 FT.  | 111.7 FT.              | 111.7 FT. |
| MIN. YARDS                                |          |                        |           |
| FRONT                                     | 20 FT.   | 8.6 FT. <sup>(2)</sup> | 20.9 FT.  |
| SIDE                                      | 10 FT.   | 12 FT.                 | 14.3 FT.  |
| REAR                                      | 25 FT.   | 56.9 FT.               | 56.9 FT.  |
| MAX. BUILDING AREA                        | 40%      | 7%                     | 15%       |
| MAX. IMPERVIOUS COVERAGE                  | 55%      | 12%                    | 25%       |
| MIN. GREEN AREA                           | 45%      | 88%                    | 75%       |
| MAX. BLDG. HEIGHT                         | 35 FT.   | <35 FT.                | 22 FT.    |
| MAX. BLDG. LENGTH                         | 100 FT.  | <100 FT.               | 48.2 FT.  |
| MIN. SEPARATION FOR RESIDENTIAL DWELLINGS | 20 FT.   | 15 FT. <sup>(2)</sup>  | 15 FT.    |
| MIN. OPEN SPACE                           | N/A      | 0 SF                   | 0 SF      |

#### BUILDING AREA CALCULATION:

|                            |                            |
|----------------------------|----------------------------|
| EXISTING:                  | 916 SF                     |
| 916 SF/13,969 SF = 7%      |                            |
| PERMITTED: 40% OF LOT AREA |                            |
| LOT 1                      | 7,500 SF x 0.40 = 3,000 SF |
| LOT 2                      | 6,469 SF x 0.40 = 2,587 SF |
| PROPOSED:                  |                            |
| LOT 1: 1,082 SF            | LOT 2: 916 SF              |
| 1,082 SF/7,500 SF = 14%    | 916 SF/6,469 SF = 14%      |

PERMITTED FOR INFILL DEVELOPMENT (LOT 1 ONLY):  
REFERENCE HOUSES:  
NORTHEAST (LOT 2): 916 SF  
SOUTHWEST: 896 SF  
AVERAGE HOUSE SIZE: 906 SF  
PERMITTED NEW HOUSE SIZE: 725 SF TO 1,087 SF

PROVIDE  
SIGNATURE BLOCK FOR TOWNSHIP ENGINEER

#### IMPERVIOUS SURFACE CALCULATION:

|                          |          |
|--------------------------|----------|
| EXISTING:                | 916 SF   |
| HOUSE                    | 309 SF   |
| WALKWAYS                 | 420 SF   |
| DRIVEWAY                 | 420 SF   |
| TOTAL                    | 1,645 SF |
| 1,645 SF/13,969 SF = 12% |          |

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

#### DENSITY CALCULATIONS: (PER ZO 2601.D.)

PERMITTED: NET LAND AREA DIVIDED BY MIN. LOT AREA PER D.U.  
13,969 SF/7,500 SF = 1.9 D.U.  
PROPOSED:  
2

#### PARKING REQUIREMENTS:

REQUIRED: 2 SPACES PER DWELLING (EXCLUSIVE OF GARAGE)  
PROPOSED:  
LOT 1  
4 SPACES (NO GARAGE PROPOSED)  
LOT 2  
2 SPACES

(1) VARIANCE GRANTED  
(2) EXISTING NONCONFORMITY

#### PROFESSIONAL ENGINEER CERTIFICATION

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

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

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

- § 602 - FIGURE 6.1, REQUIRING A LOT AREA OF 7,500 SF. A LOT AREA OF 6,469 SF IS PROPOSED FOR LOT 2.
- § 602 - FIGURE 6.1, REQUIRING A FRONT YARD SETBACK OF 20 FT. THE EXISTING FRONT YARD SETBACK IS 8.6 FT FOR LOT 2.

Indicate the condition of the approval for the above variances.

#### WAIVERS REQUESTED:

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

#### CERTIFICATION OF ACCURACY (EXISTING BOUNDARY)

I, PATRICK A. CAVANAUGH, PA PROFESSIONAL LAND SURVEYOR NO. SU-051039-E, A REGISTERED SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROJECT BOUNDARIES SHOWN HEREON REPRESENT A BOUNDARY SURVEY BY CAVANAUGH'S SURVEYING SERVICES UNDER MY IMMEDIATE SUPERVISION ON AUGUST 2, 2023, THAT THE MONUMENTATION SHOWN HEREON FOR SAID BOUNDARIES EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS PERTINENT TO SAID BOUNDARIES ARE CORRECT.

PATRICK A. CAVANAUGH, PA  
PLS NO. SU-051039-E

#### INDEX OF SHEETS

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

#### LEGEND

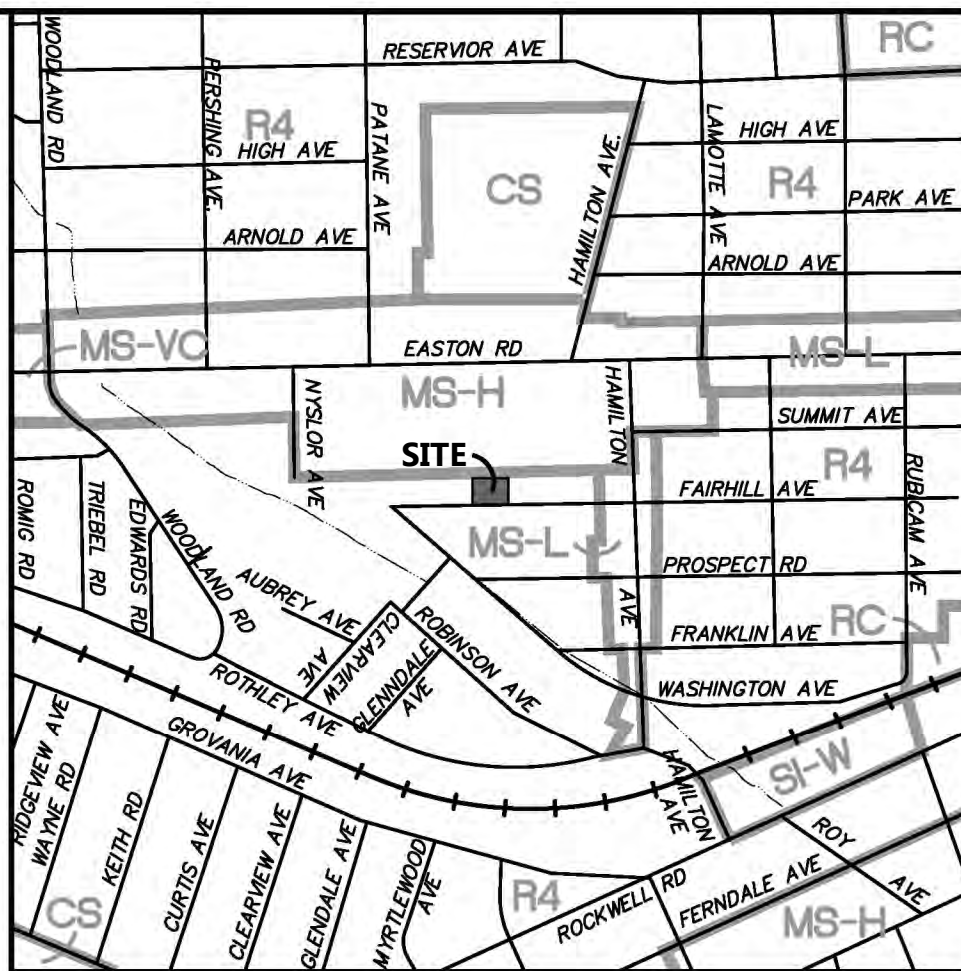
|     |                                 |
|-----|---------------------------------|
| --- | EXISTING PROPERTY LINE          |
| --- | EXISTING ADJACENT PROPERTY LINE |
| --- | EXISTING LEGAL RIGHT OF WAY     |
| --- | EXISTING ROAD CENTERLINE        |
| --- | EXISTING CURB                   |
| --- |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

#### EQUITABLE OWNER/APPLICANT:

ABH BUILDERS, INC.  
1525 FAIRVIEW AVENUE  
WILLOW GROVE, PA 19090-4804  
MAILING ADDRESS:  
775 PENNLYN-BLUEBELLE PIKE  
BLUE BELL, PA 19422  
APN 300018860001

#### SITE AREA:

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



#### LOCATION MAP

SCALE: 1" = 800'

#### 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 PA. STATE PLAN COORDINATE SYSTEM, ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
- THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C02946 AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
- PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
- STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.
- THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECYCLED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.

#### REFERENCE PLAN:

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

#### RECORD PLAN NOTES:

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

#### BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
PRESIDENT \_\_\_\_\_  
ATTEST SECRETARY \_\_\_\_\_  
ENGINEER \_\_\_\_\_

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

#### CERTIFICATION OF ACCURACY (PROPOSED)

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

#### LD-25-01 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLANS - NOT TO BE RECORD

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

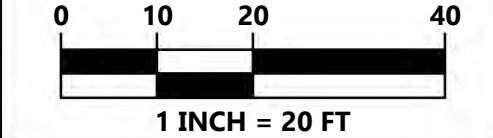
PER TOWNSHIP ENGINEER REVIEW LETTER  
OF 03/31/25

REV/DESCRIPTION AUTH DATE

SERIAL NO. 20242142504



#### GRAPHIC SCALE



PLAN NOTATION  
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER 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 18901  
WEB: WWW.VANCLEEFENGINEERING.COM  
PHONE: (717) 345-1876

RECORD PLAN  
(SHEET 1 OF 1 TO BE RECORDED)

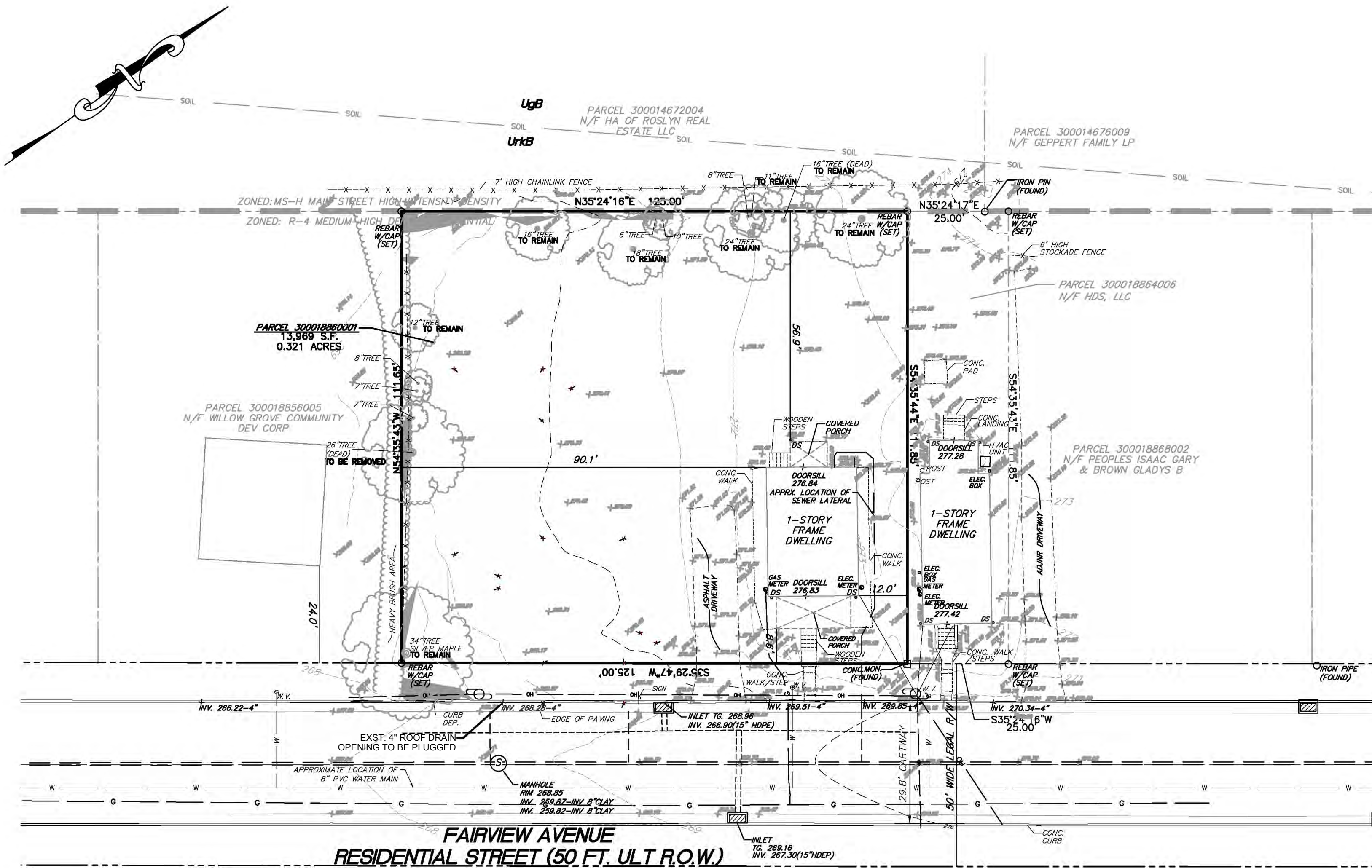
FOR  
ABH BUILDERS INC.  
APN: 3000018860001

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

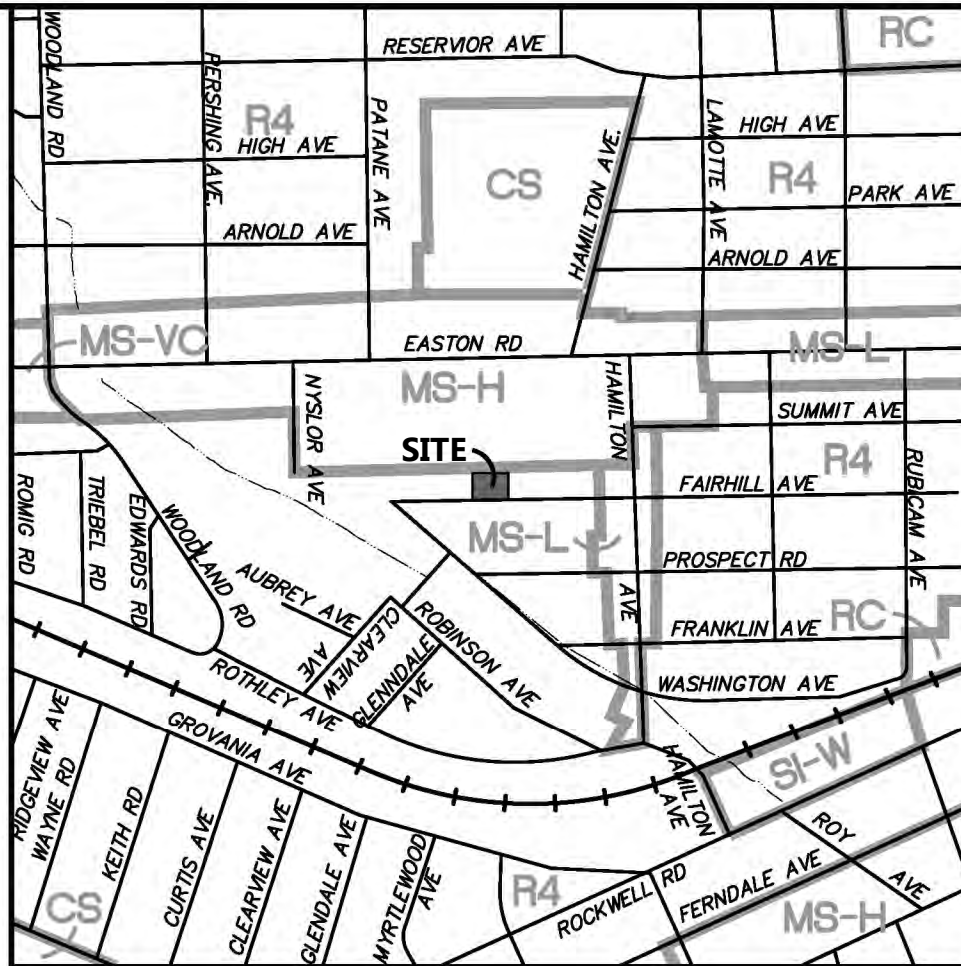
APN: 300018860001

ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

1 of 8



- LEGEND**
- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING SPOT ELEVATION
  - EXISTING FENCE
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING LEGAL RIGHT OF WAY
  - EXISTING ROAD CENTERLINE
  - EXISTING ROAD
  - EXISTING CURB
  - EXISTING EDGE OF DRIVE
  - EXISTING SIGN
  - 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" = 800'

**GENERAL NOTES:**

- THIS MAP REPRESENTS AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED NOVEMBER 14, 2023.
- 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 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.
- 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 PLAN COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- 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.
- ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
- THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294G AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
- PURSUANT TO NRCS MAPPING, THE ENTIRE SITE CONSISTS OF URBAN SOILS.
- PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.

