ABINGTON TOWNSHIP

AUGUST 10, 2023

BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A
August 10, 2023
7:00 PM

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at https://us06web.zoom.us/j/88216803878. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 882-1680-3878 when prompted.

CALL TO ORDER

ROLL CALL, *BRODSKY, ROTHMAN, DIPLACIDO, VAUGHN, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, SPIEGELMAN, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER*

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

a. Motion to approve the Minutes from the Board of Commissioners Regular Meeting of July 13, 2023.

b. BOC-01-081023 Motion to approve the agreement with PennDot to maintain the structural integrity of stairway B & C on the western side of the Noble Bridge, and to maintain the approach roadway lighting, and snow, ice, and debris removal from the sidewalks on the approach to the bridge and over the bridge and authorize the Township Manager to execute said agreement.

c. BOC-02-081023 Motion to adopt Traffic Safety Ordinance 2207 amending Chapter 156 "Vehicles and Traffic," Article II "Traffic Regulations" - Section 14 - "Stop Intersections" and Article III - "Parking Regulations" Section 25 - "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing; to add Stop signs Lillian Avenue, Eastbound at Osbourne Avenue, Lamott Avenue, Eastbound at Osbourne Avenue, Gregory Road, Northbound at Pepper Road and No Parking Here to Corner on the North and South side of Rockwell Road 30 ft. from Hamilton Avenue.

d. BOC-03-081023 Motion to approve the Sewage Facilities Planning Module for 365 Cedar Road Land Development and adopt Resolution No. 23-011.

UNFINISHED BUSINESS

NEW BUSINESS

a. BOC-04-081023 Motion to adopt Ordinance No. 2208 creating the Abington Township Economic Development Corporation.

b. BOC-05-081023 Motion to approve the Holy Redeemer Health System PILOT agreement.

c. BOC-06-081023 Motion to reapprove the Holy Redeemer Health System Agreement for Law Enforcement Services.

d. BOC-07-081023 Motion to approve the Preliminary/Final Land Development - LD-22-06 - 2620 West Moreland Road (Raising Cane's).

FINANCE COMMITTEE

a. FC-01-081023 Motion to approve the July 2023 expenditures in the amount of $3,035,171.32 and salaries and wages in the amount of $2,356,789.36 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of September 2023. (Click here to view supporting information for expenditures in July 2023)

(Motion and Roll Call)

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

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

Each commenter shall:

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

The stated meeting of the Board of Commissioners of the Township of Abington was held on Thursday, July 13, 2023, via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:00 p.m.

ROLL CALL: Present: Commissioners BRODSKY, ROTHMAN, DiPLACIDO, VAUGHN, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER
Excused: Commissioner SPIEGELMAN

Also Present: Township Manager MANFREDI
Township Solicitor CLARKE

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS:

President Hecker announced that an Executive Session of the Board of Commissioners was held on Wednesday, July 5, 2023 to receive legal advice on conditional use procedures.

Regarding agenda Item BOC-08-071323 as listed under New Business, we will be receiving the updated feasibility study as reflected from commentary that took place at the May working session and the consultant is here this evening to provide an overview of the changes that were made based on feedback from the Board of Commissioners and the public.

PUBLIC COMMENT ON AGENDA ITEMS:

Lora Lehmann, resident, expressed concern about the review process for agenda items and related materials, and she was opposed to an Economic Development Corporation.

Karen Milovcich, resident, commented that we were promised that all plans would be put on hold until citizens provided input, and the statistics are incorrect. Also, she was opposed to an Economic Development Corporation.

Tina McKenzie, resident, commented that she supports the work of the Board of Commissioners to make the Township a more diverse, inclusive, and wonderful place to raise families, and she thanked them for it.

George Salona, resident, commented that he has an expectation that the governance of Abington Township is conducted with full transparency, respect for residents, and adheres to both the letter and spirit of the laws.

He expressed concern that the Economic Development Corporation and feasibility study will be voted on without an attempt to inform the citizenry of the content and impact on the Township and it seems to violate Pennsylvania's Sunshine Laws, and that will result in a lack of trust between the citizens and elected officials, so it should be postponed until residents have an opportunity to evaluate the content and impact. Also, the Comp Plan promotes development that will benefit landlords and large developers at the expense of taxpayers.

Gabrielle Sellei, resident, expressed concern that substantial changes were made to the bylaws with no ability to compare it to the previous version. Also, three board members were never discussed and that is too much power in the hands of three people who could live anywhere in Pennsylvania. There are still no financial guardrails such as limiting how much money could be moved into the EDC from the Township, so there is nothing from preventing this standalone entity from becoming a "runaway train." This is not ready to be advertised and there should be another meeting to finalize the bylaws and then present them at this level.

Joe Rooney, resident, thanked Public Works staff for the great job they did cleaning up after the 4th of July event. Also, he expressed concern that residents did not have enough time to review the information in the feasibility study as well as the Strategic Plan, and the executive summary does not explain the need for an EDC in Abington Township.

Mike Tobin, resident, asked who will receive the assets if the EDC fails? It is irresponsible to vote on this tonight as we do not have all the information on cost, the number of board members, etc. Regarding the Comp Plan, he recommended not rewriting the zoning code, and if there is an application for something nonconforming, the applicant can apply for a variance.

Joe Rozak, resident, expressed concern about the amount of time for review. When there are changes, they should be presented in the original language, what it was changed to, and what were the considerations during the meetings. Also, there is a typo on Page 7 of the bylaws.

Lorraine Wallick, resident, requested that the motion be tabled for citizens to have more time to respond.

Lisa Mallon, resident, agreed with comments about the proposed EDC ordinance, and she requested tabling the advertisement until the feasibility study is completed and approved.

CONSENT AGENDA:

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

To approve the minutes from the Board of Commissioners Regular Meeting of June 8, 2023.

To approve the escrow release request #5 for LD-16-06, 1235 Meinel Road Subdivision in the amount of $51,034.97.

To approve the release of escrow #5 for LD-19-08, Galman Residential in the amount of $250,843.84.

To advertise a Traffic Safety Ordinance amending Chapter 156 "Vehicles and Traffic," Article II "Traffic Regulations" – Section 14 – "Stop Intersections" and Article III – "Parking Regulations" Section 25 – "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here To Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing;" to add "Stop" signs Lillian Avenue, eastbound at Osbourne Avenue, Lamott Avenue, eastbound at Osbourne Avenue, Gregory Road, northbound at Pepper Road and "No Parking Here to Corner" on the north and south side of Rockwell Road 30 ft. from Hamilton Avenue.

To approve the grant of permanent channel improvement easement Abington School District and the Township of Abington.

To appoint Michael Melchiorre to the Environmental Advisory Council for a term ending on 12/31/25, and to appoint Maurie Markman, Daniel Kaye, and to reappoint Nancy Wright to the Library Board of Trustees for a period ending 12/31/25, 12/31/24 and 12/31/25 as included in Exhibit A.

MOTION was ADOPTED 14-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item BOC-06-071323:

Vice President Vahey made a MOTION, seconded by Commissioner Bole to adopt the Township's Strategic Plan.

President Hecker asked for any comments from Commissioners.

Commissioner Winegrad said he read every word and attended every meeting, and the goal of the plan is to be a roadmap to move the Township forward for the betterment of our residents, and he thanked Commissioner Bole for his hard work on the Strategic Plan.

Commissioner Bole replied that it was a team effort of Township staff, participating department directors as well as the public, and changes were made as result of their public comment. It is up to the Board to apply this plan to the formation of the budget so its utility can be seen over the next few years.

MOTION was ADOPTED 14-0.

Item BOC-07-071323:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to adopt the Abington Township Fire Department 2023-2028 Strategic Plan.

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

MOTION was ADOPTED 14-0.

Item BOC-08-071323:

Manager Manfredi introduced Mr. Darren Asper of Delta Development Group, Inc. who will present the changes made to the feasibility study for potential economic development in Abington Township.

Mr. Asper said that the economic development study incorporation of comments took place from April 4, 2023 until April 13, 2023; the finalized draft report was completed on April 14, 2023; and a full presentation was made to the Board of Commissioners on May 11, 2023 at its working session. Following that meeting, we took comments made by the Board of Commissioners and the public and prepared another draft submitting it on June 7, 2023 that included a summary of changes made to the documents.

Modifications to the study were presented as follows:

Section 3 – Demographic, Socioeconomic and Market Analysis; Section 4 – Areas for Economic Development Implementation; Section 5 – Action and Implementation; Appendix 2 – Area Scoring Rationale; Appendix 5 – Abington Township One-Page Marketing Piece; and Appendix 6 – ESRI Business Analyst Market Data Profiles.