**REFERENCE PLAN:**

PLAN ENTITLED "PLAN OF COTTAGE LOTS AT WILLOW GROVE" PREPARED BY WM.T.B. ROBERTS DATED 04/02/1947 AS RECORDED IN DEED BOOK 403, PAGE 500.

**ERSAM NOTES:**

- EXISTING STEEP SLOPES (15% OR MORE) ARE SHOWN ON THE PLAN.
- PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
- THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294G AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
- PURSUANT TO NRCS MAPPING, THE ENTIRE SITE CONSISTS OF URBAN SOILS.
- THE SITE DOES NOT CONTAIN ANY STREAMS, PONDS, AND/OR LAKES.
- 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 / HYDRIC INCLUSIONS | LOW PERMEABILITY / UNSATURATED FLOOD | 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 (UaB) | -                              | 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:**

- 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.

**EQUITABLE OWNER/APPLICANT:**

ABH BUILDERS, INC.  
1526 FAIRVIEW AVENUE  
WILLOW GROVE, PA 19380-4804  
MAILING ADDRESS:  
176 PENNSYLVANIA BELL PIKE  
BLUE BELL, PA 19422  
APN 30018860001

**SITE AREA:**

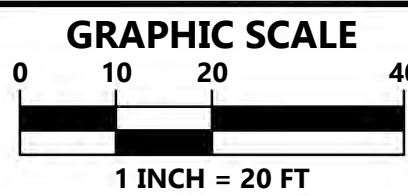
0.321 ACRES OR 13,989 SQ. FT. (NET TO LEGAL R.O.W.)

**Van Cleef**  
ENGINEERING WITH FOCUS

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

Bridges/Highways  
Construction Inspection  
Environmental  
Geotechnical/Dams  
Landscape Architecture

SERIAL NO. 20242142504



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



**EXISTING FEATURES, ERSAM PLAN, & DEMOLITION PLAN**

FOR  
**ABH BUILDERS INC.**  
APN: 3000018860001

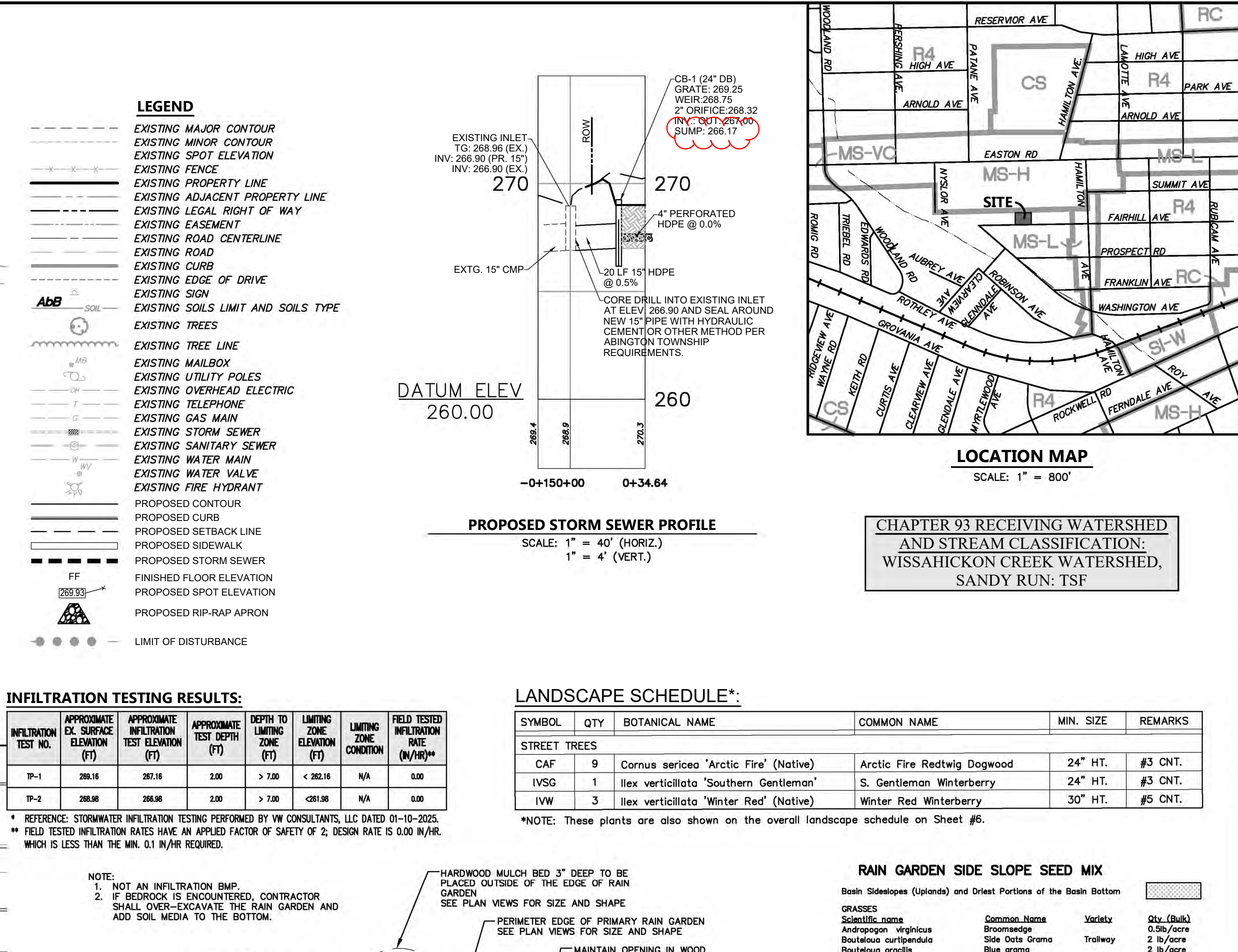
DATE: FEBRUARY 14, 2025  
SCALE: 1" = 20'  
DESIGNED BY: JEM  
DRAWN BY: ENP / JEM  
CHECKED BY: SDG  
JOB NUMBER: 2403-A

APN: 300018860001

ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

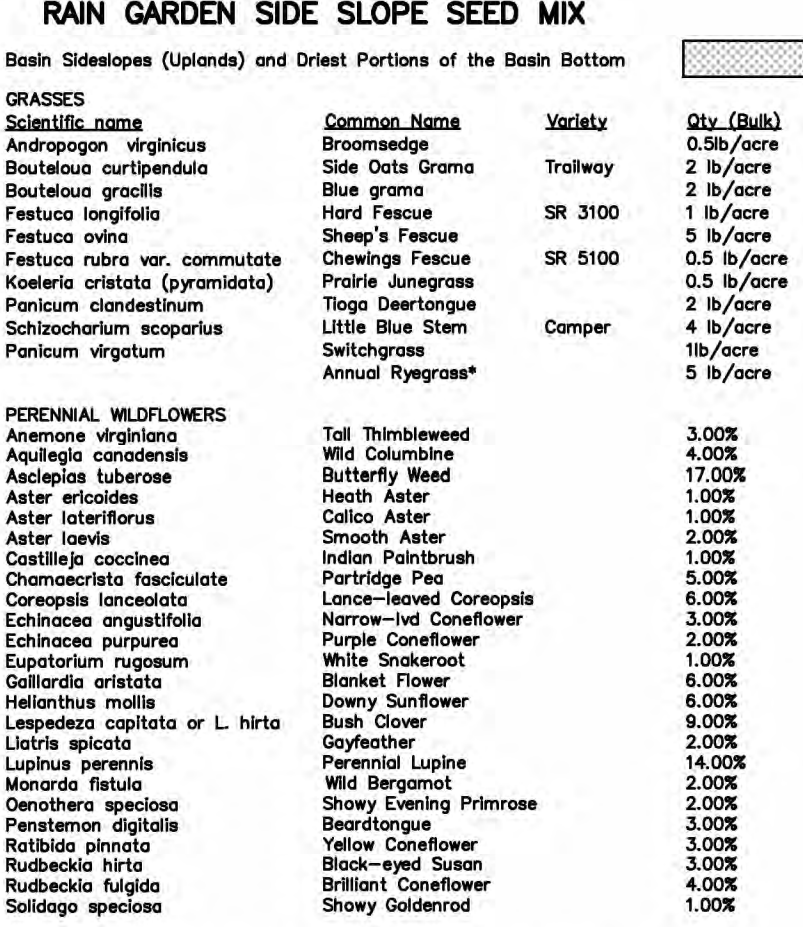
**2 of 8**





| 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 Gentlemen'  | S. Gentlemen Winterberry    | 24" HT.   | #3 CNT. |
| IWV                  | 3   | Ilex verticillata 'Winter Red' (Native) | Winter Red Winterberry      | 30" HT.   | #5 CNT. |

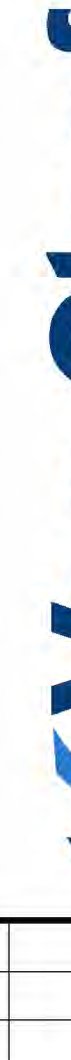
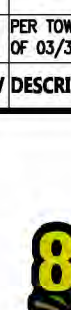
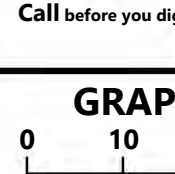
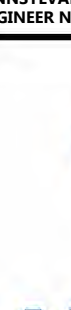
\*NOTE: These plants are also shown on the overall landscape schedule on Sheet #6.

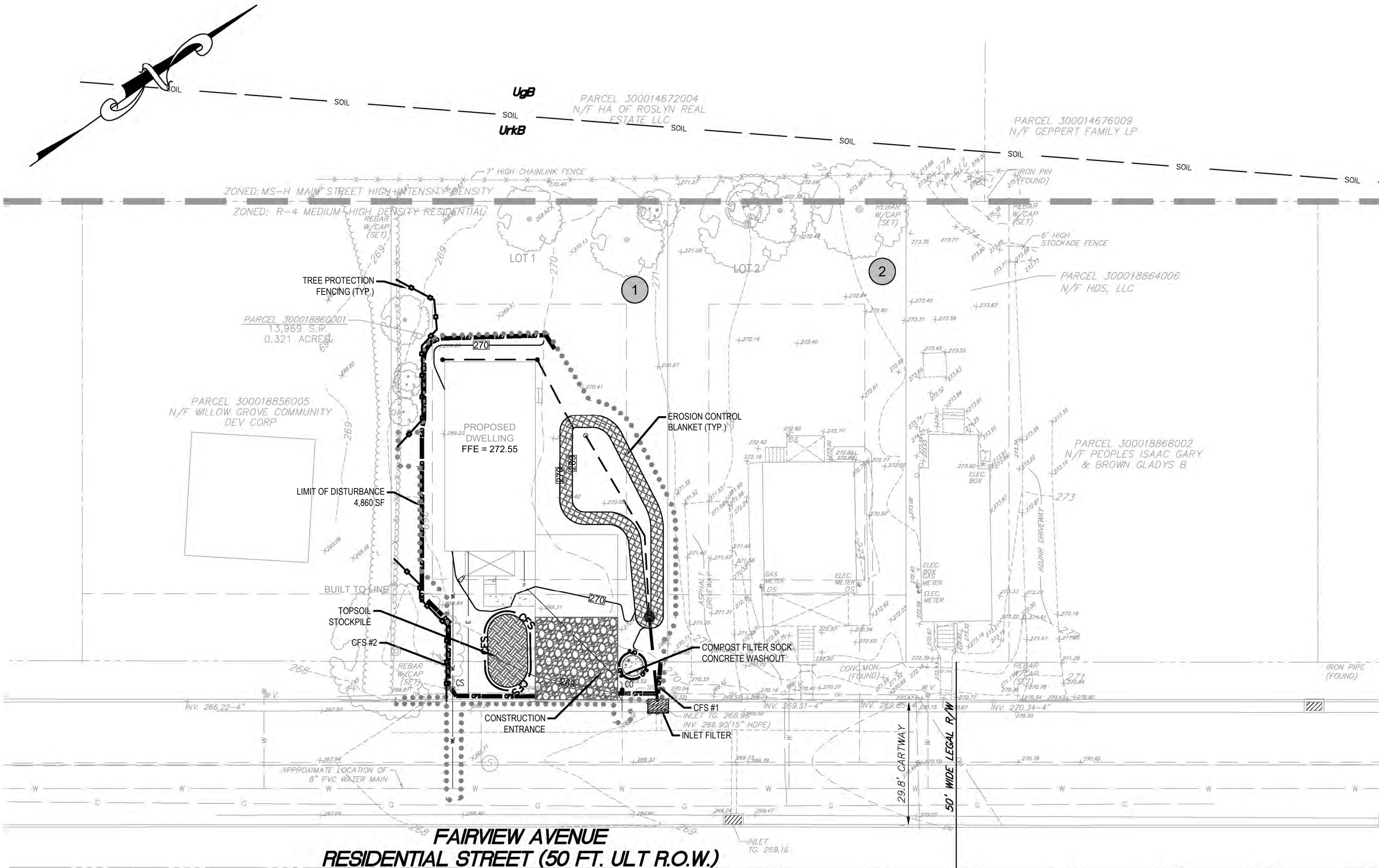


| RAIN GARDEN BOTTOM SEED MIX WHEN WET                      |                              |
|-----------------------------------------------------------|------------------------------|
| EACH WETLAND MEADOW MIX: FRNWX-122                        |                              |
| 30.3%                                                     | Carex virginicae             |
| 30.3%                                                     | Carex laxa                   |
| 20.2%                                                     | Elymus virginicus            |
| 15.0%                                                     | Verbena hastata              |
| 10.0%                                                     | Juncus effusus               |
| 10.0%                                                     | Carex acuticarpa             |
| 2.2%                                                      | Asclepias incarnata          |
| 2.2%                                                      | Zizia aurea                  |
| 1.2%                                                      | Glycerh alpis                |
| 1.2%                                                      | Verbena stricta              |
| 1.0%                                                      | Eupatorium perfoliatum       |
| 1.0%                                                      | Oxycos semalis               |
| 1.0%                                                      | Aster paniculatus            |
| 1.0%                                                      | Carex crinita                |
| 1.0%                                                      | Labelia elliptica            |
| 1.0%                                                      | Hedeolum cicutarioides       |
| 1.0%                                                      | Minutaria juncea             |
| 1.0%                                                      | Sagittaria arifolia          |
| 1.0%                                                      | Solidago rugosa              |
| 0.1%                                                      | Lycopodium obscurum          |
| 30.3%                                                     | Fox Sedge                    |
| 30.3%                                                     | Lurid (Shallow) Sedge        |
| 20.2%                                                     | Virginia Wildrye             |
| 15.0%                                                     | Soft Rush                    |
| 10.0%                                                     | Bull-Tinicorn Grass          |
| 10.0%                                                     | Swamp Milkweed               |
| 2.2%                                                      | Golden Alexander             |
| 2.2%                                                      | Fox Manognass                |
| 1.2%                                                      | Nettle                       |
| 1.0%                                                      | Stinging Fern                |
| 1.0%                                                      | Purplestem Aster             |
| 1.0%                                                      | Spotted Sedge                |
| 1.0%                                                      | Great Blue Lobelia           |
| 1.0%                                                      | Black Noddyweed              |
| 1.0%                                                      | Square Stemsd Monkey Flower  |
| 1.0%                                                      | Spotted Sedge                |
| 1.0%                                                      | Wrinkleleaf Goldenrod        |
| 0.1%                                                      | American Water Horseband     |
| SEED AT 20 BULK POUNDS PER ACRE / 1 Sack Per 1,000 SQ.FT. |                              |
| Temporary Runoff/Cover Crop                               |                              |
| Grain Ryegrass                                            | 30 lbs. per acre             |
| Japanese Millet                                           | (1 Sack to 1/2 lb. per acre) |
| Japanese Millet                                           | 10 lbs. per acre             |
|                                                           | (1 May to 31 August) or      |
| Barnyard Grass                                            | 10 lbs. per acre             |
|                                                           | (1 May to 31 August)         |

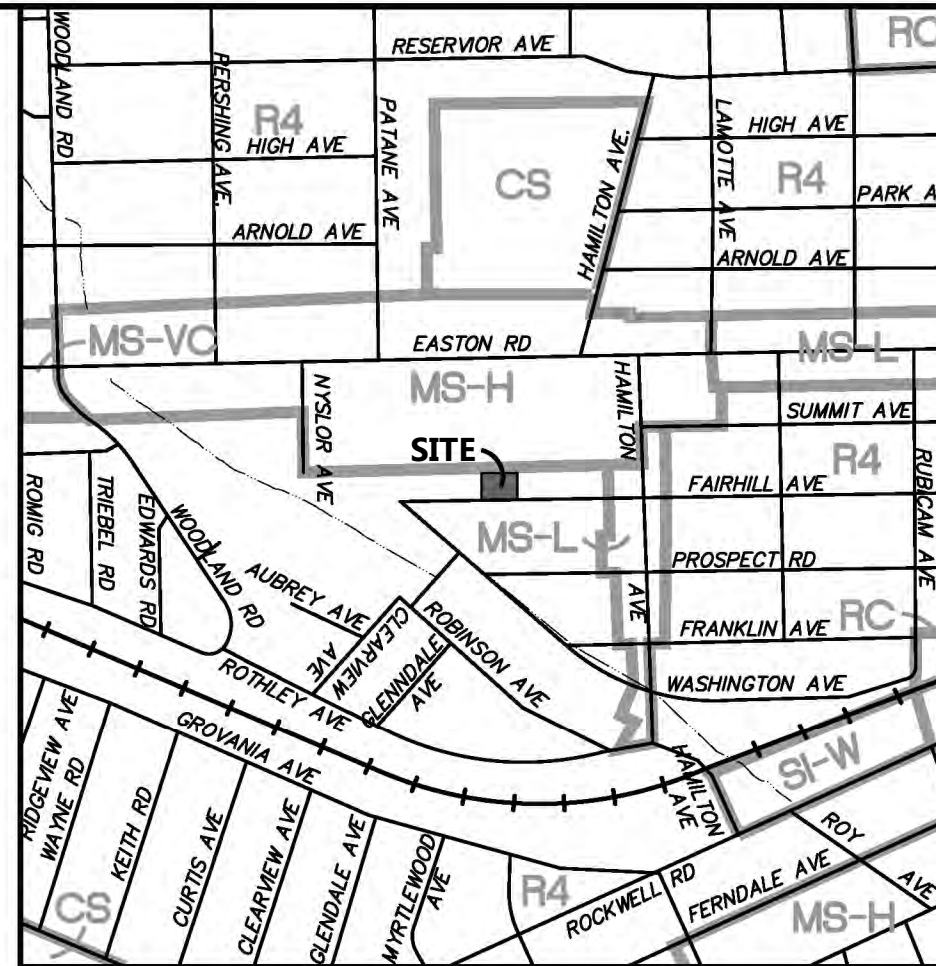
**RAIN GARDEN DETAIL (WITH UNDERDRAIN)**  
(NOT TO SCALE)

MUNICIPAL OFFICIAL OR DESIGNEE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                      |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|  <div>Local/Regional Planning<br/>Construction Inspection<br/>Environmental<br/>Geotechnical/Dams<br/>Surveying/Aerial Drones/GIS<br/>Water/Wastewater</div>                                                                                                                                                                                                                                                                       |  | <div>Bridges/Highways<br/>Construction Inspection<br/>Environmental<br/>Geotechnical/Dams<br/>Surveying/Aerial Drones/GIS<br/>Water/Wastewater</div> |          |
| 1 PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/31/25                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 30C                                                                                                                                                  | 06/23/25 |
| REV/DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | AUTH                                                                                                                                                 | DATE     |
| SERIAL NO. 20242142504                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                      |          |
| <div>Before You Dig Anywhere</div> <div><div>Know what's below. <b>STOP! CALL. 800-242-9778</b> <small>PA One Call 800-242-9778</small></div><div>Call before you dig <small>(in PA use 800-242-9778)</small> <b>TOLL FREE</b> <small>PA One Call 800-242-9778</small></div></div>                                                                                                                                                |  |                                                                                                                                                      |          |
| <div>in ... </div>                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                      |          |
| <b>GRAPHIC SCALE</b><br><br>1 INCH = 20 FT                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                      |          |
| <b>PLAN NOTATION</b><br>ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREIN. 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<br>ENGINEER NUMBER 041557-R                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                      |          |
|  <div>Van Cleef Engineering with Focus<br/>VAN CLEEF ENGINEERING ASSOCIATES, LLC<br/>501 NORTH MAIN STREET, DOYLESTOWN, PA 19501<br/>WEB: WWW.VANCLEEFENGINEERING.COM<br/>PHONE (717) 345-1876</div>                                                                                                                                                                                                                            |  |                                                                                                                                                      |          |
| <b>STORMWATER PLAN<br/>AND PROFILE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                      |          |
| FOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                      |          |
| <b>ABH BUILDERS INC.<br/>APN: 3000018860001</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                      |          |
| 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<br>MONTGOMERY COUNTY<br>PENNSYLVANIA                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                      |          |
| 4 of 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                      |          |



- LEGEND**
- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING SPOT ELEVATION
  - EXISTING FENCE
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING LEGAL RIGHT OF WAY
  - EXISTING 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
  - FINISHED FLOOR ELEVATION
  - PROPOSED JUTE MATTING
  - PROPOSED ROCK CONSTRUCTION ENTRANCE
  - PROPOSED RIP-RAP APRON
  - PROPOSED COMPOST FILTER SOCK
  - LIMIT OF DISTURBANCE
  - TREE PROTECTION FENCING
  - INLET PROTECTION
  - ROCK FILTER



**LOCATION MAP**  
SCALE: 1" = 800'

**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 HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEPT'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

**CONSTRUCTION SEQUENCE**

- AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRE-CONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR(S), TOWNSHIP ENGINEER(S), BUCKS COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.
- THE LIMITS OF DISTURBANCE SHALL BE DELINEATED WITH SURVEY STAKES OR SIMILAR, PRIOR TO ANY DISTURBANCE AND SHALL NOT BE DISTURBED DURING SITE CONSTRUCTION EXCEPT FOR TEMPORARY IMPACTS FOR MITIGATION OR RESTORATION PER THE PLAN.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE PER THE PLAN.
- ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AT THE ENTIRE LIMIT OF DISTURBANCE. PLACE COMPOST FILTER SOCK AS DELINEATED ON THE PLAN AND DOWNSTREAM OF ALL EXCAVATED OR TOPSOIL STOCKPILING AREAS TO BE DISTURBED. INSTALL CONCRETE WASHOUT FACILITY PER THE PLAN. AND TREE PROTECTION FENCE AS DELINEATED ON THE PLAN.
- ALL SWALES AND 3:1 SLOPES SHALL BE STABILIZED AND LINED WITH TEMPORARY EROSION CONTROL MATTING. BEGIN BULK EXCAVATION ACTIVITIES FOR THE PROPOSED BUILDING AND STABILIZE PER THE PLAN. STRIP TOPSOIL WITHIN AREAS OF PROPOSED EARTHWORK AND STOCKPILE PER THE PLAN. CESSATION OF THE ACTIVITIES FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY SEEDING.
- FINISH GRADE AND SPREAD TOPSOIL. SEED AND MULCH EACH AREA OF DISTURBANCE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE COMPLETION DATE AND SCHEDULE SEEDING). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SF, PROPOSED TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED 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 PERMEABILITY / UNSATURATED PROFILE | 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 (UuB) | -                              | 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:**

- 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.

THIS SHEET FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY.  
LD-25-01 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLANS - NOT TO BE RECORD

**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

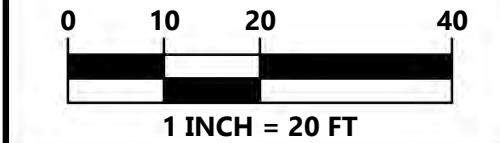
PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/31/25

REV/DESCRIPTION AUTH DATE

SERIAL NO. 20242142504

Before You Dig Anywhere  
Know what's below. STOP! CALL 1-800-242-2776  
Call before you dig. Dig a Line requires 3 working days notice before PA ONE CALL SYSTEM INC.

**GRAPHIC SCALE**



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

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

**Van Cleef**  
ENGINEERING WITH FOCUS  
VAN CLEEF ENGINEERING ASSOCIATES, LLC  
501 NORTH MAIN STREET, DOYLESTOWN, PA 19001  
WEB: WWW.VANCLEEFENGINEERING.COM  
PHONE: (717) 345-1876

**SOIL EROSION & SEDIMENT CONTROL PLAN**

FOR

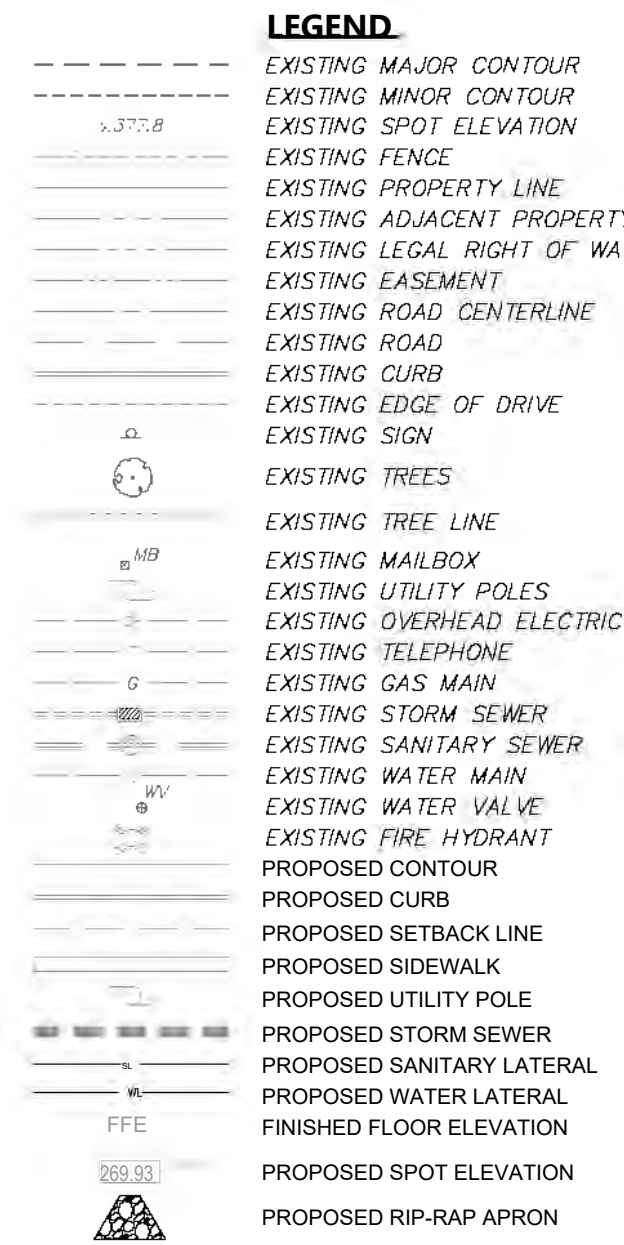
**ABH BUILDERS INC.**  
APN: 3000018860001

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

APN: 300018860001

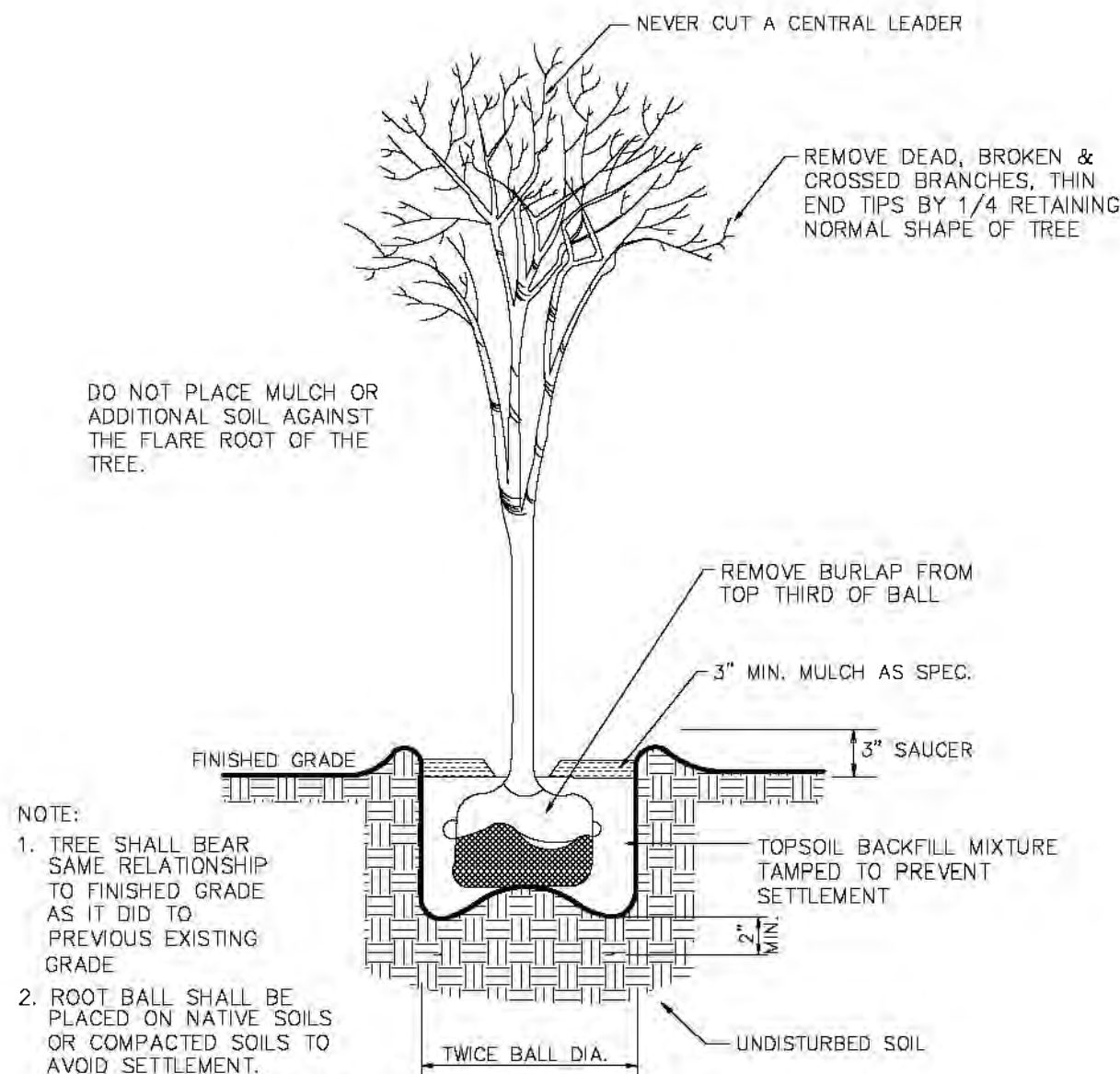
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

5 of 8



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 UNDERGROUND UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
2. DESIGNATION OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED TO THEIR 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 SHOULD BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES NOR VAN CLEEF ENGINEERING ASSOCIATES.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 000-000 OF 2007, CHAPTER 127, AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
7. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE FLOOD-PRONE YEAR-TO-YEAR FLOODPLAIN ON THE BASIS OF THE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C02946 AND 42091C03136, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
8. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
9. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
10. FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
11. STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.
12. THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND AND OVERGROUND EQUIPMENT ON, UNDER AND ACROSS LOT'S, AND THIS SHALL BE SO RIGHTED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND AND OVERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.