Manager Manfredi clarified that the feasibility study was not done as a prelude to an Economic Development Corporation. It is a tool to identify what areas in the Township should be considered for economic development along with data to help make informed decisions for the future.

President Hecker asked for any comments from Commissioners.

Commissioner Schreiber said it is great to have a study for grant purposes as well as statistics, and she thanked Delta Development Group.

Commissioner Carswell commented that she is excited to have this study as a tool to assist the Board as well as a future EDC to make smart decisions working as a team to decide where to invest funds to do good things for Abington.

Commissioner Browne asked would any areas of the Township that are not highlighted in the feasibility study be prohibited from economic development?

President Hecker replied no. The study highlights areas that seem to have the greatest immediate need for potential economic development based on history, geography, etc. It is a tool to guide decision making about where to put resources for the purposes of insuring a strong economic foundation. There are challenges and we need to be creative in deciding how to repurpose assets that will benefit the community far into the future.

Item BOC-09-071323:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to advertise an ordinance creating the Abington Township Economic Development Corporation.

President Hecker asked for any comments from Commissioners.

Vice President Vahey said this process began on September 4, 2019, so we are four years into the debate on whether to create an EDC. During that time, we had seven meetings to discuss proposed ordinance, the Articles of Incorporation, and the bylaws all of which have been posted on the Township's website and changes were tracked. Roundtable discussions with residents were held in person and then on Zoom and we incorporated as much feedback as possible. The last meeting was held on April 3, 2023 where additional feedback was taken and further changes were made based on comments, then summarized and posted online.

Regarding the number of EDC members, we started with five, increased it to seven, and the current proposal is a minimum of three, which would permit appointing more members to the EDC. In this current environment, it may be difficult to find seven people, and the bylaws clearly state that members need to live here or have a direct tie to the Township. The appointment process will be public, and all applications will be posted online.

Regarding financial guardrails, language was added to the original bylaws making sure funds will be handled appropriately noting that Section 10-02 clarifies that if the corporation were to be dissolved any remaining assets would be returned to the taxpayers.

The economic feasibility study is not a study on whether we should adopt an EDC, but it does identify how an EDC can help promote responsible development of the Township, and it does not advise whether to establish an EDC because that is not what we asked Delta to do. The fact that we have two items on the agenda regarding economic development reflects how urgently this needs to be addressed and that is why he is not in favor of delaying advertisement.

Commissioner Schreiber said since 2019 when we began discussing an EDC, she has been in favor of it and so has her community. Roslyn is hurting and needs economic development, and we want any tool that we can put in our toolbox. It is the number one issue that she is contacted about, and thrilled that this will be advertised and hopefully passed.

Commissioner Bole said that this has gone on for so long that it may feel new to some people, so during the advertising period, he would like the Board to be creative in referring to the FAQs to educate the public as to why this is important and necessary, and he supports advertising this ordinance.

Commissioner Rothman said that back in 2019, he was skeptical about an EDC; however, over time, he realized economic development is a major issue. We hear the residents, and over the next 30 days if there are concerns expressed by the public, they will be addressed. He is in favor of moving this forward for advertisement and he will work quickly to send out a newsletter.

Commissioner Winegrad said regarding a minimum of three members, a quorum would be two and 51% of the vote is required, so he suggested a minimum of five members. Regarding five-year terms, volunteers may not want to serve that long, and agrees that a member may live outside of the Township if they have business here.

Referring to Article 6, Section 6.01 regarding the Appointment of Officers, there may be some inconsistency and it should be reviewed further. Also, Section 6.08 – Officer Compensation, he agrees that directors should not be paid, and although the bylaws do allow the executive director and staff to be paid, however at the startup, it would be Township employees, so how would that work?

Vice President Vahey replied initially, Township staff will support the corporation until it has sufficient assets to pay its own staff, so we could develop an agreement for lending its services, but that has not specifically been addressed in the bylaws. However, if the corporation can find sufficient funding immediately then there would be no need for Township staff to support the activities of the EDC.

Commissioner Winegrad referring to Section 8.01 – Insurance and suggested that any assets owned by the EDC should be insured and that language be included in the bylaws.

Vice President Vahey said regarding appointment of officers, the Board of Commissioners would appoint the initial set of officers, and then the EDCs Board of Directors would handle their own appointments.

Commissioner Winegrad said Section 6.02 says, "The officers of the corporation shall be appointed annually by the member at the meeting of the Commissioners," so potentially there could be conflict.

Commissioner Schreiber clarified that Section 4.02 says, "The Board shall be composed of at least three (3) directors," so we can start with three and increase it.

Commissioner Vaughn questioned whether there should be language limiting the maximum number of directors. Also, this has been a job well done in trying to consider everyone's concerns and we need to be mindful that an EDC is for the well-being of the community and not just for a few people.

Commissioner Rothman clarified that the bylaws can be amended if necessary. Is that correct?

Vice President Vahey replied Section 10.01 says, "These bylaws may be amended at any time by the member, in its sole absolute discretion, without the consent of the Board; provided, however, that any proposed amendment shall be advertised and deliberated in accordance with the Sunshine Act," so they can be amended at any time as necessary.

Commissioner Winegrad said initial investment will begin with a small amount; however, in terms of guardrails suggested limiting the amount of debt that the EDC could take on.

Vice President Vahey replied there is a notice provision that the Township needs to be informed about any debt that the corporation takes on, and if we find that the debt is unstainable, we can dissolve the corporation, so he is not in favor of putting a cap on what the corporation can do financially.

MOTION was ADOPTED 14-0.

Item BOC-10-071323:

Vice President Vahey made a MOTION, seconded by Commissioner Carswell to award the Burn Building Roof Repair Bid to Quinn Construction, Inc. at the amount of $61,133.00 and authorize the Township Manager to execute the contract.

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

MOTION was ADOPTED 14-0.

Item BOC-11-071323:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to approve final payment in the amount of $176,800.00 for the Old York Road and Susquehanna Road Improvement Project.

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

MOTION was ADOPTED 14-0.

FINANCE COMMITTEE:

Item FC-01-071323:

Commissioner Winegrad made a MOTION, seconded by Commissioner Carswell to approve the May 2023 expenditures in the amount of $3,143,700.60 and salaries and wages in the amount of $2,136,038.61 and authorize the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of August 2023.

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

Item FC-02-071323:

Commissioner Winegrad made a MOTION, seconded by Commissioner Carswell to approve the Plan Year 2023 Annual Action Plan and Substantial Amendments to 2019 and 2021 Annual Action Plans and adopt Resolution 23-010.

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

MOTION was ADOPTED 14-0.

PUBLIC COMMENT:

Adele Kubel, resident, presented a signed petition by 500 residents in which she read into the record. She expressed concern about large apartment buildings planned for multiple parking lots as well as zoning changes and blight.

Jane Straub, resident, commented that for 40 years she has walked the trails in Alverthorpe Park, and she presented a signed petition to keep Alverthorpe a resident-only park. One of the goals in the Comp Plan is to go to court to change the will of Mr. Rosenwald and make Alverthorpe a

public park so it will be available for federal funding as well as to put open gates along the perimeter of the park, and she was opposed.

Gabrielle Sellei, resident, commented that she would like to have a more robust discussion on the EDC ordinance, and that a five-member Board be reconsidered. Also, the Township does not need an EDC for economic development because it already has the infrastructure in place.

Lisa Mallon, resident, expressed concern about how successful an EDC could be if it is so difficult to find only three qualified directors.

Joe Rooney, resident, commented that the EDC has been a "done deal" since the first meeting, and it will take power away from elected representatives as well as oversight by citizens.

George Salona, resident, commented that this corporation could easily be subject to manipulation because where is the accountability? He lived in Philadelphia for 64 years, and this will lead to the same urban problems that he experienced there. Also, his wife is an amputee, and he has not heard any proposal that would make life easier for handicapped people.

Lora Lehmann, resident, expressed concern about getting a "four-day notice" on the strategic plan and "nothing will destroy this Township more than turning everything over to landlords."

ADJOURNMENT: 9:02 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

Resolution No. 23-010 was adopted by the Board of Commissioners on July 13, 2023.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	BOC-01-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Noble-PennDot Maintenance Agreement

EXECUTIVE SUMMARY:

These activities will be at the sole cost of the Township, and will be included in the PA Public Utility Commissions's Secretarial letter.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to approve the agreement with PennDot to maintain the structural integrity of stairway B & C on the western side of the Noble Bridge, and to maintain the approach roadway lighting, and snow, ice, and debris removal from the sidewalks on the approach to the bridge and over the bridge and authorize the

Township Manager to execute said agreement.