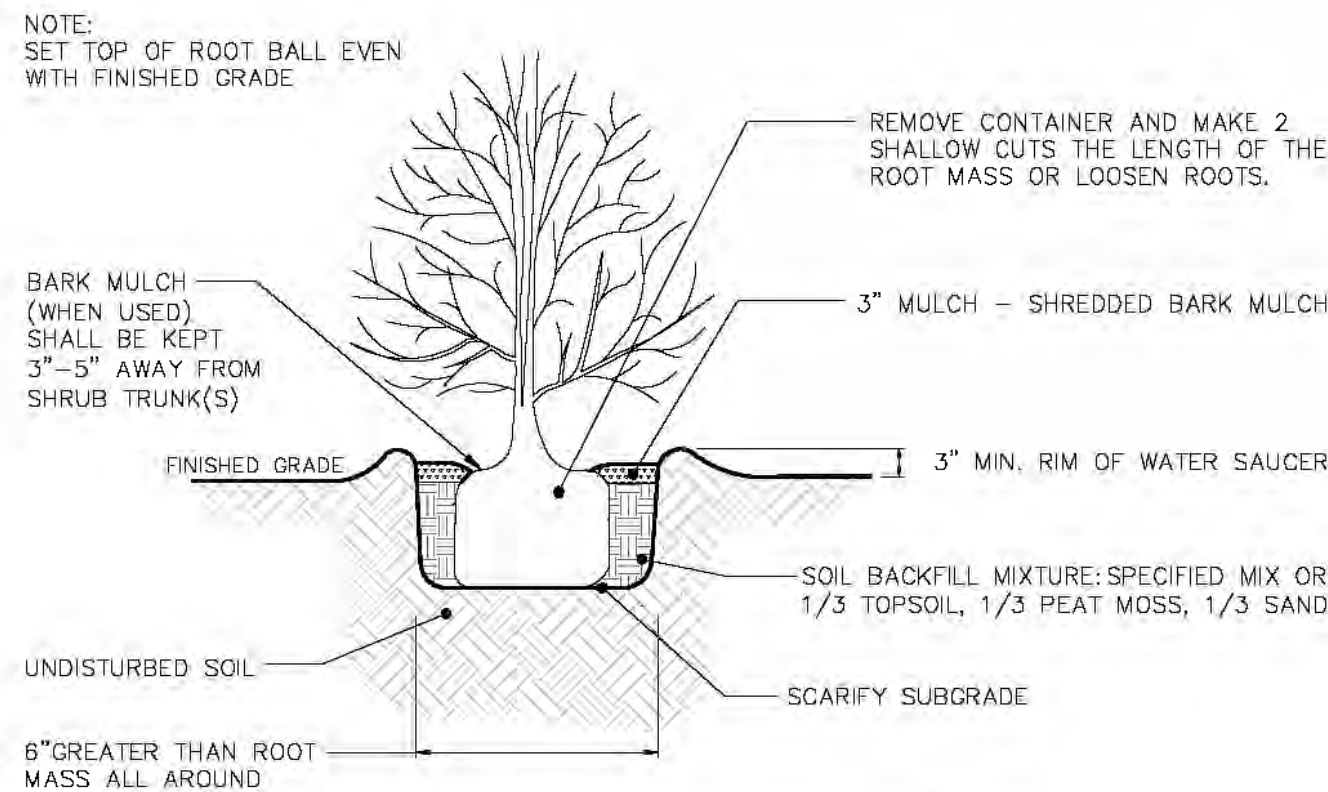
ONE STREET TREE PER 40' LINEAR FEET OF FRONTAGE REQUIRED  
FAIRVIEW AVENUE  
 $125' / 40' = 3$  STREET TREES REQUIRED  
1 EXISTING STREET TREE + 2 PROPOSED STREET TREES



NOT TO SCALE

| SYM.               | QTY.      | BOTANICAL NAME                           | COMMON NAME                           | SIZE                  | COMMENTS |
|--------------------|-----------|------------------------------------------|---------------------------------------|-----------------------|----------|
| <b>STREET TREE</b> |           |                                          |                                       |                       |          |
| MV                 | 2         | Magnolia virginiana (native)             | Sweetbay Magnolia (semi-evergreen)    | 2.5" cal./10'-12' ht. | B & B    |
| <b>Subtotal</b>    | <b>2</b>  |                                          |                                       |                       |          |
| <b>SHRUBS</b>      |           |                                          |                                       |                       |          |
| *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.    |
| *NSG               | 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         | Itea virginica 'Little Henry'            | Little Henry Sweetspire (native)      | 18"-24" ht.           | Cont.    |
| <b>Subtotal</b>    | <b>21</b> |                                          |                                       |                       |          |
| <b>PERENNIALS</b>  |           |                                          |                                       |                       |          |
| 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. |
| <b>Subtotal</b>    | <b>29</b> |                                          |                                       |                       |          |
| <b>TOTAL</b>       | <b>52</b> |                                          |                                       |                       |          |

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



(NOT TO SCALE)

1. THIS PLAN IS TO BE USED FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.
2. 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.
3. THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE COMPLETION OF THIS PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
4. 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 ANY SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
5. 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.
6. ALL PLANTS SHALL BE TYPICAL 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 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.
7. 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 HARDINESS 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 NURSERYMEN.
8. 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".
9. PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY.
10. MAINTAIN A MINIMUM SIX (6) FOOT SEPARATION DISTANCE BETWEEN TREES AND UNDERGROUND UTILITIES.
11. MAINTAIN A MINIMUM OF FIFTEEN (15) FOOT SEPARATION DISTANCE BETWEEN TREES AND OVERHEAD UTILITIES, INCLUDING STREET LIGHTS.
12. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
13. 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.
14. ALL TREES TO BE INSTALLED SHALL BE BALLED AND BURLAP IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
15. 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.
16. 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 WIRING BE UTILIZED FOR BRACING PURPOSES.
17. 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 TRUNK AT TWO POINTS, ONE ABOVE AND ONE BELOW THE STAKE. 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.
18. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL.
19. ALL PLANT MATERIAL MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO EXISTING GRADE.
20. 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.
21. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED. SEED MIXTURE SHALL BE AS SPECIFIED IN THE DISTURBED AREAS SCHEDULED ON THE APPLICABLE LANDSCAPE PLAN. WITHOUT PRIOR APPROVAL, ALL DISTURBED LAWN AREAS SHALL BE TOP-SOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
22. ALL PLANTING BEDS SHALL RECEIVE MINIMUM 3" OF SHREDDED HARDWOOD BARK.
23. THE OWNER, OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN ON THE APPROVED LANDSCAPE PLAN.
24. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, AND REPLACED WHEN NECESSARY, DUE TO POOR HEALTH OR UNSAFE CONDITIONS.
25. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ANY REMOVAL, REPLACEMENT, OR SUBSTITUTION IN PLANT MATERIALS, SHALL BE AUTHORIZED BY THE TOWNSHIP, OR THE TOWNSHIP'S REPRESENTATIVE.
26. THE OMISSION, REMOVAL, REPLACEMENT, RELOCATION, OR SUBSTITUTION OF APPROVED PLANT MATERIALS, DEPICTED ON THE APPLICABLE LANDSCAPE PLAN, WITHOUT PRIOR APPROVAL SHALL BE REPLACED AT THE OWNER'S EXPENSE AND SUBJECT TO REVIEW BY THE TOWNSHIP.
27. PLANTINGS AND OTHER MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
28. 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.

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

| <u>CALPER</u> | <u>EXISTING</u> | <u>DEAD</u> | <u>REMOVED</u> | <u>REMAINS</u> |
|---------------|-----------------|-------------|----------------|----------------|
| 6"            | 1               | —           | 0              | 1              |
| 7"            | 2               | —           | 0              | 2              |
| 8"            | 2               | —           | 0              | 2              |
| 10"           | 1               | —           | 0              | 1              |
| 11"           | 1               | —           | 0              | 1              |
| 12"           | 1               | —           | 0              | 1              |
| 16"           | 2               | —           | 0              | 2              |
| 18"           | 1               | —           | 0              | 1              |
| 24"           | 2               | —           | 0              | 2              |
| 26"           | 1               | 1           | 1              | 0              |
| 28"           | 1               | —           | 0              | 1              |
| <b>TOTALS</b> | <b>15</b>       | <b>1</b>    | <b>1</b>       | <b>14</b>      |

SUMMARY:  $\frac{0}{0} (6") \text{ TREES} \times 2 = \frac{0}{0}$

0 TOTAL REPLACEMENT TREES REQUIRED  
0 TOTAL REPLACEMENT TREES PROVIDED

**811.**  
what's below.  
call before you dig.

Before You Dig Anywhere

h... 

**STOP! CALL 1-800-242-1776**  
TALK FIRST  
PA Law requires 3 working days notice before you excavate  
**PA ONE CALL SYSTEM, INC.**

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER 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.

LEVIN A. KESTER \_\_\_\_\_ DATE \_\_\_\_\_  
PENNSYLVANIA PROFESSIONAL  
LANDSCAPE NUMBER LA-000883-E



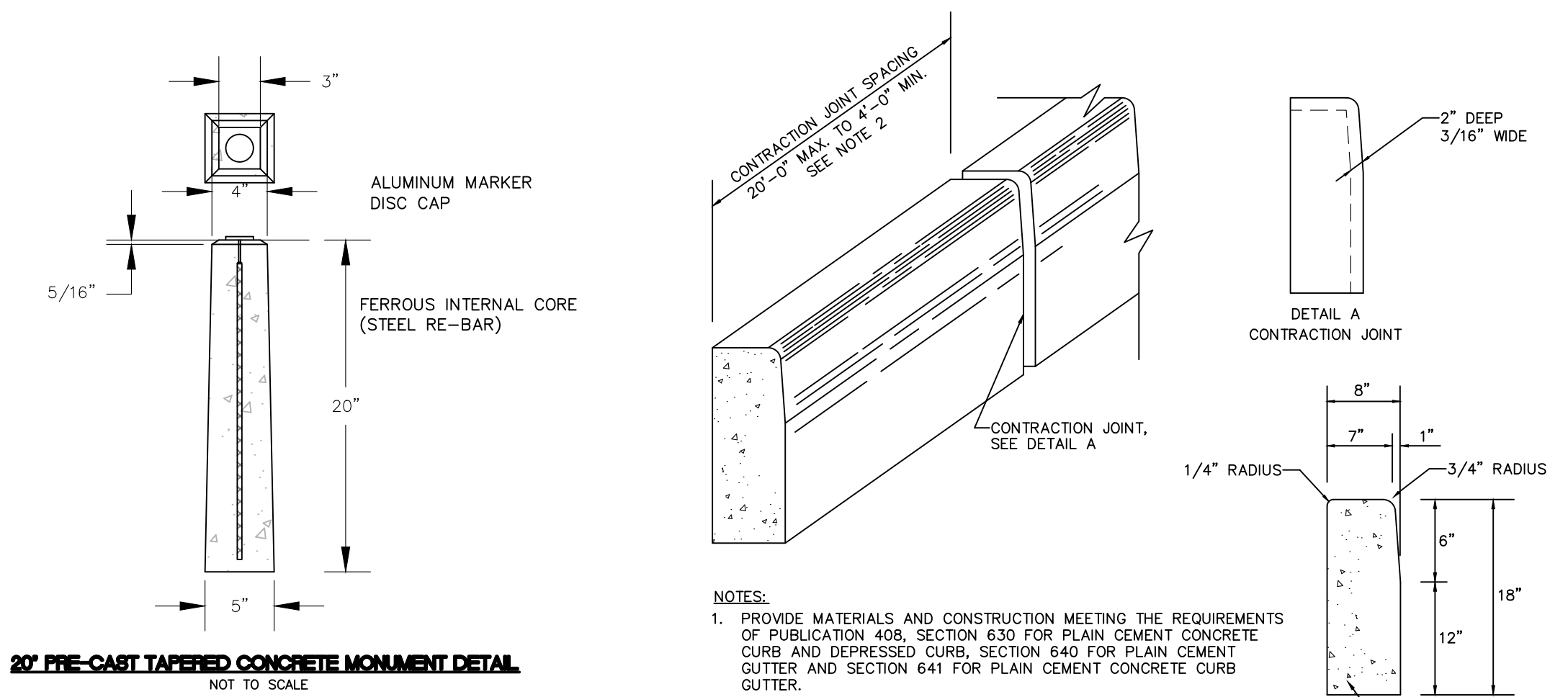
FOR  
**ABH BUILDERS INC.**  
**APN: 3000018860001**

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

APN: 300018860001

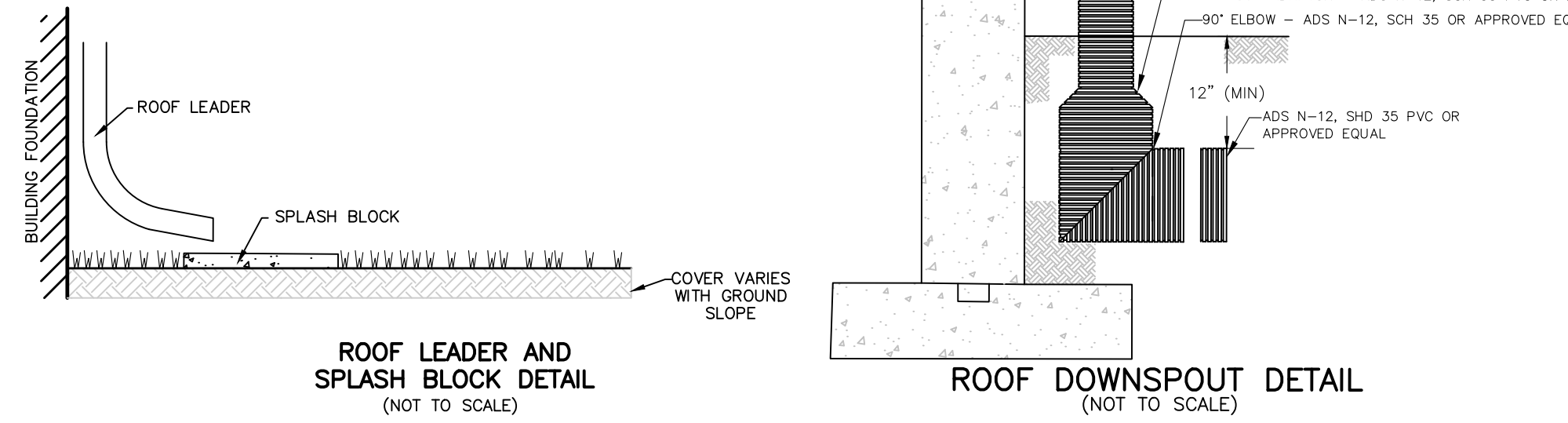
**ABINGTON TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA**





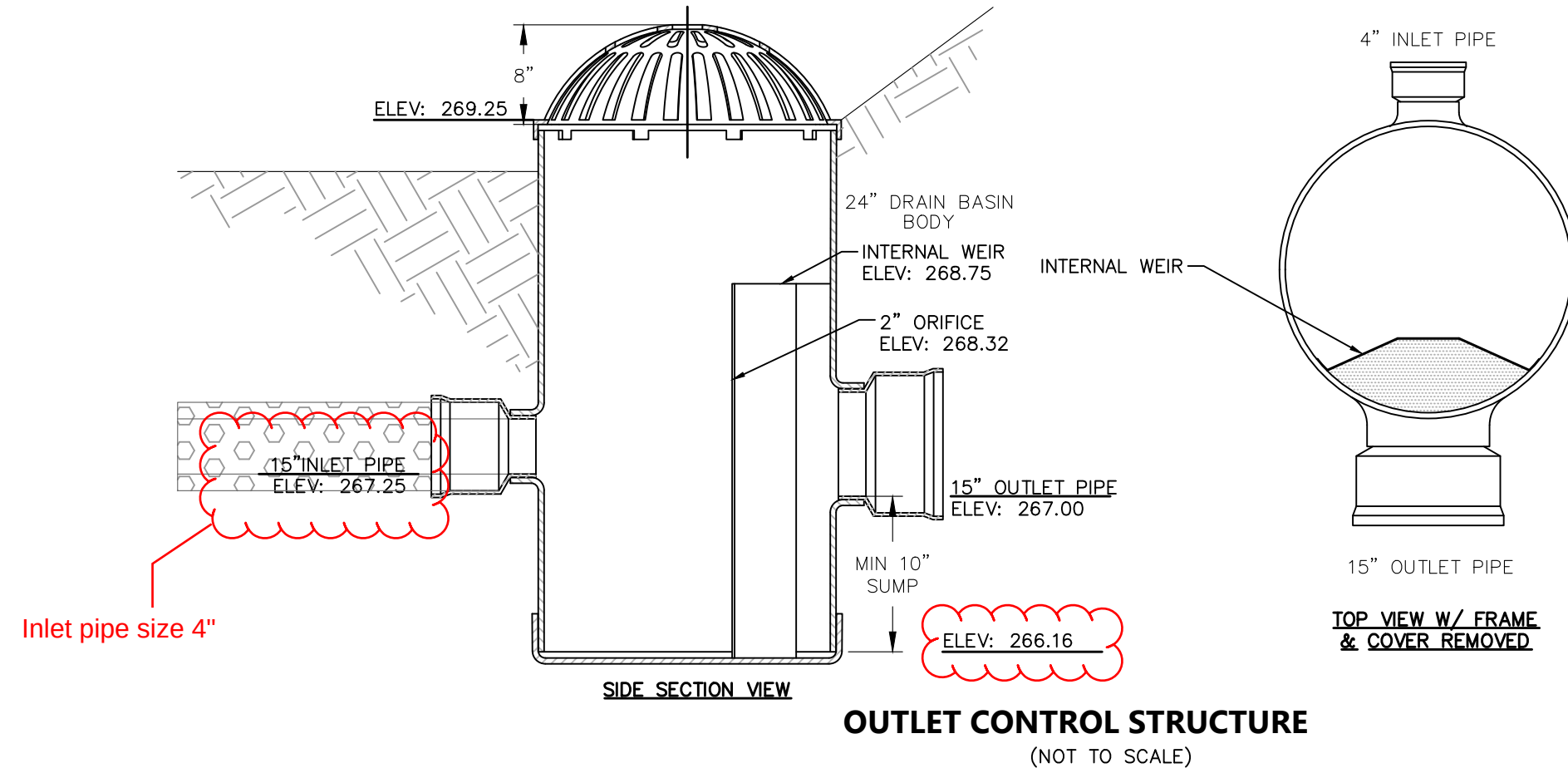
- NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DERESSED CURB, SECTION 640 FOR PLAIN CEMENT GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
  2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
  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)

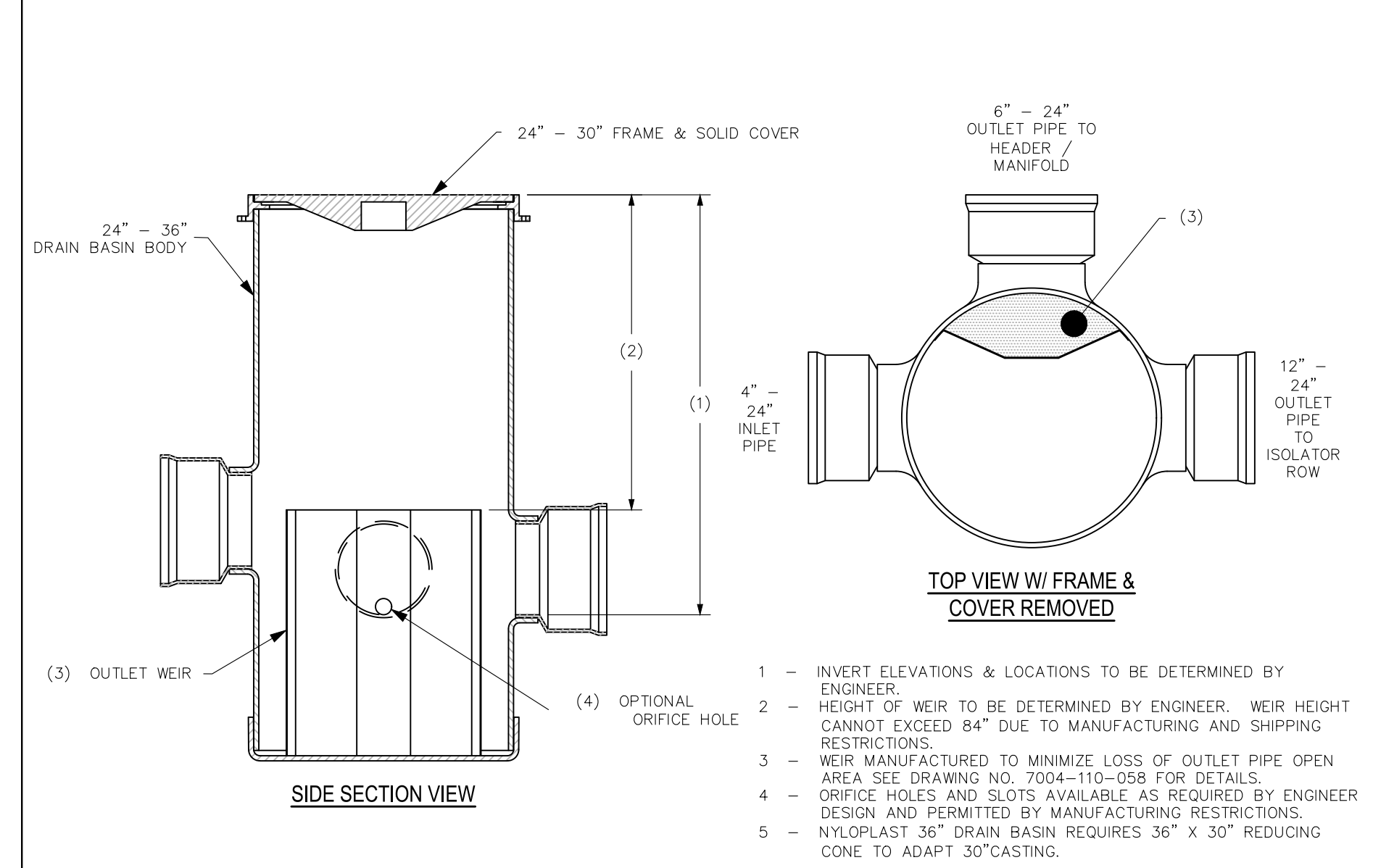


ROOF LEADER AND  
SPLASH BLOCK DETAIL  
(NOT TO SCALE)

ROOF DOWNSPOUT DETAIL  
(NOT TO SCALE)



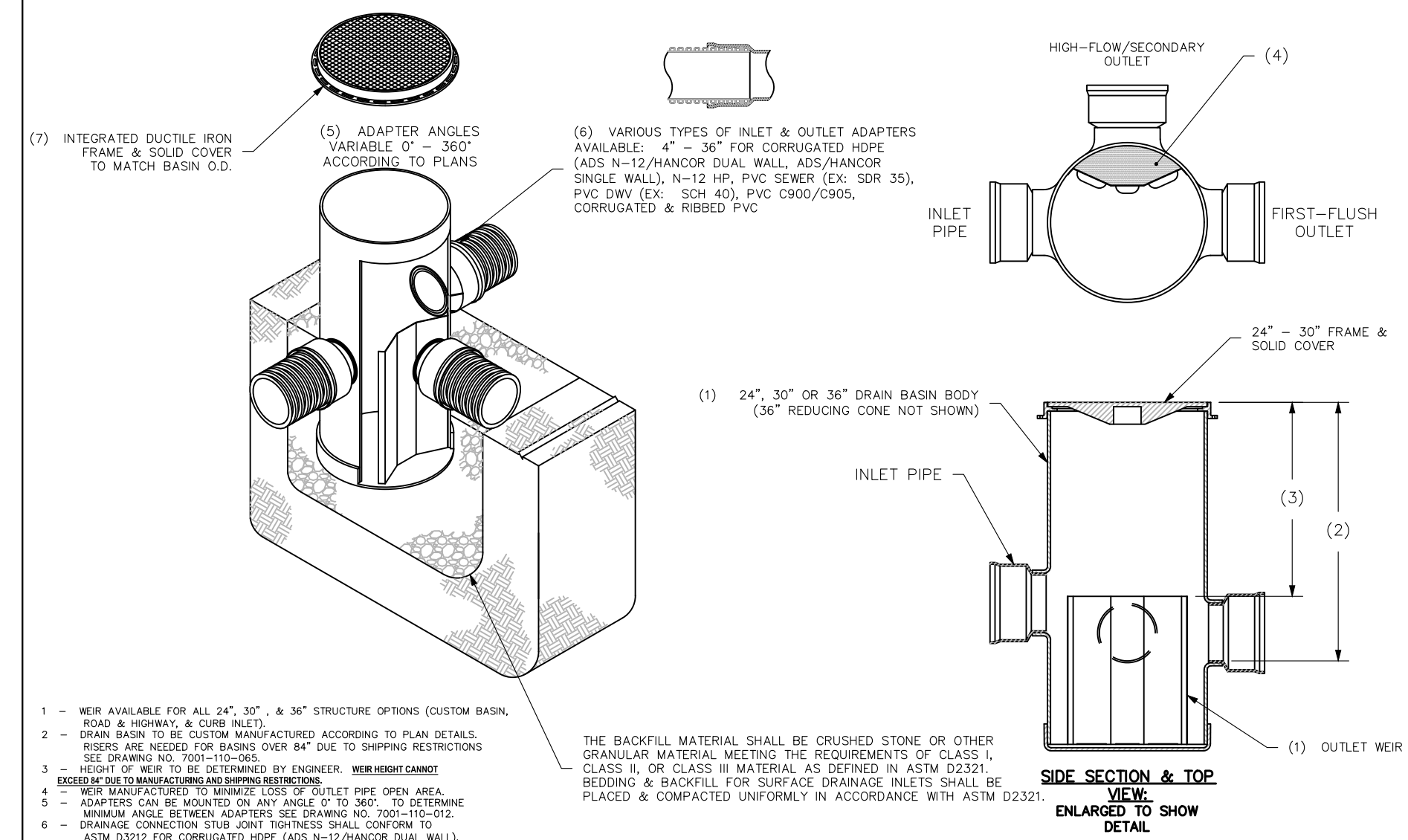
OUTLET CONTROL STRUCTURE  
(NOT TO SCALE)



- 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.

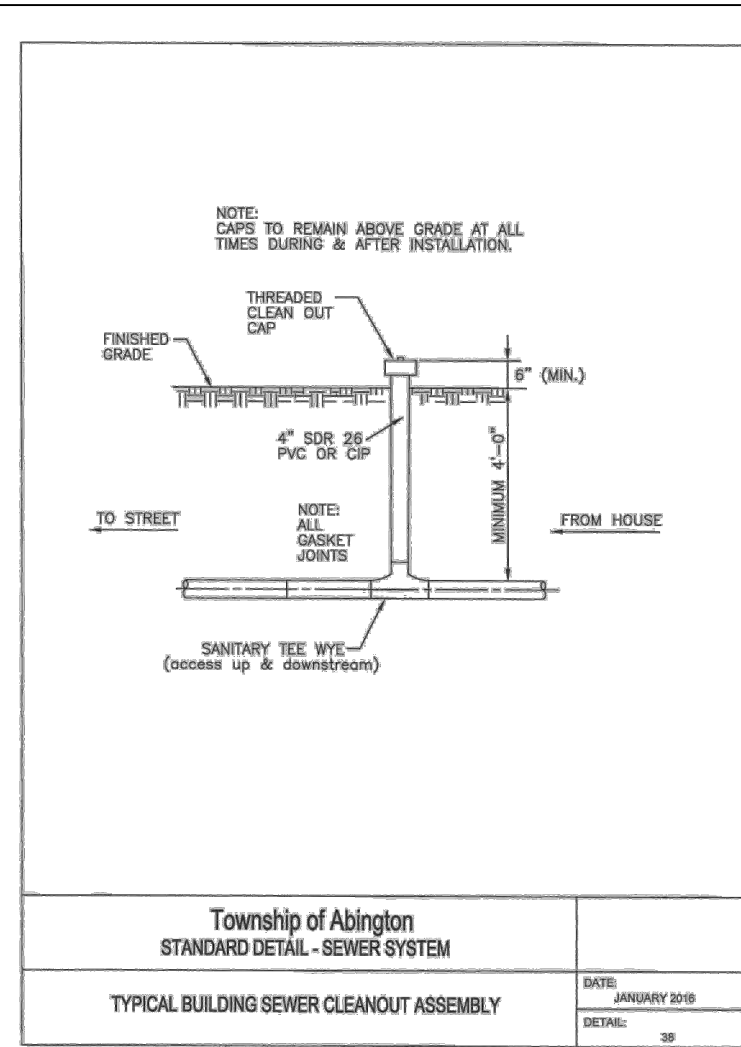
|                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |                                               |                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
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| REVISED BY MMH<br>DATE 09-22-20                                                                                                                                                                                                                                                                                                                                                                                                 | SCALE 1:16                    | SHEET 1 OF 1                                  | TITLE<br>TYPICAL DRAIN BASIN WITH ORIFICE WEIR FOR STORMTECH                                                      |
| DWG SIZE A                                                                                                                                                                                                                                                                                                                                                                                                                      | SCALE 1:16                    | SHEET 1 OF 1                                  | DWG NO. 7004-110-007 REV G                                                                                        |

NYLOPLAST DRAIN BASIN WITH DOGHOUSE STYLE WEIR

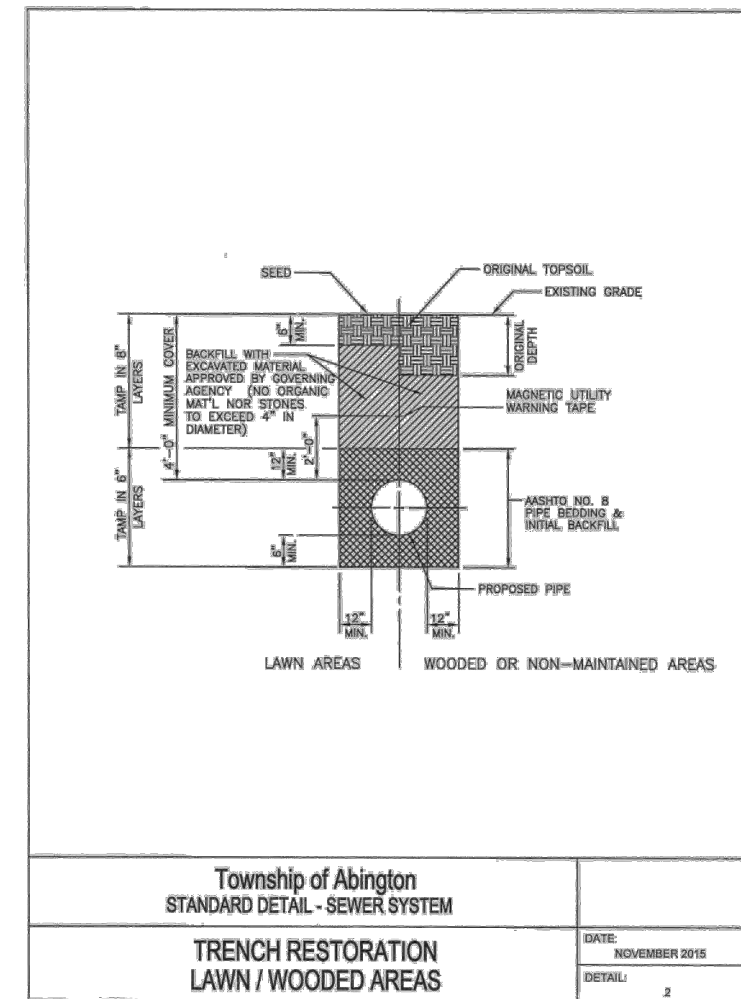


- 1 - NEW AVAILABLE FOR ALL 24", 30", & 36" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).  
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7004-110-058.  
3 - HEIGHT OF WEIR TO BE DETERMINED BY ENGINEER. WEIR HEIGHT CANNOT EXCEED 84" DUE TO MANUFACTURING AND SHIPPING RESTRICTIONS.  
4 - NEW MANUFACTURED TO MINIMIZE LOSS OF OUTLET PIPE OPEN AREA. SEE DRAWING NO. 7004-110-058 FOR DETAILS.  
5 - DRAINAGE CONNECTOR STUB JOINT THICKNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL).  
6 - NYLOPLAST 36" DRAIN BASIN REQUIRES 36" X 30" REDUCING CONE TO ADAPT 30" CASTING.  
7 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 15-1. HOLE (ADS N-12/HANCOR DUAL WALL).  
8 - 36" DRAIN BASIN REQUIRES 36" X 30" REDUCING CONE. SEE DRAWING NO. 7004-110-058.  
9 - LADDERS CANNOT BE USED IN 36" WEIR STRUCTURES AS THE WEIR MAY BECOME HAZARDOUS WHILE ENTERING AND EXITING THE STRUCTURE.