County(ies):	Montgomery	Agreement #:	0641037
Project Short Title:	PA 611 (Old York Rd) over SEPTA	MPMS #:	16214
Project (SR & Sec):	SR 0611, Section MBR	Federal ID #:	23-6000025

ORNAMENTAL STREET LIGHTING and DECORATIVE CROSSWALKS MAINTENANCE AND CONTRIBUTION AGREEMENT

THIS AGREEMENT, made and entered into this the 20th day of April, 2017, between the Commonwealth of Pennsylvania, acting through the Department of Transportation, hereinafter called PENNDOT,

and

Abington Township, a political subdivision located in Montgomery County, duly and properly formed under the laws of the Commonwealth of Pennsylvania, acting through its proper officials, hereinafter called the TOWNSHIP.

WITNESSETH:

WHEREAS, the DEPARTMENT has jurisdiction and control over State Route (SR) 0611 in Abington Township, Montgomery County, Pennsylvania; and,

WHEREAS, PENNDOT has planned a bridge replacement project on SR 0611 from Segment 0090/Offset 0600 to Segment 0090/Offset 2600; known as SR 0611, Section MBR; and

WHEREAS, the TOWNSHIP desires that PENNDOT include as part of the bridge replacement project, certain measures to promote pedestrian activity and to continue thematic aesthetic treatments including: installing ornamental street lights and decorative crosswalks (the "PROJECT"); and,

WHEREAS, the TOWNSHIP has agreed to contribute Eighty-Five Thousand Dollars ($85,000.00) to PENNDOT for costs associated with the construction and construction inspection of the PROJECT; and,

WHEREAS, the TOWNSHIP has agreed, upon completion of the PROJECT, to assume year-round responsibility for the maintenance, operation, and repair of the ornamental street lights and decorative crosswalks.

WHEREAS, PENNDOT and the TOWNSHIP desire to enter into this Maintenance and Contribution Agreement (the "Agreement") for the purposes of setting forth their respective performance responsibilities and financial obligations with respect to the PROJECT.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants hereinafter contained and with the intent to be legally bound hereby, the parties hereto agree as follows:

1. PENNDOT, with its own forces or by contract, shall design and construct the PROJECT in accordance with the plans, specification and drawings prepared by or for PENNDOT, which are incorporated herein by reference as though physically attached hereto.

2. The TOWNSHIP shall pay to PENNDOT Eighty-Five Thousand Dollars ($85,000.00) for costs associated with the construction and construction inspection of the PROJECT, as detailed in Exhibit "A" which is attached to and made part of this Agreement.

3. PENNDOT shall submit an invoice to the TOWNSHIP for the total amount due hereunder no less than sixty (60) days prior to the construction of the PROJECT. The TOWNSHIP shall make payment to PENNDOT in full within thirty (30) days of receipt of such invoice.

4. The TOWNSHIP, by executing this Agreement, certifies that it has on hand sufficient funds to meet all of its obligations for the PROJECT as set forth in Paragraph 3.

5. Upon completion of the PROJECT by PENNDOT's forces or contractor(s) and PENNDOT's acceptance of the PROJECT, PENNDOT shall send to the TOWNSHIP a written notice of completion.

6. Upon receipt of the notice, required by Paragraph 5 above, the TOWNSHIP shall, at its sole cost and expense, be responsible for the year-round maintenance, operation and repair of ornamental street lights and decorative crosswalks.

7. In the event that PENNDOT determines that certain repair, maintenance, or other required action is necessary with respect to the ornamental street lights and decorative crosswalks, PENNDOT shall notify the TOWNSHIP in writing. The TOWNSHIP shall begin necessary work within thirty (30) days of receipt of PENNDOT's notice. In the event that the TOWNSHIP fails to commence necessary work within said thirty (30) day period or fails to prosecute said work diligently to completion, PENNDOT may perform said repair, maintenance, or other necessary action at the TOWNSHIP's sole cost and expense. Failure by the

TOWNSHIP to pay PENNDOT within forty-five (45) days of receipt of an invoice for work performed by PENNDOT shall constitute a default for purposes of Paragraph 8 of this Agreement.

8. If the TOWNSHIP shall fail to perform any of these items, conditions, and provisions of this Agreement, the TOWNSHIP authorizes PENNDOT to withhold so much of the TOWNSHIP's Liquid Fuels Tax Fund Allocation as may be needed to complete any necessary work and to reimburse PENNDOT in full for all costs due thereof, and does hereby and herewith authorize PENNDOT to withhold such amount and to apply such funds, or portion thereof, to remedy the default.

9. The DEPARTMENT shall make every effort to let the PROJECT at the beginning of 2016 and commence construction during the Spring of 2016.. The parties understand that this is a tentative schedule and is not binding on either party.

10. The TOWNSHIP shall enact and/or adopt such ordinances and/or resolutions as may be necessary to affect the purposes of this Agreement.

11. The TOWNSHIP shall comply with the Contractor Integrity Provisions, attached as Exhibit "B" and made a part of this Agreement.

12. The TOWNSHIP shall comply with the Provisions Concerning the Americans with Disabilities Act, attached as Exhibit "C" and made a part of this Agreement.

13. The TOWNSHIP shall comply with the Contractor Responsibility Provisions, attached as Exhibit "D" and made a part of this Agreement.

14. The TOWNSHIP shall comply with the Nondiscrimination/Sexual Harassment Clause, attached as Exhibit "E" and made a part of this Agreement.

15. PENNDOT shall have the right, at any given time, to terminate this Agreement by giving the TOWNSHIP thirty (30) days' written notice. In the event of such termination, the TOWNSHIP's responsibilities under this Agreement, except those of liability, whether financial, in tort or otherwise, shall terminate.

16. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101—3104, applies to this Agreement. Therefore, this Agreement is subject to, and the TOWNSHIP shall comply with, the clause entitled Contract Provisions – Right to Know Law , attached as Exhibit "F" and made a part of this Agreement. As used in this Agreement, the term "Contractor" refers to the TOWNSHIP.

17. If the TOWNSHIP requires any changes or modifications to the Project after the effective date of this Agreement, then the TOWNSHIP must do so in writing and must accept responsibility for any additional costs associated with those changes or modifications, including, but not limited to, costs associated with time delays or time extensions on the construction work. An amendment to this Agreement must be executed by the parties and approved by all necessary PENNDOT and other Commonwealth officials as provided by law before PENNDOT will make any changes or modifications.

18. This Agreement and the authorization granted in it shall be effective only after full execution and approval by and on behalf of PENNDOT, including approvals by Commonwealth legal and fiscal officials. Following full execution and approval, PENNDOT will insert the effective date at the top of Page 1.

19. The TOWNSHIP shall indemnify, save harmless, and defend (if requested) PENNDOT, its officers, agents, and employees from all suits, actions, or claims of any character, name, or description brought for on account of any injuries to or damages received or sustained by any person, persons or property by or from the TOWNSHIP, its contractor(s), their officers, agents and employees as a result of the obligations assumed by the TOWNSHIP under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Maintenance and Contribution Agreement the date first above written.

ATTEST

_____ 3/26/15
Title: DATE

Abington Township*

BY Wayne C Luker 3/26/15
Title: President, Board of Commissioners DATE

Unless the individuals signing this Agreement on behalf of the TOWNSHIP are authorized to do so by statute or regulation, the TOWNSHIP must attach a resolution authorizing execution and attestation of this Agreement. Please indicate the signers' titles in the spaces provided and date all signatures.

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

BY Christine Reilly 3/30/15
Deputy Secretary or Designee DATE

APPROVED AS TO LEGALITY
AND FORM

BJB 4/1/15 BY Michael K Elkins
for Chief Counsel 4/2/15 DATE

BY _____
Deputy General Counsel DATE

BY _____ 4/20/15
Deputy Attorney General DATE

FUNDS COMMITMENT DOCUMENT NO._____
CERTIFIED FUNDS AVAILABLE
UNDER SAP NO._____
SAP COST CENTER N/A
GL ACCOUNT_____
AMOUNT not encumbered

BY _____ 4/6/15
for Comptroller DATE

Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

MEMORANDUM

TO: Harry Freed

FROM: Ahmad Faqiri

DATE: August 30, 2010

SUBJECT: Old York Road (S.R. 0611) Bridge Replacement – Crosswalk Pricing

---

Following your email on August 16th and follow up emails and discussions with Matt Lahaza from Abington Township we have developed a cost estimate for the proposed crosswalks at the intersections of Baeder Road and Rodman Avenue. The Township would like to see a decorative crosswalk similar to what was used on Huntingdon Pike (picture is attached). We have contacted several vendors to obtain pricing to install the proposed treatment (Duratherm) and below is a summary of costs associated with the installation of the proposed decorative sidewalks.

Rodman Avenue and Old York Road:

Crosswalk 1 (Station 14+75) = 59' x 10' wide = 590 SF
Crosswalk 2 (Station 16+25) = 72' x 10' wide = 720 SF
Crosswalk 3 (Station 301+25) = 60 x 10' wide = 600 SF
Crosswalk 4 (Station 302+50) = 50' x 10' wide = 500 SF
SUBTOTAL =2,410 SF x $18/SF = $43,380

Baeder Road and Old York Road:

Crosswalk 1 (SEPTA Entrance) = 35' x 10' wide = 350 SF
Crosswalk 2 (Station 21+25) = 65' x 10' wide = 650 SF
Crosswalk 3 (Station 20+15) = 60' x 10' wide = 600 SF
Crosswalk 4 (Station 500+80) = 32 x 10' wide = 320 SF
Crosswalk 5 (Hilltop Road) = 35' x 10' wide = 350 SF
SUBTOTAL =2,270 SF x $18/SF = $40,860

TOTAL = $43,380 + $40,860 = $84,240

Exhibit A (1 of 2)

Exhibit A

22

Carol T. DiJoseph, President
Peggy Myers, Vice President
Burton T. Conway, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road, Abington PA 19001, www.abington.org, 267-536-1000, Fax 215-884-8271

November 15, 2010

Mr. Harry P. Freed
Project Manager
PA Department of Transportation
District 6-0
7000 Geerdes Blvd.
King of Prussia, PA 19406

RE: Crosswalk Alterations
Noble 611 Bridge Reconstruction

Dear Mr. Freed:

The purpose of this correspondence is to advise you that the Abington Board of Commissioners has authorized township staff to enter into a construction agreement with Penn DOT for the inclusion of decorative sidewalks, as per Pennoni memo, in the Noble 611 Bridge Reconstruction Project. Further, the Board of Commissioners understands that Abington Township will provide payment for the design and construction costs associated with the crosswalks, and that Abington Township will provide future maintenance for such crosswalks.

Please proceed to prepare a Contribution Agreement between Penn Dot and the Township as stated in prior email correspondence. Please let me know if you need anything additional at this time.

Very truly yours,

M. Matthew Lahaza
Asst. Twp. Mgr.

Copy: Burton T. Conway, Township Manager

Exhibit A (7 of 7)

CONTRACTOR INTEGRITY PROVISIONS

It is essential that those who seek to contract with the Commonwealth of Pennsylvania ("Commonwealth") observe high standards of honesty and integrity. They must conduct themselves in a manner that fosters public confidence in the integrity of the Commonwealth procurement process.

In furtherance of this policy, Contractor agrees to the following:

1. Contractor shall maintain the highest standards of honesty and integrity during the performance of this contract and shall take no action in violation of state or federal laws or regulations or any other applicable laws or regulations, or other requirements applicable to Contractor or that govern contracting with the Commonwealth.

2. Contractor shall establish and implement a written business integrity policy, which includes, at a minimum, the requirements of these provisions as they relate to Contractor employee activity with the Commonwealth and Commonwealth employees, and which is distributed and made known to all Contractor employees.

3. Contractor, its affiliates, agents and employees shall not influence, or attempt to influence, any Commonwealth employee to breach the standards of ethical conduct for Commonwealth employees set forth in the *Public Official and Employees Ethics Act, 65 Pa.C.S. §§1101 et seq.*; the *State Adverse Interest Act, 71 P.S. §776.1 et seq.*; and the *Governor's Code of Conduct, Executive Order 1980-18, 4 Pa. Code §7.151 et seq.*, or to breach any other state or federal law or regulation.

4. Contractor, its affiliates, agents and employees shall not offer, give, or agree or promise to give any gratuity to a Commonwealth official or employee or to any other person at the direction or request of any Commonwealth official or employee.

5. Contractor, its affiliates, agents and employees shall not offer, give, or agree or promise to give any gratuity to a Commonwealth official or employee or to any other person, the acceptance of which would violate the *Governor's Code of Conduct, Executive Order 1980-18, 4 Pa. Code §7.151 et seq.* or any statute, regulation, statement of policy, management directive or any other published standard of the Commonwealth.

6. Contractor, its affiliates, agents and employees shall not, directly or indirectly, offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for the decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty by any Commonwealth official or employee.

7. Contractor, its affiliates, agents, employees, or anyone in privity with him or her shall not accept or agree to accept from any person, any gratuity in connection with the performance of work under the contract, except as provided in the contract.

8. Contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material on this project, unless the financial interest is disclosed to the Commonwealth in writing and the Commonwealth consents to Contractor's financial interest prior to Commonwealth execution of the contract. Contractor shall disclose the financial interest to the Commonwealth at the time of bid or proposal submission, or if no bids or proposals are solicited, no later than Contractor's submission of the contract signed by Contractor.

9. Contractor, its affiliates, agents and employees shall not disclose to others any information, documents, reports, data, or records provided to, or prepared by, Contractor under this contract without the prior written approval of the Commonwealth, except as required by the *Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104*, or other applicable law or as otherwise provided in this contract. Any information, documents, reports, data, or records secured by Contractor from the Commonwealth or a third party in connection with the performance of this contract shall be kept confidential unless disclosure of such information is:

   a. Approved in writing by the Commonwealth prior to its disclosure; or

   b. Directed by a court or other tribunal of competent jurisdiction unless the contract requires prior Commonwealth approval; or

   c. Required for compliance with federal or state securities laws or the requirements of national securities exchanges; or

   d. Necessary for purposes of Contractor's internal assessment and review; or

   e. Deemed necessary by Contractor in any action to enforce the provisions of this contract or to defend or prosecute claims by or against parties other than the Commonwealth; or

   f. Permitted by the valid authorization of a third party to whom the information, documents, reports, data, or records pertain: or

   g. Otherwise required by law.

10. Contractor certifies that neither it nor any of its officers, directors, associates, partners, limited partners or individual owners has been officially notified of, charged with, or convicted of any of the following and agrees to immediately notify the Commonwealth agency contracting officer in writing if and when it or any officer, director, associate, partner, limited partner or individual owner has been officially notified of, charged with, convicted of, or officially notified of a governmental determination of any of the following:

a. Commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.

b. Commission of fraud or a criminal offense or other improper conduct or knowledge of, approval of or acquiescence in such activities by Contractor or any affiliate, officer, director, associate, partner, limited partner, individual owner, or employee or other individual or entity associated with:

(1) obtaining;

(2) attempting to obtain; or

(3) performing a public contract or subcontract.

Contractor's acceptance of the benefits derived from the conduct shall be deemed evidence of such knowledge, approval or acquiescence.

c. Violation of federal or state antitrust statutes.

d. Violation of any federal or state law regulating campaign contributions.

e. Violation of any federal or state environmental law.

f. Violation of any federal or state law regulating hours of labor, minimum wage standards or prevailing wage standards; discrimination in wages; or child labor violations.

g. Violation of the *Act of June 2, 1915 (P.L.736, No. 338)*, known as the *Worker's Compensation Act,* 77 P.S. 1 *et seq*.

h. Violation of any federal or state law prohibiting discrimination in employment.

i. Debarment by any agency or department of the federal government or by any other state.

j. Any other crime involving moral turpitude or business honesty or integrity.

Contractor acknowledges that the Commonwealth may, in its sole discretion, terminate the contract for cause upon such notification or when the Commonwealth otherwise learns that Contractor has been officially notified, charged, or convicted.

11. If this contract was awarded to Contractor on a non-bid basis, Contractor must, (as required by Section 1641 of the *Pennsylvania Election Code*) file a report of political contributions with the Secretary of the Commonwealth on or before February 15 of the next calendar year. The report must include an itemized list of all political

contributions known to Contractor by virtue of the knowledge possessed by every officer, director, associate, partner, limited partner, or individual owner that has been made by:

a. Any officer, director, associate, partner, limited partner, individual owner or members of the immediate family when the contributions exceed an aggregate of one thousand dollars ($1,000) by any individual during the preceding year; or

b. Any employee or members of his immediate family whose political contribution exceeded one thousand dollars ($1,000) during the preceding year.

To obtain a copy of the reporting form, Contractor shall contact the Bureau of Commissions, Elections and Legislation, Division of Campaign Finance and Lobbying Disclosure, Room 210, North Office Building, Harrisburg, PA 17120.