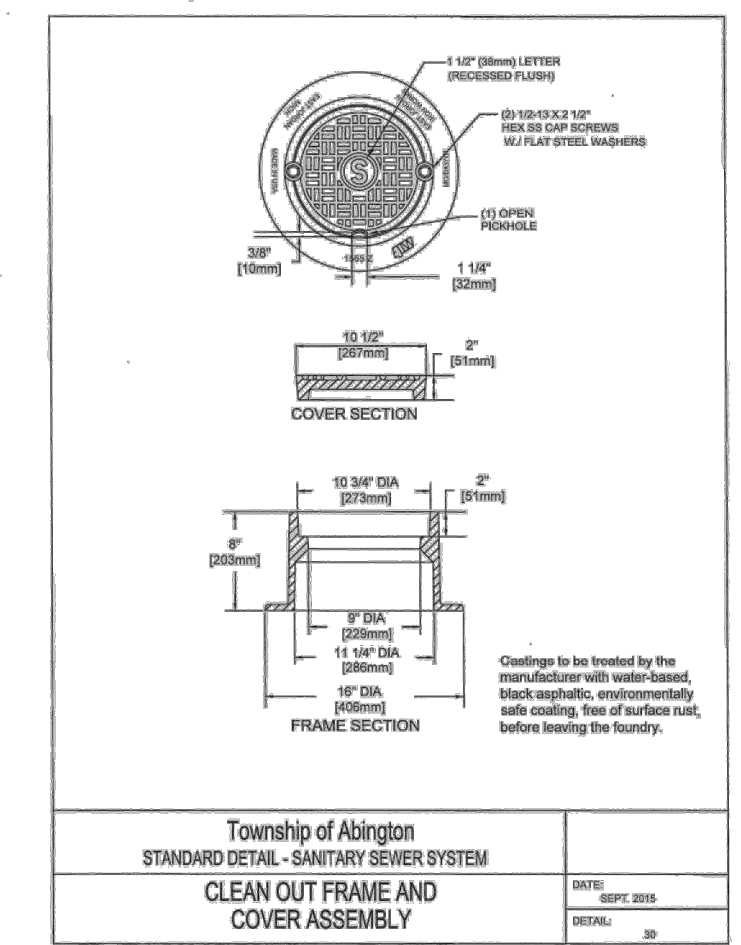
|                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |                                               |                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
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| REVISED BY MMH<br>DATE 10-14-20                                                                                                                                                                                                                                                                                                                                                                                                 | SCALE 1:40                    | SHEET 1 OF 1                                  | TITLE<br>DRAIN BASIN WITH DOGHOUSE WEIR QUICK SPEC INSTALLATION DETAIL                                            |
| DWG SIZE A                                                                                                                                                                                                                                                                                                                                                                                                                      | SCALE 1:40                    | SHEET 1 OF 1                                  | DWG NO. 7004-110-058 REV H                                                                                        |



Township of Abington  
STANDARD DETAIL - SEWER SYSTEM  
TYPICAL BUILDING SEWER CLEANOUT ASSEMBLY  
DATE: JANUARY 2019  
DETAIL: 3P

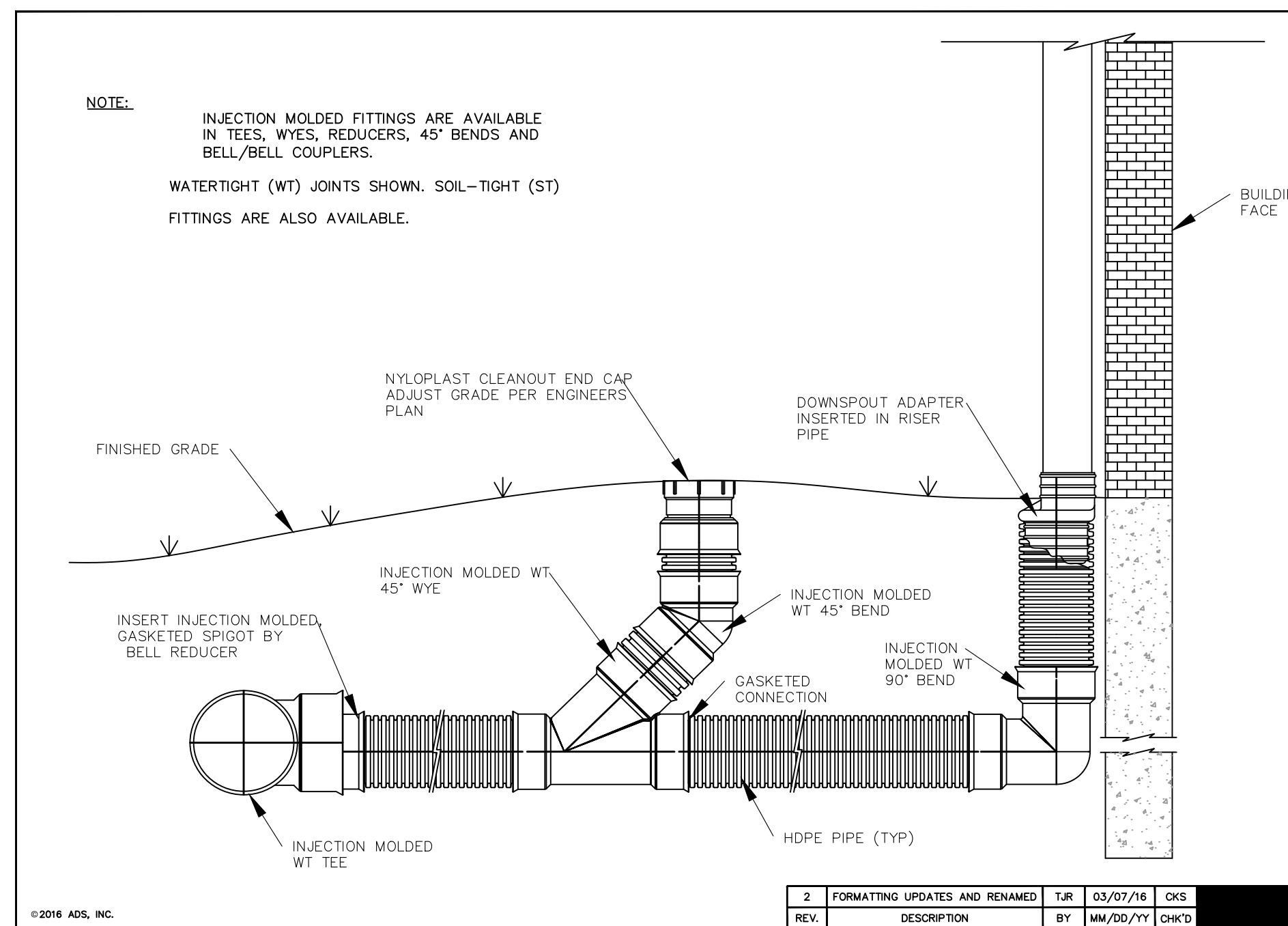


Township of Abington  
STANDARD DETAIL - SEWER SYSTEM  
TRENCH RESTORATION LAWN / WOODED AREAS  
DATE: NOVEMBER 2015  
DETAIL: 2



Township of Abington  
STANDARD DETAIL - SANITARY SEWER SYSTEM  
CLEAN OUT FRAME AND COVER ASSEMBLY  
DATE: SEPTEMBER 2015  
DETAIL: 3P

SANITARY DETAILS  
(NOT TO SCALE)



|                 |                                  |          |          |       |
|-----------------|----------------------------------|----------|----------|-------|
| 2               | FORMATTING UPDATES AND RENAMED   | JR       | 03/07/16 | OKS   |
| REV             | DESCRIPTION                      | BY       | MM/DD/YY | CHK'D |
| 1               | ROOF DRAIN (45 DEG WYE CLEANOUT) | MM/DD/YY | CHK'D    |       |
| DRAWING NUMBER: | STD-1001                         |          |          |       |

| PIPE DIAM. | MIN. TRENCH WIDTH | MIN. COVER TO RIGID PAVEMENT, H | MIN. COVER TO FLEXIBLE PAVEMENT, H |
|------------|-------------------|---------------------------------|------------------------------------|
| 4"         | 21"               | 12"                             | 12"                                |
| 6"         | 23"               | 12"                             | 12"                                |
| 8"         | 25"               | 12"                             | 12"                                |
| 10"        | 28"               | 12"                             | 12"                                |
| 12"        | 30"               | 12"                             | 12"                                |
| 14"        | 32"               | 12"                             | 12"                                |
| 16"        | 34"               | 12"                             | 12"                                |
| 18"        | 36"               | 12"                             | 12"                                |
| 20"        | 38"               | 12"                             | 12"                                |
| 22"        | 40"               | 12"                             | 12"                                |
| 24"        | 42"               | 12"                             | 12"                                |
| 26"        | 44"               | 12"                             | 12"                                |
| 28"        | 46"               | 12"                             | 12"                                |
| 30"        | 48"               | 12"                             | 12"                                |
| 32"        | 50"               | 12"                             | 12"                                |
| 34"        | 52"               | 12"                             | 12"                                |
| 36"        | 54"               | 12"                             | 12"                                |
| 38"        | 56"               | 12"                             | 12"                                |
| 40"        | 58"               | 12"                             | 12"                                |
| 42"        | 60"               | 12"                             | 12"                                |
| 44"        | 62"               | 12"                             | 12"                                |
| 46"        | 64"               | 12"                             | 12"                                |
| 48"        | 66"               | 12"                             | 12"                                |
| 50"        | 68"               | 12"                             | 12"                                |
| 52"        | 70"               | 12"                             | 12"                                |
| 54"        | 72"               | 12"                             | 12"                                |
| 56"        | 74"               | 12"                             | 12"                                |
| 58"        | 76"               | 12"                             | 12"                                |
| 60"        | 78"               | 12"                             | 12"                                |

| PIPE DIAM. | MIN. TRENCH WIDTH | MIN. COVER TO RIGID PAVEMENT, H | MIN. COVER TO FLEXIBLE PAVEMENT, H |
|------------|-------------------|---------------------------------|------------------------------------|
| 4"         | 21"               | 12"                             | 12"                                |
| 6"         | 23"               | 12"                             | 12"                                |
| 8"         | 25"               | 12"                             | 12"                                |
| 10"        | 28"               | 12"                             | 12"                                |
| 12"        | 30"               | 12"                             | 12"                                |
| 14"        | 32"               | 12"                             | 12"                                |
| 16"        | 34"               | 12"                             | 12"                                |
| 18"        | 36"               | 12"                             | 12"                                |
| 20"        | 38"               | 12"                             | 12"                                |
| 22"        | 40"               | 12"                             | 12"                                |
| 24"        | 42"               | 12"                             | 12"                                |
| 26"        | 44"               | 12"                             | 12"                                |
| 28"        | 46"               | 12"                             | 12"                                |
| 30"        | 48"               | 12"                             | 12"                                |
| 32"        | 50"               | 12"                             | 12"                                |
| 34"        | 52"               | 12"                             | 12"                                |
| 36"        | 54"               | 12"                             | 12"                                |
| 38"        | 56"               | 12"                             | 12"                                |
| 40"        | 58"               | 12"                             | 12"                                |
| 42"        | 60"               | 12"                             | 12"                                |
| 44"        | 62"               | 12"                             | 12"                                |
| 46"        | 64"               | 12"                             | 12"                                |
| 48"        | 66"               | 12"                             | 12"                                |
| 50"        | 68"               | 12"                             | 12"                                |
| 52"        | 70"               | 12"                             | 12"                                |
| 54"        | 72"               | 12"                             | 12"                                |
| 56"        | 74"               | 12"                             | 12"                                |
| 58"        | 76"               | 12"                             | 12"                                |
| 60"        | 78"               | 12"                             | 12"                                |

LD-25-01 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLANS - NOT TO BE RECORDED

| REV/DESCRIPTION | DATE                                            | AUTH         |
|-----------------|-------------------------------------------------|--------------|
| 1               | PER TOWNSHIP ENGINEER REVIEW LETTER OF 03/31/25 | SOC 06/23/25 |

SERIAL NO. 20242142504  
Before You Dig Anywhere  
**811**  
Know what's below. STOP! CALL 1-800-242-2776  
Call before you dig. PA One Call System, Inc.

PLAN NOTATION  
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL 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  
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: (717) 345-1876

CONSTRUCTION  
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

|       |           |            |
|-------|-----------|------------|
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| △     | --        | --         |
| REV.# | REV. Date | REV. Notes |

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Do not scale drawings

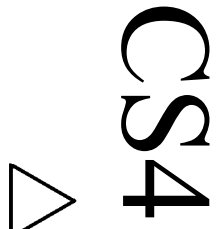
PA Registration: RA015197X

**phillips | associates**  
architects / interiors / planners  
87 East Butler Avenue Ambler, PA 19002 p:215.646.7878 www.pa-arch.com