12. Contractor shall comply with requirements of the *Lobbying Disclosure Act, 65 Pa.C.S. § 13A01 et seq.*, and the regulations promulgated pursuant to that law. Contractor employee activities prior to or outside of formal Commonwealth procurement communication protocol are considered lobbying and subjects the Contractor employees to the registration and reporting requirements of the law. Actions by outside lobbyists on Contractor's behalf, no matter the procurement stage, are not exempt and must be reported.

13. When Contractor has reason to believe that any breach of ethical standards as set forth in law, the Governor's Code of Conduct, or in these provisions has occurred or may occur, including but not limited to contact by a Commonwealth officer or employee which, if acted upon, would violate such ethical standards, Contractor shall immediately notify the Commonwealth contracting officer or Commonwealth Inspector General in writing.

14. Contractor, by submission of its bid or proposal and/or execution of this contract and by the submission of any bills, invoices or requests for payment pursuant to the contract, certifies and represents that it has not violated any of these contractor integrity provisions in connection with the submission of the bid or proposal, during any contract negotiations or during the term of the contract.

15. Contractor shall cooperate with the Office of Inspector General in its investigation of any alleged Commonwealth employee breach of ethical standards and any alleged Contractor non-compliance with these provisions. Contractor agrees to make identified Contractor employees available for interviews at reasonable times and places. Contractor, upon the inquiry or request of the Office of Inspector General, shall provide, or if appropriate, make promptly available for inspection or copying, any information of any type or form deemed relevant by the Inspector General to Contractor's integrity and compliance with these provisions. Such information may include, but shall not be limited

to, Contractor's business or financial records, documents or files of any type or form that refers to or concern this contract.

16. For violation of any of these Contractor Integrity Provisions, the Commonwealth may terminate this and any other contract with Contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these provisions, claim damages for all additional costs and expenses incurred in obtaining another contractor to complete performance under this contract, and debar and suspend Contractor from doing business with the Commonwealth. These rights and remedies are cumulative, and the use or non-use of any one shall not preclude the use of all or any other. These rights and remedies are in addition to those the Commonwealth may have under law, statute, regulation, or otherwise.

17. For purposes of these Contractor Integrity Provisions, the following terms shall have the meanings found in this Paragraph 17.

a. "Confidential information" means information that a) is not already in the public domain; b) is not available to the public upon request; c) is not or does not become generally known to Contractor from a third party without an obligation to maintain its confidentiality; d) has not become generally known to the public through a act or omission of Contractor; or e) has not been independently developed by Contractor without the use of confidential information of the Commonwealth.

b. "Consent" means written permission signed by a duly authorized officer or employee of the Commonwealth, provided that where the material facts have been disclosed, in writing, by pre-qualification, bid, proposal, or contractual terms, the Commonwealth shall be deemed to have consented by virtue of execution of this contract.

c. "Contractor" means the individual or entity that has entered into this contract with the Commonwealth, including those directors, officers, partners, managers, and owners having more than a five percent interest in Contractor.

d. "Financial interest" means:

(1) Ownership of more than a five percent interest in any business; or

(2) Holding a position as an officer, director, trustee, partner, employee, or holding any position of management.

e. "Gratuity" means tendering, giving or providing anything of more than nominal monetary value including, but not limited to, cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services,

employment, or contracts of any kind. The exceptions set forth in the *Governor's Code of Conduct, Executive Order 1980-18*, the *4 Pa. Code §7.153(b)*, shall apply.

f. "Immediate family" means a spouse and any unemancipated child.

g. "Non-bid basis" means a contract awarded or executed by the Commonwealth with Contractor without seeking bids or proposals from any other potential bidder or offeror.

h. "Political contribution" means any payment, gift, subscription, assessment, contract, payment for services, dues, loan, forbearance, advance or deposit of money or any valuable thing, to a candidate for public office or to a political committee, including but not limited to a political action committee, made for the purpose of influencing any election in the Commonwealth of Pennsylvania or for paying debts incurred by or for a candidate or committee before or after any election.

October 14, 2011

PROVISIONS CONCERNING THE *AMERICANS WITH DISABILITIES ACT*

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, supplier, or grantee, who will furnish or perform or seeks to furnish or perform, goods, supplies, services, construction or other activity, under a purchase order, contract, or grant with the Commonwealth of Pennsylvania (Commonwealth).

During the term of this agreement, the contractor agrees as follows:

1. Pursuant to federal regulations promulgated under the authority of the *Americans with Disabilities Act, 28 C. F. R. § 35.101 et seq.,* the contractor understands and agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this agreement or from activities provided for under this agreement. As a condition of accepting and executing this agreement, the contractor agrees to comply with the *"General Prohibitions Against Discrimination," 28 C. F. R. § 35.130,* and all other regulations promulgated under *Title II* of the *Americans with Disabilities Act* which are applicable to the benefits, services, programs, and activities provided by the Commonwealth through contracts with outside contractors.

2. The contractor shall be responsible for and agrees to indemnify and hold harmless the Commonwealth from all losses, damages, expenses, claims, demands, suits, and actions brought by any party against the Commonwealth as a result of the contractor's failure to comply with the provisions of paragraph 1.

EXHIBIT C

Contractor Responsibility Provisions

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, loan recipient, grantee or lessor, who has furnished or performed or seeks to furnish or perform, goods, supplies, services, leased space, construction or other activity, under a contract, grant, lease, purchase order or reimbursement agreement with the Commonwealth of Pennsylvania (Commonwealth). The term contractor includes a permittee, licensee, or any agency, political subdivision, instrumentality, public authority, or other public entity in the Commonwealth.

1. The Contractor certifies, in writing, for itself and its subcontractors required to be disclosed or approved by the Commonwealth, that as of the date of its execution of this Bid/Contract, that neither the Contractor, nor any such subcontractors, are under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority and, if the Contractor cannot so certify, then it agrees to submit, along with its Bid/Contract, a written explanation of why such certification cannot be made.

2. The Contractor also certifies, in writing, that as of the date of its execution of this Bid/Contract it has no tax liabilities or other Commonwealth obligations, or has filed a timely administrative or judicial appeal if such liabilities or obligations exist, or is subject to a duly approved deferred payment plan if such liabilities exist.

3. The Contractor's obligations pursuant to these provisions are ongoing from and after the effective date of the Contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to inform the Commonwealth if, at any time during the term of the Contract, it becomes delinquent in the payment of taxes, or other Commonwealth obligations, or if it or, to the best knowledge of the Contractor, any of its subcontractors are suspended or debarred by the Commonwealth, the federal government, or any other state or governmental entity. Such notification shall be made within 15 days of the date of suspension or debarment.

4. The failure of the Contractor to notify the Commonwealth of its suspension or debarment by the Commonwealth, any other state, or the federal government shall constitute an event of default of the Contract with the Commonwealth.

5. The Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the contractor. Such costs shall include, but shall not be limited to, salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.

6. The Contractor may obtain a current list of suspended and debarred Commonwealth contractors by either searching the Internet at **http://www.dgs.state.pa.us/** or contacting the:

Department of General Services
Office of Chief Counsel
603 North Office Building
Harrisburg, PA 17125
Telephone No: (717) 783-6472
FAX No: (717) 787-9138

NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE [Contracts]

The Contractor agrees:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, each subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not, by reason of gender, race, creed, or color, discriminate against any citizen of this Commonwealth who is qualified and available to perform the work to which the employment relates.

2. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract on account of gender, race, creed, or color.

3. The Contractor and each subcontractor shall establish and maintain a written sexual harassment policy and shall inform their employees of the policy. The policy must contain a notice that sexual harassment will not be tolerated and employees who practice it will be disciplined.

4. The Contractor and each subcontractor shall not discriminate by reason of gender, race, creed, or color against any subcontractor or supplier who is qualified to perform the work to which the contracts relates.

5. The Contractor and each subcontractor shall, within the time periods requested by the Commonwealth, furnish all necessary employment documents and records and permit access to their books, records, and accounts by the contracting agency and the Bureau of Minority and Women Business Opportunities (BMWBO), for purpose of ascertaining compliance with provisions of this Nondiscrimination/Sexual Harassment Clause. Within fifteen (15) days after award of any contract, the Contractor shall be required to complete, sign and submit Form STD-21, the "Initial Contract Compliance Data" form. If the contract is a construction contract, then the Contractor shall be required to complete, sign and submit Form STD-28, the "Monthly Contract Compliance Report for Construction Contractors", each month no later than the 15th of the month following the reporting period beginning with the initial job conference and continuing through the completion of the project. Those contractors who have fewer than five employees or whose employees are all from the same family or who have completed the Form STD-21 within the past 12 months may, within the 15 days, request an exemption from the Form STD-21 submission requirement from the contracting agency.

6. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that those provisions applicable to subcontractors will be binding upon each subcontractor.

7. The Commonwealth may cancel or terminate the contract and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

Contract Provisions – Right to Know Law

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

b. If the Commonwealth needs the Contractor's assistance in any matter arising out of the RTKL related to this Contract, it shall notify the Contractor using the legal contact information provided in this Contract. The Contractor, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the Commonwealth.

c. Upon written notification from the Commonwealth that it requires the Contractor's assistance in responding to a request under the RTKL for information related to this Contract that may be in the Contractor's possession, constituting, or alleged to constitute, a public record in accordance with the RTKL ("Requested Information"), the Contractor shall:

1. Provide the Commonwealth, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in the Contractor's possession arising out of this Contract that the Commonwealth reasonably believes is Requested Information and may be a public record under the RTKL; and

2. Provide such other assistance as the Commonwealth may reasonably request, in order to comply with the RTKL with respect to this Contract.

d. If the Contractor considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that the Contractor considers exempt from production under the RTKL, the Contractor must notify the Commonwealth and provide, within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of the Contractor explaining why the requested material is exempt from public disclosure under the RTKL.

e. The Commonwealth will rely upon the written statement from the Contractor in denying a RTKL request for the Requested Information unless the Commonwealth determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the Commonwealth determine that the Requested Information is clearly not exempt from disclosure, the Contractor shall provide the Requested Information within five (5) business days of receipt of written notification of the Commonwealth's determination.

f. If the Contractor fails to provide the Requested Information within the time period required by these provisions, the Contractor shall indemnify and hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth.

g. The Commonwealth will reimburse the Contractor for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.

h. The Contractor may file a legal challenge to any Commonwealth decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, the Contractor shall indemnify the Commonwealth for any legal expenses incurred by the Commonwealth as a result of such a challenge and shall hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth, regardless of the outcome of such legal challenge. As between the parties, the Contractor agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL.

i. The Contractor's duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Contractor has Requested Information in its possession.

ABINGTON TOWNSHIP
RESOLUTION NO. 15-016

A RESOLUTION OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TERMS AND CONDITIONS OF THE ORNAMENTAL STREET LIGHTING AND DECORATIVE CROSSWALKS MAINTENANCE AND CONTRIBUTION AGREEMENT WITH THE COMMONWEALTH OF PENNSYLVANIA, ACTING THROUGH THE DEPARTMENT OF TRANSPORTATION, AS PART OF THE BRIDGE REPLACMENT PROJECT ON SR 0611 FROM SEGMENT 0090/OFFSET 0600 TO SEGMENT 0090/OFFSET 2600, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, TO PROMOTE PEDESTRIAN ACTIVITY AND CONTINUE THEMATIC AESTHETIC TREATMENTS

WHEREAS, the Commonwealth of Pennsylvania, acting through the Department of Transportation ("PENNDOT"), has planned a bridge replacement project on SR 0611 from Segment 0090/Offset 0600 to Segment 0090/Offset 2600, in Abington Township, Montgomery County, Pennsylvania, known as SR 0611, Section MBR (the "Project"); and

WHEREAS, the Township of Abington (the "Township"), in order to promote pedestrian activity and to continue thematic aesthetic treatments in the Project area, requested that PENNDOT include the installation of certain ornamental street lights and decorative crosswalks as part of the Project; and

WHEREAS, PENNDOT agreed to the Township's request for the installation of certain ornamental street lights and decorative crosswalks as part of the Project; provided, the Township contributed Eighty-Five Thousand Dollars ($85,000.00) to PENNDOT for the Project and the Township, upon completion of the Project, assumed year-round responsibility for the maintenance, operation and repair of the ornamental street lights and decorative crosswalks, all as more fully set forth in the Ornamental Street Lighting and Decorative Crosswalks Maintenance and Contribution Agreement ("Agreement"), a true and correct copy of which is attached hereto as Exhibit "A";

WHEREAS, the Township, by official action, desires to approve the terms and conditions of the Agreement and enter into the Agreement with PENNDOT in order to promote pedestrian activity and continue thematic aesthetic treatments in the Project area; and

WHEREAS, the Township, by official action, desires to have Wayne C. Luker, President of the Board of Commissioners of the Township, execute the Agreement and any and all other documents and paperwork necessary to enter into the Agreement with PENNDOT.

NOW, THEREFORE, BE IT RESOLVED, that the Township hereby approves the terms and conditions of the Agreement and agrees to enter into the Agreement with PENNDOT, and the Board of Commissioners of the Township hereby authorizes its President, Wayne C. Luker, to execute the Agreement and any and all other documents and paperwork necessary to enter into the Agreement with PENNDOT.

I HEREBY CERTIFY that this Resolution was adopted by Abington Township at its public meeting held on the 12th day of March, 2015.

ATTEST:

Michael LeFevre
Township Secretary

ABINGTON TOWNSHIP

Wayne C. Luker, President
Board of Commissioners

ABINGTON TOWNSHIP
RESOLUTION NO. 15-016

A RESOLUTION OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TERMS AND CONDITIONS OF THE ORNAMENTAL STREET LIGHTING AND DECORATIVE CROSSWALKS MAINTENANCE AND CONTRIBUTION AGREEMENT WITH THE COMMONWEALTH OF PENNSYLVANIA, ACTING THROUGH THE DEPARTMENT OF TRANSPORTATION, AS PART OF THE BRIDGE REPLACMENT PROJECT ON SR 0611 FROM SEGMENT 0090/OFFSET 0600 TO SEGMENT 0090/OFFSET 2600, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, TO PROMOTE PEDESTRIAN ACTIVITY AND CONTINUE THEMATIC AESTHETIC TREATMENTS

WHEREAS, the Commonwealth of Pennsylvania, acting through the Department of Transportation ("PENNDOT"), has planned a bridge replacement project on SR 0611 from Segment 0090/Offset 0600 to Segment 0090/Offset 2600, in Abington Township, Montgomery County, Pennsylvania, known as SR 0611, Section MBR (the "Project"); and

WHEREAS, the Township of Abington (the "Township"), in order to promote pedestrian activity and to continue thematic aesthetic treatments in the Project area, requested that PENNDOT include the installation of certain ornamental street lights and decorative crosswalks as part of the Project; and

WHEREAS, PENNDOT agreed to the Township's request for the installation of certain ornamental street lights and decorative crosswalks as part of the Project; provided, the Township contributed Eighty-Five Thousand Dollars ($85,000.00) to PENNDOT for the Project and the Township, upon completion of the Project, assumed year-round responsibility for the maintenance, operation and repair of the ornamental street lights and decorative crosswalks, all as more fully set forth in the Ornamental Street Lighting and Decorative Crosswalks Maintenance and Contribution Agreement ("Agreement"), a true and correct copy of which is attached hereto as Exhibit "A";

WHEREAS, the Township, by official action, desires to approve the terms and conditions of the Agreement and enter into the Agreement with PENNDOT in order to promote pedestrian activity and continue thematic aesthetic treatments in the Project area; and

WHEREAS, the Township, by official action, desires to have Wayne C. Luker, President of the Board of Commissioners of the Township, execute the Agreement and any and all other documents and paperwork necessary to enter into the Agreement with PENNDOT.

NOW, THEREFORE, BE IT RESOLVED, that the Township hereby approves the terms and conditions of the Agreement and agrees to enter into the Agreement with PENNDOT, and the Board of Commissioners of the Township hereby authorizes its President, Wayne C. Luker, to execute the Agreement and any and all other documents and paperwork necessary to enter into the Agreement with PENNDOT.

I HEREBY CERTIFY that this Resolution was adopted by Abington Township at its public meeting held on the 12th day of March, 2015.