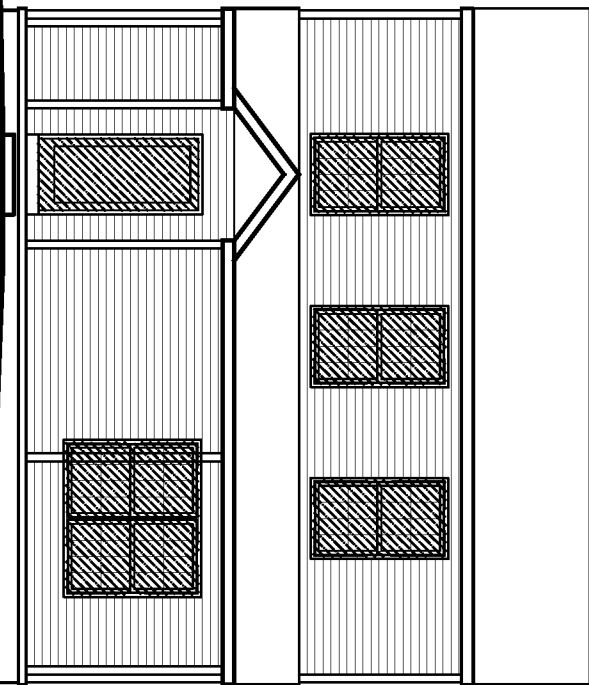
**30 MAY 2025 - PROGRESS**

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**

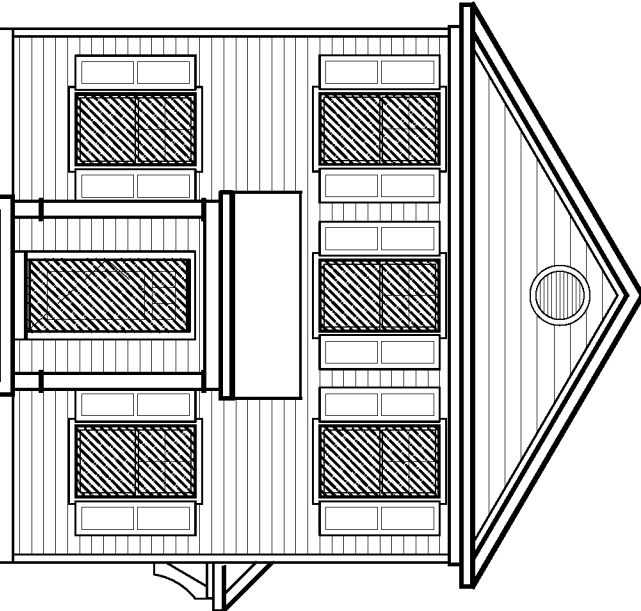


OPENINGS-TO-WALLS RATIO 23.8% FENESTRATION



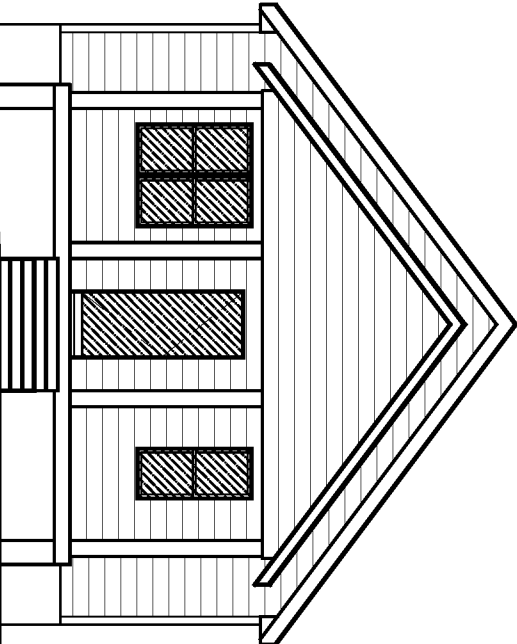
1514 FAIRVIEW AVENUE

REFERENCE HOUSES AVERAGE RATIO = 18.45%  
PROPOSED OPENINGS-TO-WALLS RATIO = 18.42%



1526 FAIRVIEW AVENUE

OPENINGS-TO-WALLS RATIO 13.3% FENESTRATION

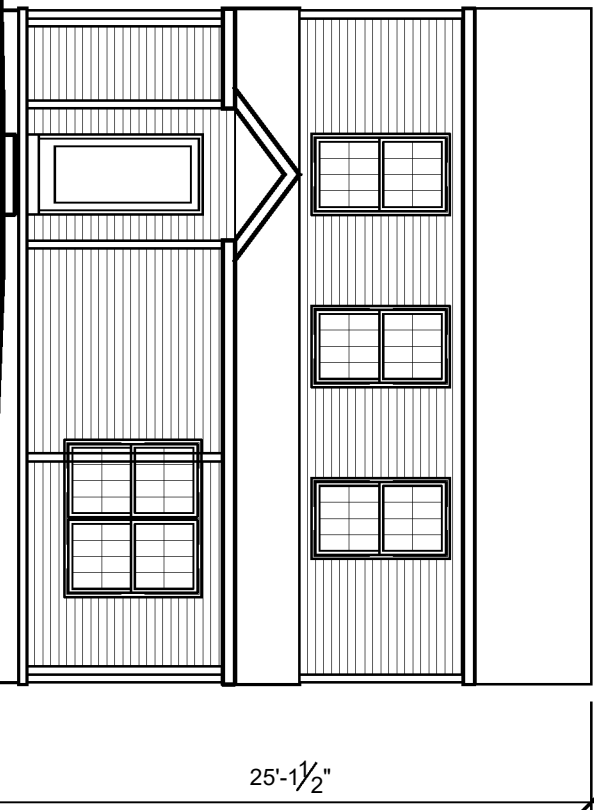


1526 FAIRVIEW AVENUE

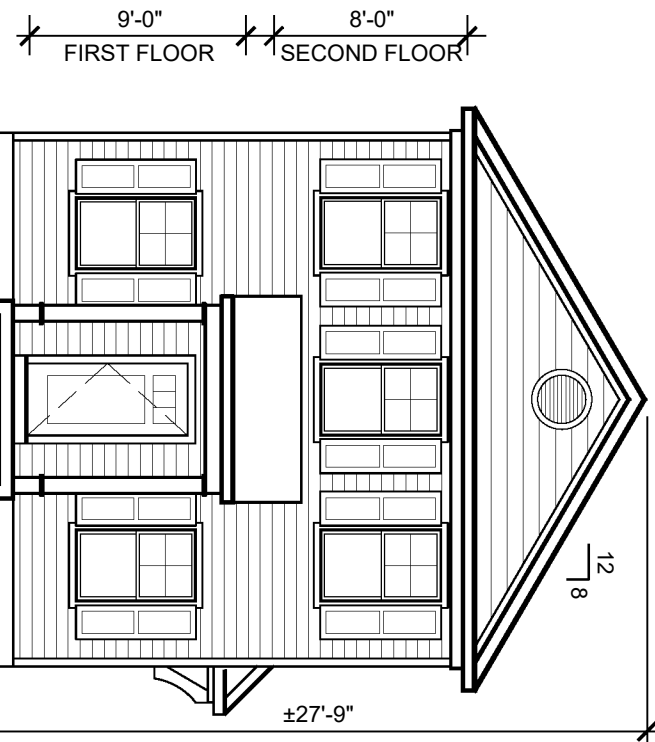
## 1 H-7 INFILL DEVELOPMENT OPENINGS-TO-WALLS RATIO REQUIREMENT

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

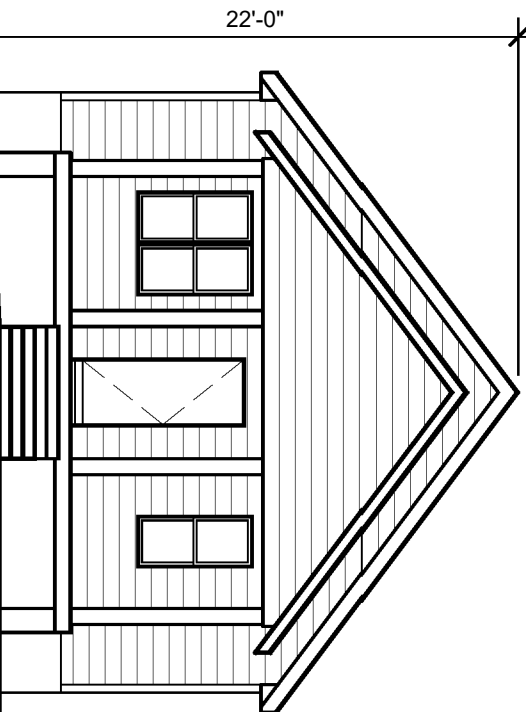
REFERENCE HOUSES AVERAGE HEIGHT = 42.3'-6"  
20% TOLERANCE ABOVE AVERAGE = 42.87'-2"



1514 FAIRVIEW AVENUE



1526 FAIRVIEW AVENUE

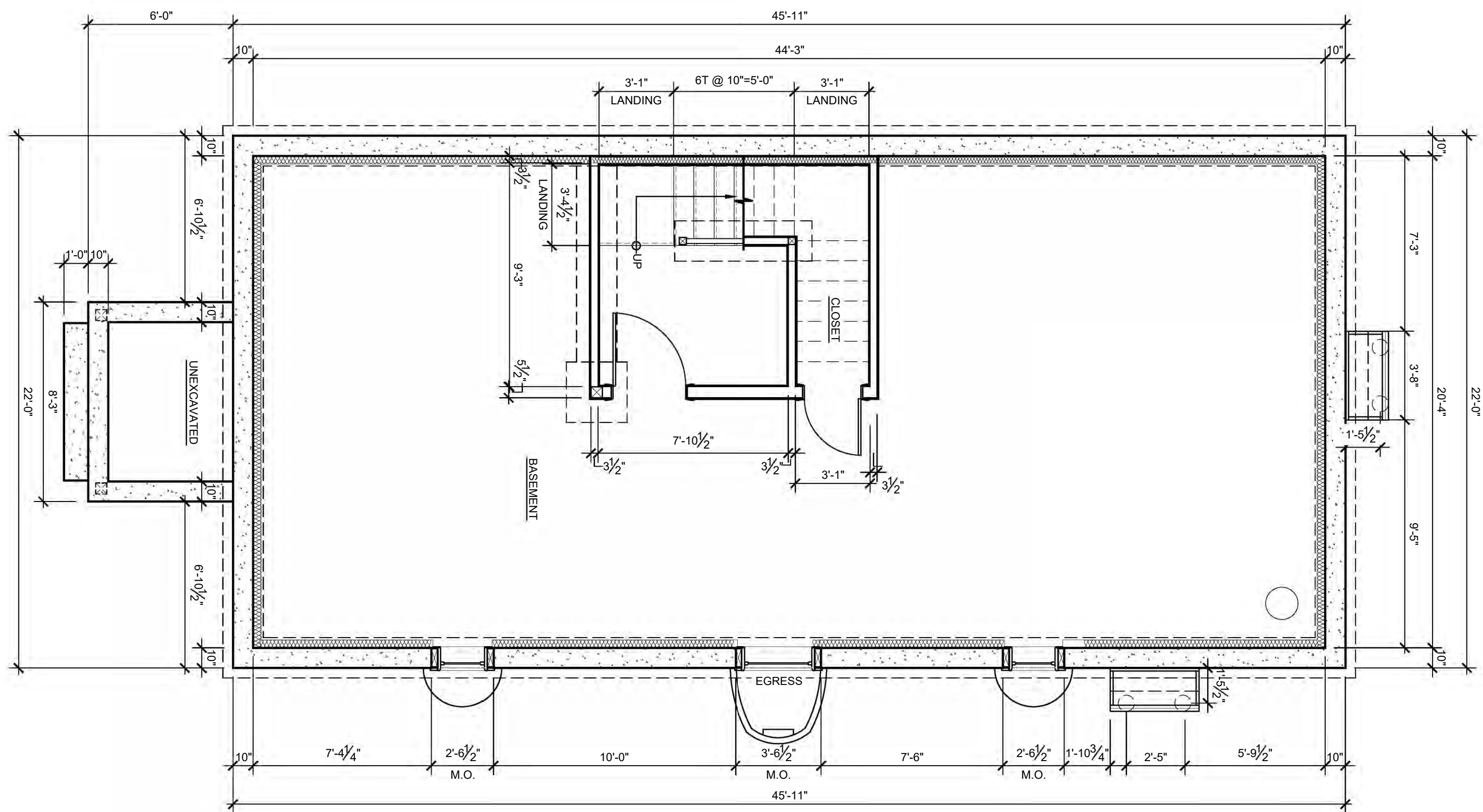


1526 FAIRVIEW AVENUE

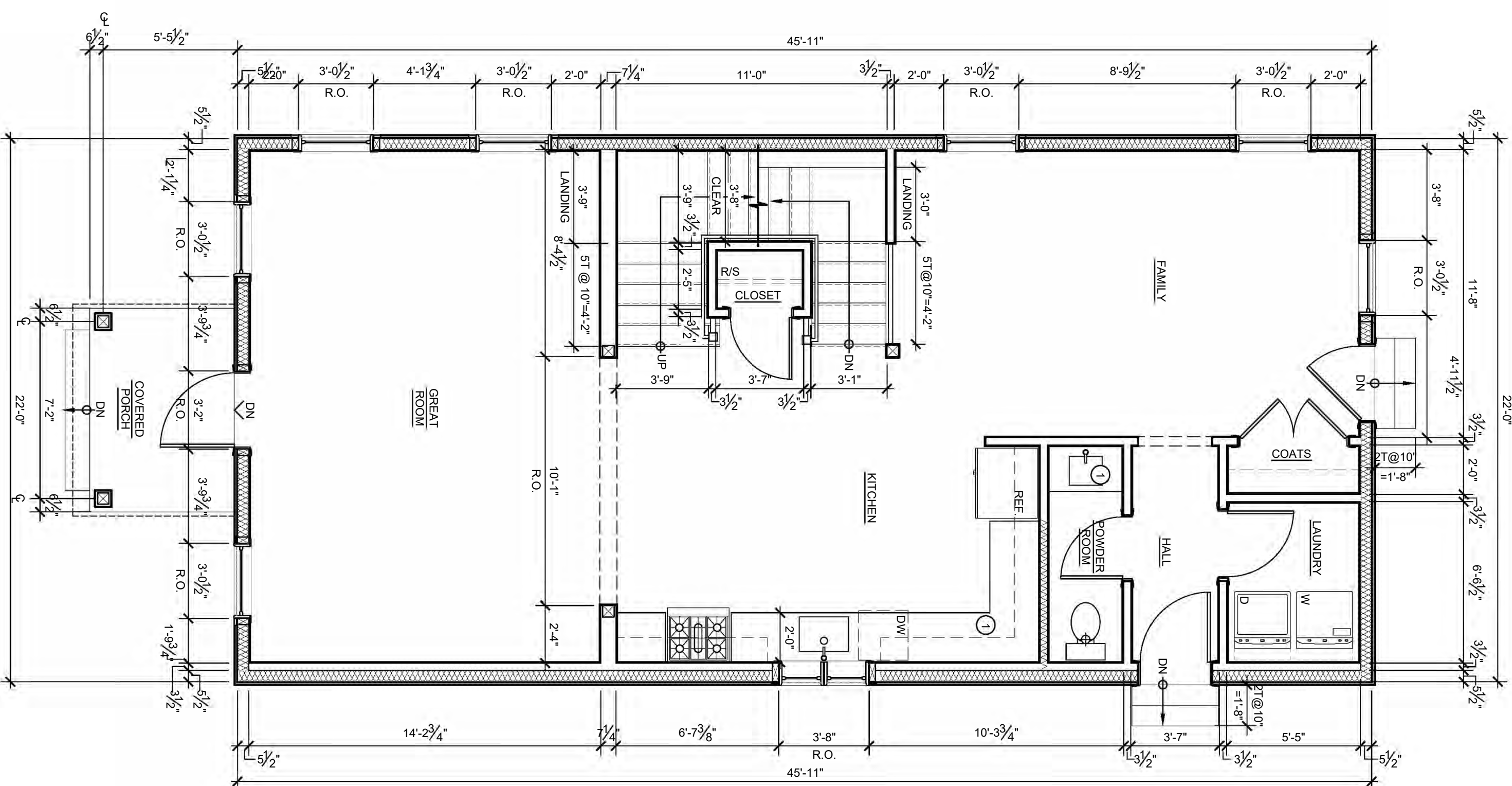
## 2 H-7 INFILL DEVELOPMENT HEIGHT REQUIREMENT

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

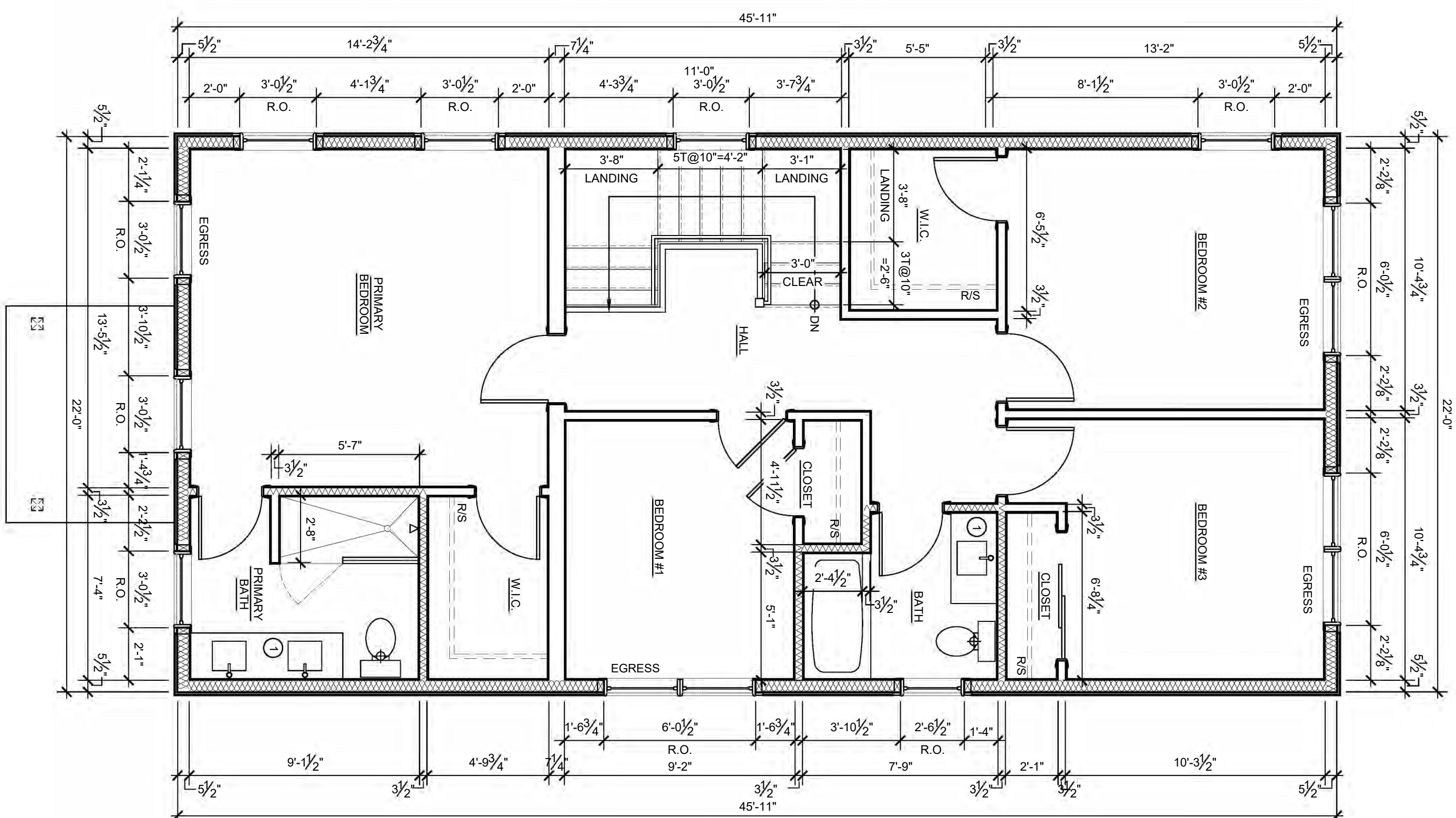
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



1526 FAIRVIEW AVE  
WILLOW GROVE, PA 19090

## FLOOR PLANS

PROJECT NO: 034 099

DRAWN BY: CSY

DATE: \_\_\_\_\_

architects / interiors / planners  
97 East Butler Avenue, Ambler, PA 19002 p:215.646.7979 www.pa-arch.com