ATTEST:

Michael LeFevre
Township Secretary

ABINGTON TOWNSHIP

Wayne C. Luker, President
Board of Commissioners

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449
www.pennoni.com

Minutes of Meeting

DATE: February 22, 2018

LOCATION: Abington Township Municipal Building
1176 Old York Road
Abington, PA 19001

REFERENCE: Montgomery County
Abington Township
SR 0611, Section MBR (Old York Road)
Public Officials Meeting

ATTENDEES: Tim Stevenson, PennDOT 6-0 Project Management
Harry Freed, PennDOT 6-0 Project Manager
Bob Kent, PennDOT 6-0 Press Office
Lydia Grose, SEPTA
Enjoli Edwards, SEPTA
Warren Williams, SEPTA
Brian Rasiul, Pennoni
Public Official Attendees (see attached)

A meeting was held on February 22, 2018 to discuss the above referenced project status. Pertinent discussions are summarized below:

Introductions

1. Ms. Joyce welcomed everyone to the meeting and those attending introduced themselves.

Project Overview

2. Mr. Stevenson and Mr. Rasiul gave an overview of the project.

Right-of-Way Status

3. Mr. Rasiul provided an update on the status of right-of-way acquisitions and negotiations for the eight (8) parcels impacted by the project. Six of the eight parcels are clear with only the two SEPTA parcels still outstanding.

Environmental

4. Mr. Rasiul stated that a Level 1B Categorical Exclusion Evaluation (CEE) was previously approved for the project on August 7, 2009. Due to the time lapse and change in scope of the project since the original approval, a Level 1B CEE reevaluation is currently being performed. No additional environmental impacts from what was originally evaluated are anticipated.

Design Activities

5. Mr. Rasiul began by explaining that most of the design since the last Public Officials Meeting on May 25, 2017 has remained the same. The landings, stairs, and/or ramps on the NW, NE & SE corners of the bridge have been added and/or modified in coordination with SEPTA in response to concerns brought up by attendees at the last meeting.

6. Mr. Rasiul explained that the new landing/stairs on the NW corner of the bridge will be in the approximate same location as the existing stairs on said corner of the bridge. A pedestrian underpass that allows pedestrians to get from the west side to the east side of Old York Road to access Noble Station will be provided.

7. Mr. Rasiul then proceeded to review the current construction, signing & pavement marking, and traffic control plans with those in attendance.

8. Some attendees asked if the existing sidewalks on the structure, which were in dire condition, had been temporarily fixed. Ms. Joyce stated that the sidewalks had in fact been fixed since the last meeting.

9. Mr. Freed inquired about the relocation of the WWI Statue located on the SE side of the bridge. Ms. Joyce stated that Abington Township was working on developing a memorial park where this and other war monuments would be later located.

10. As part of the review of the Signing and Pavement Marking Plan, a question was asked about the type of pavement markings that were being proposed for the crosswalks at both the intersections of Old York Road (SR 611) & Rodman Avenue and Old York Road (SR 611) & Baeder Road/Hilltop Road. Mr. Rasiul stated that it was previously agreed with Abington Township that a duratherm decorative crosswalk would be used in these locations.

11. Mr. Rasiul explained that the duratherm decorative crosswalks were inlaid into the pavement. Some of the attendees expressed concern regarding the future maintenance of the crosswalks and their history of deteriorating because of snow plowing.

12. Some attendees asked if continental crosswalks could be used in place of the previously approved duratherm decorative crosswalks. Mr. Stevenson stated that the Department would revisit the issue with Abington Township to determine the best material to use for the crosswalks at these locations.

13. As part of the review of the Traffic Control Plan, some attendees expressed concern with the use of local roads as detours for the left-turn movements which are prohibited within the construction zone during construction. Mr. Rasiul explained that the local road detours were being proposed to detour local road movements only and that the through/mainline traffic on Old York Road is not being detoured.

14. Mr. Freed asked those within the group who it concerned to respond to the previously submitted local road detour concurrence requests sent out by the Department. Mr. Locke asked if the Department could resend the letters which it was agreed they would do.

15. A question was asked whether the left turn restrictions beyond the bridge were necessary. Mr. Stevenson stated that Pennoni would reevaluate these restrictions to determine if they could be eliminated.

16. Some attendees expressed concern with the likely backups that would occur along Old York Road (SR 611) because of the through movements being reduced to a single lane in each direction through the work zone. Mr. Rasiul explained that the project would include advance warning variable message signs located at key locations approaching the work zone in each direction to inform the traveling public to expect delays and also recommending that they find alternate routes.

17. Some of the attendees asked if the Department would provide a defined detour route around the work zone. Mr. Stevenson stated that since Old York Road (SR 611) is not being closed, it was not typical to provide such a detour.

18. Mr. Rasiul explained that temporary signal timing modifications would be included in the project bid package to allow the Department to adjust to current conditions through the work zone during construction.

19. Ms. Sines-Pancoe asked if pdf's of the plans presented could be provided to all attendees. Mr. Rasiul stated that pdf's would be created and distributed to those in attendance.

20. Some attendees asked if a project specific web site would be available to the public. Mr. Stevenson stated that the Greater Valley Forge Transportation Management Association (GVFTMA) would provide project related information during construction on their web site. It was also mentioned that up-to-date project schedule information can be found on PennDOT's web site.

21. Bob Kent stated that PennDOT has provided public information sheets (one-page flyers) on similar sized projects within the Department and would work with Pennoni on creating one for this project.

22. Some attendees asked if another public meeting would take place in the future. Mr. Stevenson stated that an open house style public meeting would be accommodated as the project nears completion.

23. A question was asked if SEPTA buses would be diverted around the construction zone. Ms. Grose stated that since Old York Road (SR 611) was to remain open to traffic, a diversion was not likely necessary but that the situation would be evaluated depending on current conditions during construction.

24. Mr. Rasiul gave an overview of the project schedule including mentioning that construction was anticipated to last eighteen months and extend over two construction seasons.

25. Mr. Stevenson stated that the Department anticipates a project Let in late 2018/early 2019 but that it is dependent on resolution of several issues as discussed earlier.

These minutes constitute the writer's summation of the meeting. Any corrections, additions, or deletions should be reported to the writer within seven days of receipt of this report.

If you have any questions, please feel free to contact me at Pennoni's King of Prussia office at (610) 422-2378 or via e-mail at brasiul@pennoni.com.

Sincerely,

PENNONI

Brian D. Rasiul, PE
Project Manager

cc: Attendees (via e-mail)
Brian R. Keaveney, PE, PTOE
Brian Finkelstein, PE

BR/bdr

PA 611, SECTION MBR
OLD YORK ROAD OVER SEPTA
MONTGOMERY COUNTY, PA

FEBRUARY 22, 2018 PUBLIC OFFICIALS MEETING

ATTENDING	REPRESENTING	TELEPHONE NUMBER	E-MAIL ADDRESS
BRIAN RASIUL	PENNONI	610-422-2378	brasiul@pennoni.com
Kathleen Joyce	State Rep. Dean's office	215-517-6800	KJoyce@PAhouse.net
Bob KENT	PENNDOT (Press office)	610-205-6801	RoKENT@PA.GOV
Marley Bice	MCPC	(610-278-3740	mbice@montcopa.org
DEBORRA SINES PANCOE	JENKINTOWN BOROUGH COUNCIL	215-287-7575	DSINESPANCOE@JENKINTOWNBORO.COM
George Locke	Jenkintown Borough	610 836 384	glocke@jenkintownboro.com
Charles Whitney	Jenkintown Borough	215 740 3672	CWSwhitney@comcast.net
Crystal Gilchrist	MCPC	610-278-5734	cgilchri@montcopa.org
Harry Freed	PennDOT	610-205-6981	hfreed@pa.gov
TIM STEVENSON	PennDOT	610.205.6820	TSTEVENSON@PA.GOV
Steve Morris	State Rep. McCarter's office	215-572-5210	smorris@pahouse.net
Steve McCarter	State Rep 154	215-572-5210	SMccarter01@comcast.net
Mark Bickerton	PENNONI	215 589 6025	Mbickerton@pennoni.com
Angelo Pantel/Andolfo	Abington Township	267 536-1031	Apantel/Andolfo@Abington.org
SCOTT MARLIN	ABINGTON TOWNSHIP	267-536-1044	SMARLIN@ABINGTON.ORG.
ENSOLI EDWARDS	SEPTA	215 580 7091	ecdwards@septa.org
Lydia Grose	Septa	215-580-8255	lgrose@septa.org
Warren Williams	SEPTA	215 580 8261	
Kathy Heintz	Abington School-Trans	215-884-0421	heinkg@abington.k12.pa.us

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	BOC-02-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Police		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Traffic Safety Ordinance #2207

EXECUTIVE SUMMARY:

Over the last few months the Traffic Safety Unit has received the following requests:

- Install Stop signs on Lillian Avenue, Lamott Avenue and Gregory Road
- Install No Parking Here to Corner signs on Rockwell Road

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to adopt Traffic Safety Ordinance 2207 amending Chapter 156 "Vehicles and Traffic," Article II "Traffic Regulations" - Section 14 - "Stop Intersections" and Article III - "Parking Regulations" Section 25 - "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking

Prohibited Except Certain Hours; No Stopping or Standing; to add Stop signs Lillian Avenue, Eastbound at Osbourne Avenue, Lamott Avenue, Eastbound at Osbourne Avenue, Gregory Road, Northbound at Pepper Road and No Parking Here to Corner on the North and South side of Rockwell Road 30 ft. from Hamilton Avenue.