97 East Butler Avenue, Ambler, PA 19002    p:215 444 7878    [www.pg.arch.com](http://www.pg.arch.com)

## 30 MAY 2025 - PROGRESS

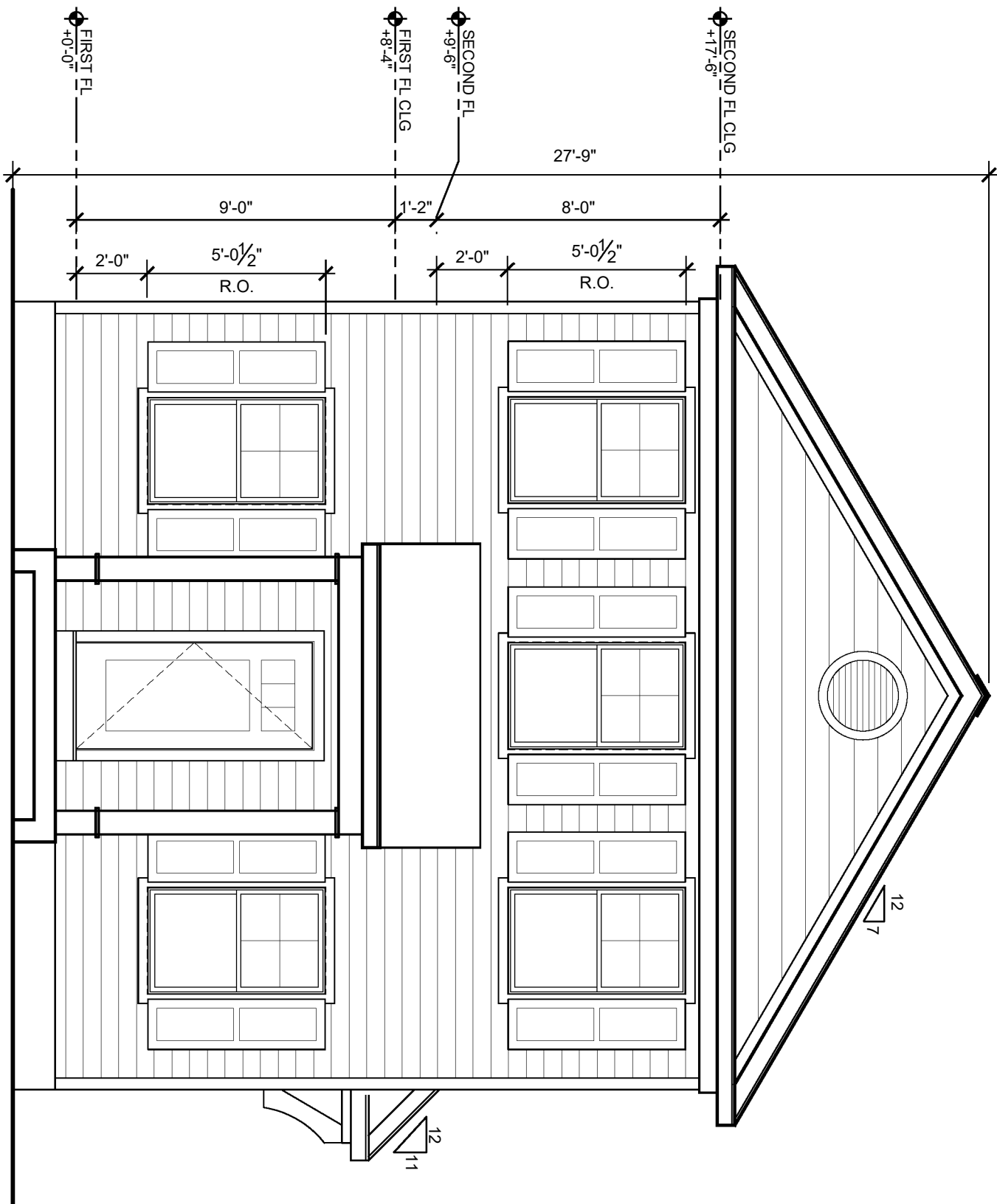
RA015197X

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Do not scale drawings

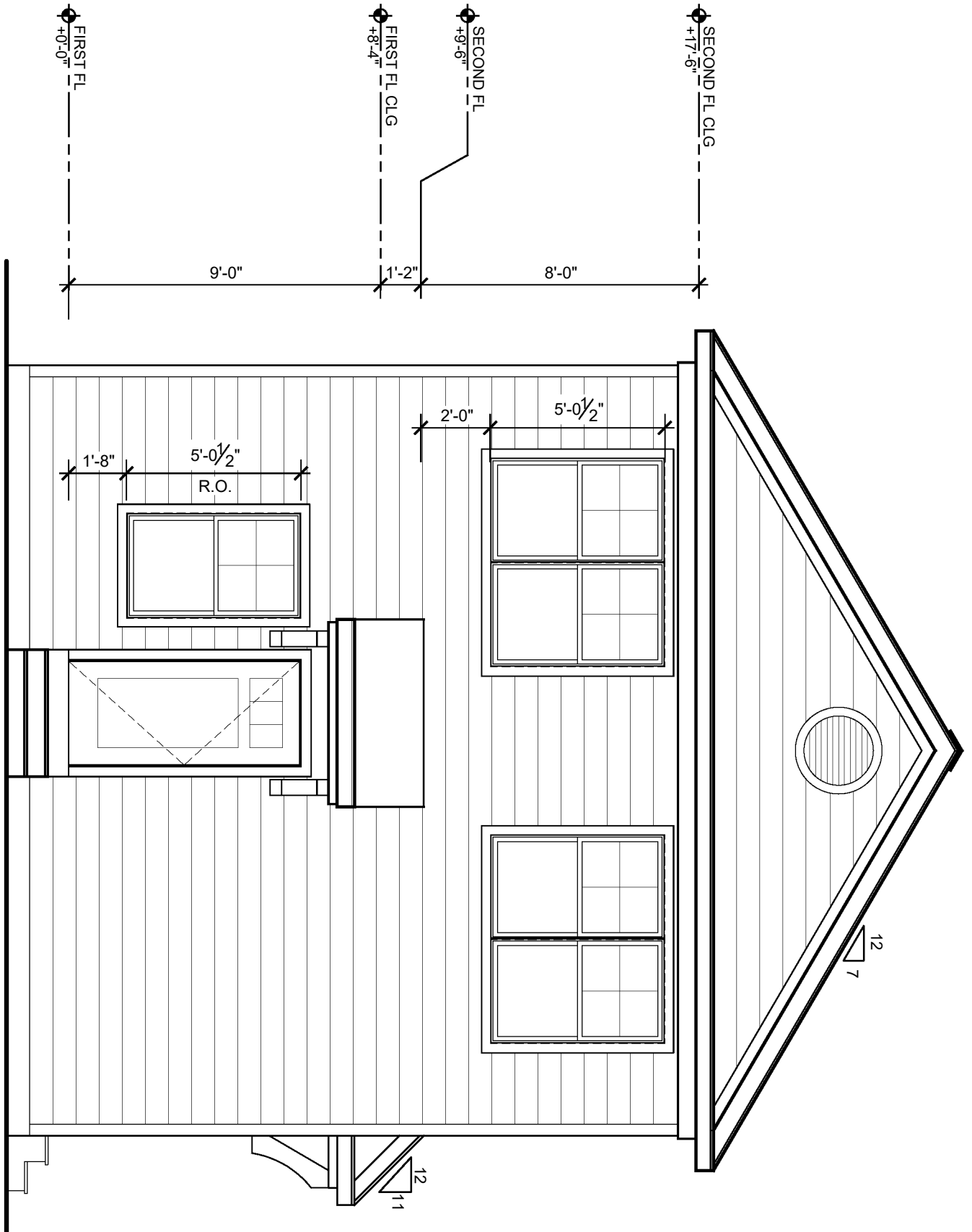
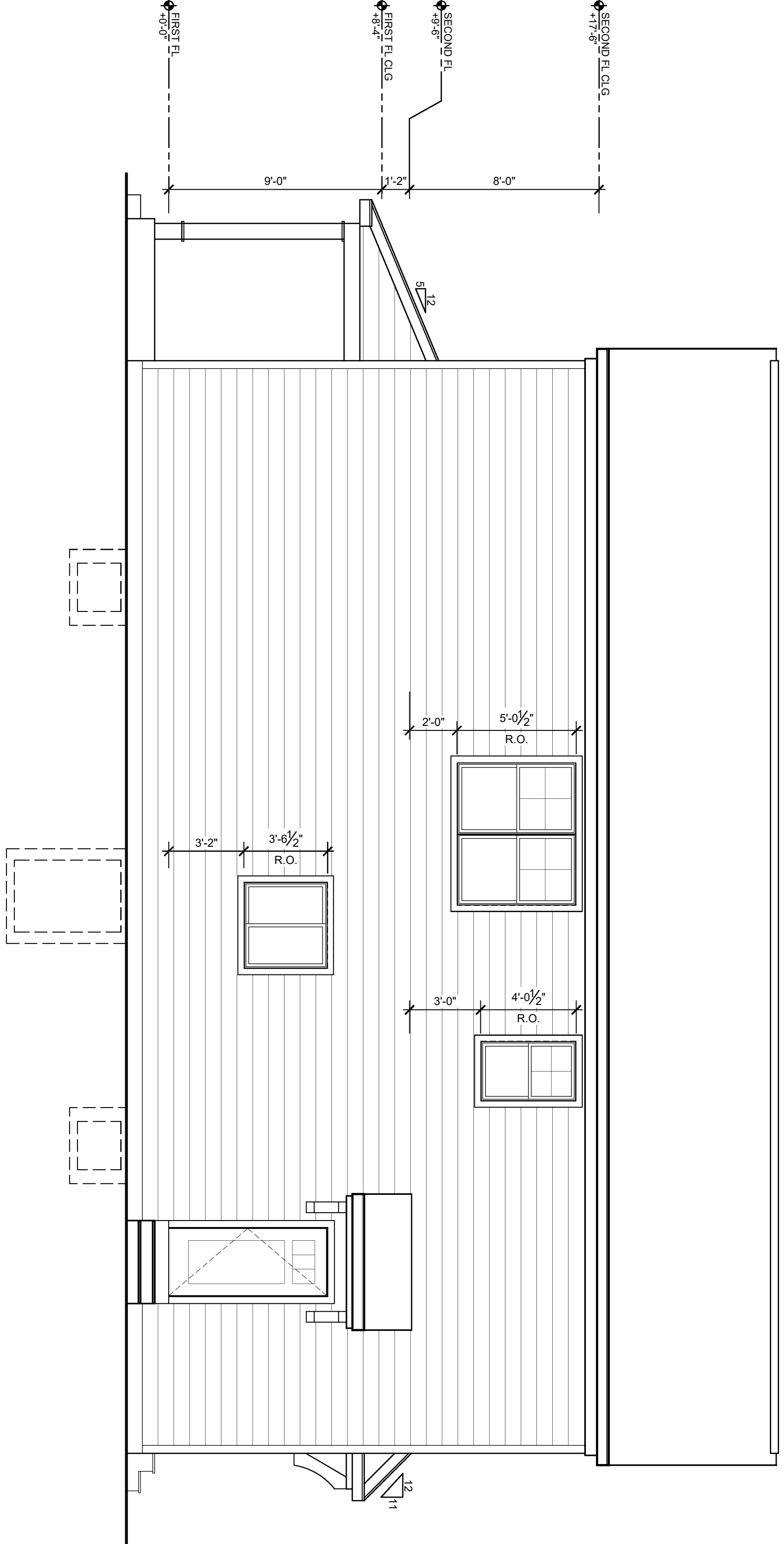
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| REV.# | REV. Date | REV. Notes |



1 FRONT EXTERIOR ELEVATION

2 RIGHT SIDE EXTERIOR ELEVATION

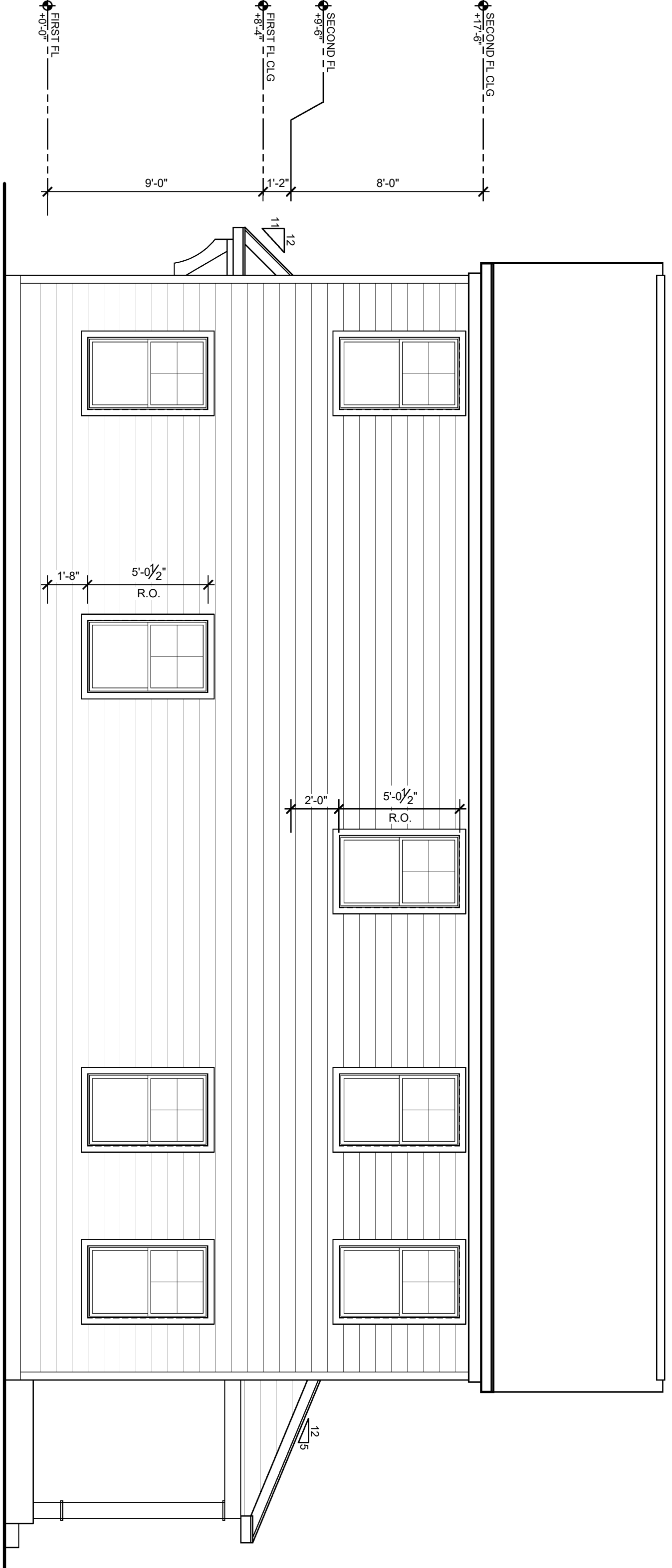
SCALE: 1/4" = 1'-0"



3 REAR EXTERIOR ELEVATION

4 LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



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| REV.# | REV. Date | REV. Notes |

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Do not scale drawings

PA Registration: RA015197X

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30 MAY 2025 - PROGRESS

ABH Builders, Inc  
NEW SINGLE FAMILY HOUSE

1526 FAIRVIEW AVE  
WILLOW GROVE, PA 19090

EXTERIOR ELEVATIONS

PROJECT NO: 024 099

DRAWN BY: CSY

DATE:

SCALE: AS NOTED

A2



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 (1<sup>st</sup> 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 walver 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 |
|------------------------------------------------|----------|----------|---------|
| <b>Land Development Plans</b>                  |          |          |         |
| 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 | ---     |
| <b>Stormwater Management</b>                   |          |          |         |
| 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<br>Proposed Storm |            | Existing Storm |
|-------------------------------------|------------|----------------|
| 2-year                              | Reduced To | 1-year         |
| 5-year                              |            | 2-year         |
| 10-year                             |            | 5-year         |
| 25-year                             |            | 10-year        |
| 50-year                             |            | 25-year        |
| 100-year                            |            | 50-year        |

**A table showing the pre-development flows and the post development flows 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 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.
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



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

## TOWNSHIP OF ABINGTON

March 24<sup>th</sup>, 2025

ABH Builders, Inc.  
775 Penilyn 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](mailto:CPlatz@AbingtonPA.gov) or [FireMarshal@AbingtonPA.gov](mailto: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.

August 18, 2025

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

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

Dear Ms. Castorina:

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

**Requested Waivers:**

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

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://www.vancleefengineering.com)

|                                  |                                   |                                  |                                |                               |
|----------------------------------|-----------------------------------|----------------------------------|--------------------------------|-------------------------------|
| Lebanon, NJ<br>908-735-9500      | Hamilton, NJ<br>609-689-1100      | Toms River, NJ<br>732-573-0490   | Freehold, NJ<br>732-303-8700   | Bethlehem, PA<br>610-332-1772 |
| Hillsborough, NJ<br>908-359-8291 | Mt. Arlington, NJ<br>862-284-1100 | Phillipsburg, NJ<br>908-454-3080 | Doylestown, PA<br>215-345-1876 | Pottstown, PA<br>610-323-4040 |

4. §146-27.(1)  
*Requires sidewalk along existing street frontage when a sidewalk is required.*  
The applicant is requesting a waiver to not provide sidewalks along Fairview Avenue as there are no sidewalks along the existing street and the close proximity of the existing home on Lot 2.
5. §146-33.C  
*Requires storm drains to be located behind the curb and within the right-of-way of the street and protected by a cover of at least 24 inches.*  
The applicant requests a waiver from this requirement to allow for a minimum pipe cover per the manufacture's recommendations.
6. §146-33.G.  
*Requires use of City No 1 Inlets for Storm Sewers*  
The applicant requests a waiver from this requirement to provide ADS drain basins or approved equal within the site. The applicant does not propose any new Inlets within Fairview Avenue right-of-way.
7. §146-35.C.(1)  
*Requires that sanitary sewer service to the dwelling basement be provided by gravity.*  
The applicant requests a waiver from this requirement to allow for the reuse of the existing lateral connection within Fairview Avenue right-of-way which is shown on "Abington Township Montgomery County, Penna. Sanitary Sewer System Contract No. 51 Record Plan", Plan No. 45085-407, dated October 29, 1959 and recorded on 8-2-1960.
8. §146-43.C.(3).(a)  
*Requires cuts and fill slopes to not be 15% or steeper.*  
The applicant requests a waiver from this requirement to allow a maximum of 33.3% (3h:1V) slope (within the rain garden). Per Section 6.4.5 of the PA Stormwater BMP Manual, 3:1 slope is permitted within rain garden.
9. §142-405  
*Requires groundwater to be infiltrated.*  
The applicant requests a waiver from this requirement since there is no infiltration on the site.