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2207

AN ORDINANCE AMENDING
CHAPTER 156 – "VEHICLES AND TRAFFIC,"
ARTICLE II – TRAFFIC REGULATIONS"
SECTION 14 – "STOP INTERSECTIONS"; AND
SECTION 18 – "VEHICLE WEIGHT LIMITS ESTABLISHED"

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

WHEREAS, pursuant to section 1502.20 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.20, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code ("Code") at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, pursuant to section 1502.6 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.6, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

WHEREAS, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.24, the Board of Commissioners has the authority to regulate traffic and parking; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 14 – "Stop Intersections,"

Chapter 156 – "Vehicles and Traffic," Article II – "Traffic Regulations," and Section 18 – "Vehicle weight limits established," should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

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

1. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 14 – "Stop Intersections," to **add** the following restrictions:

Stop Sign On	Direction of Travel	At Intersection of
Lillian Avenue	Eastbound	Osbourne Avenue
Lamott Avenue	Eastbound	Osbourne Avenue
Gregory Road	Northbound	Pepper Road

2. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2023.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____
Richard J. Manfredi, Thomas Hecker, President
Township Manager & Secretary

{00822611;v2}

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	BOC-03-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

365 Cedar Road - Sewage Facilities Planning Module

EXECUTIVE SUMMARY:

The Applicant for 365 Cedar Road is seeking approval for theSewage Facilities Planning Module.

PREVIOUS BOARD ACTIONS:

2/22/22 - Mr. Rosen made a MOTION, seconded by Ms. Gauthier to recommend approval of the Major Subdivision and Land Development Plan for 365 Cedar Road subject to the conditions that the applicant provide a traffic study; that the applicant develop one less lot to eliminate the water mitigation in the roadway and maintain the 30-ft. cartway; also, that the Township meet with the surrounding neighbors.

5/12/22 - The Board of Commissioners made a motion to defer the agenda item to a future Board of Commissioners meeting.

1/12/23 - The project was approved by the Board of Commissioners.
7/25/23 - THe Planning Commission reviewed and approved Component 4A

RECOMMENDED BOARD ACTIONS:

Motion to approve the Sewage Facilities Planning Module for 365 Cedar Road Land Development and adopt Resolution No. 23-011.

Act 537 Sewage Facilities Planning Module

PADEP Code # 1-46001-252-3J

for

365 Cedar Road – Yannessa Subdivision

Abington Township

Montgomery County, Pennsylvania

Prepared for

Paul Yannessa

403 Longfield Road

Glenside, PA 19038

June 7, 2023

Prepared by

L. J. Byrne Engineering, LLC

333 East Street Road

Warminster, PA 18974

215-672-8671

TABLE OF CONTENTS

- Completeness Checklist
- PADEP Checklist Letter dated 3/9/2022
- Transmittal letter for sewage facilities planning module
- Resolution for plan revision for new land development
- Component 4A Municipal Planning Agency Review
- Component 4B County Planning Agency Review
- Component 4C County Health Department Review
- Planning Module Component 3
- Capacity Certification Letters – Abington Township, City of Philadelphia Water Department and Cheltenham Township Aqua Water.
- Project Narrative
- Alternative Sewage Facilities Analysis
- Aqua Water Company Water availability letter dated 8/19/19
- USGS Location Map
- PNDI Project Environmental Review Receipt
- PA Historical and Museum Commission Letters
- Sewer Plan
- Site Plans
- Valley Glen Condominium sanitary easement approval.

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- ☒ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- ☒ Details of chosen financial assurance method.
- ☐ Proof of Public Notification (if applicable). N/A
- ☒ Name of existing collection and conveyance facilities.
- ☒ Name and NPDES number of existing treatment facility to serve proposed development.
- ☒ Plot plan of project with required information.
- ☒ Total sewage flows to facilities table.
- ☒ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- ☒ Signature of existing treatment facility Chapter 94 report preparer.
- ☒ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☒ Information on selected treatment and disposal option.
- ☐ Permeability information (if applicable). N/A
- ☐ Preliminary hydrogeology (if applicable). N/A
- ☐ Detailed hydrogeology (if applicable). N/A

Municipal Action

- ☐ Component 3 (Sewage Collection and Treatment Facilities).
- ☐ Component 4 (Planning Agency Comments and Responses).
- ☐ Proof of Public Notification.
- ☐ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☐ Transmittal Letter

_____
Signature of Municipal Official

_____
Date submittal determined complete

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

SENT VIA ELECTRONIC MAIL ONLY

March 9, 2022

Mr. George Wrigley, Director
Abington Wastewater Utilities
1176 Old York Road
Abington, PA 19001

Re: Checklist Letter – Component 3 Planning Module
365 Cedar Road Subdivision (Yannessa Subdivision)
DEP Code No. 1-46001-252-3J
Abington Township
Montgomery County

Dear Mr. Wrigley:

In response to the application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection ("DEP") as a complete module packet for the proposed subdivision. The project proposes to subdivide the existing parcel into eight (8) single-family dwellings on four (4) acres. The project will be served by public sewers. The project is located at 365 Cedar Road, in Abington Township, Montgomery County on Tax Map Parcel 30-00-07112-00-4.

This project has been identified as being located within the Cheltenham Township service area. This area has limited sewer capacity available. As such, the applicant must obtain capacity on the connections management plan prior to submitting the planning module to DEP.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water*; *Wastewater Management*; *Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355
Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356
Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353
- Instructions
- Form

Sewage Facilities Planning Module Component 4
- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 electronic copy of the completed planning module. Instructions for electronic document submittal through the DEP OnBase Electronic Upload Form can be found on the DEP website at https://www.dep.pa.gov/DataandTools/Pages/Application-Form-Upload.aspx.

Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, Section J must be completed.

Please pay careful attention to the public notification requirements in the planning module forms, the instructions for completing the planning modules, and Chapter 71, Section 71.53. Be advised that Section 71.53(d)(6) and Item 10 in Section P of Component 3 require public notification when the proposal involves one or more of the following:

1. The project is inconsistent with Chapter 94 municipal wasteload management plans submitted to DEP.

2. The project proposes a point source discharge into high quality or exceptional value waters.

3. Potential conflicts have been identified by the Pennsylvania Natural Diversity Inventory and are not resolved by the appropriate agency. Please note that publication is required even if a mitigation plan is in place.

4. Potential conflicts with historical resources have been identified by the Pennsylvania Historical and Museum Commission.

5. The project proposes sewage facilities that will encroach on wetlands.

6. The applicant, the municipality, or one of the reviewing agencies has identified conflicts with prime agricultural land policies.

7. The project has conflicts with municipal or county comprehensive plans.

Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://www.dep.pa.gov/Business/ProgramIntegration/DecisionGuarantee/Pages/StandardOperatingProcedures.aspx. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in

Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5186

Sincerely,

Stefanie Rittenhouse-Loughery
Sewage Planning Specialist 2
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
L.J. Byrne Engineering, LLC
Abington Township
Cheltenham Township
Mr. Ponert – City of Philadelphia Water Department
Planning Section
Re

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
X	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
X	Resolution of Adoption is attached and completed	
X	Resolution of Adoption is signed by the municipal secretary	
X	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
X	Component 4A is attached, completed and signed	
X	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
X	Component 4B is attached, completed and signed	
X	Municipal Responses to Component 4B comments are included	
Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
X	Component 4C is attached, completed and signed	
X	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
Section A: Project Information		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
Section B: Client Information		
X	Client Information is completed	
Section C: Site Information		
X	Site Information is completed	
X	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
Section D: Project Consultant Information		
X	Project Consultant Information is completed	
Section E: Availability of Drinking Water Supply		
X	The appropriate box is checked in Section E	
X	For existing public water supplies, the name of the company is provided	

X	For public water supplies, the certification letter from the public water company is attached	
Section F: Project Narrative		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
Section G: Proposed Wastewater Disposal Facilities		
	Section G.1.a. The collection system boxes are checked	
X	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
	Section G.2.a. The appropriate treatment facility box is checked	
X	For existing treatment facilities, the name is provided	
X	For existing treatment facilities, the NPDES permit number is provided	
X	For existing treatment facilities, the CSL permit number is provided	
	For new treatment facilities, the discharge location is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
X	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
X	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
	A return receipt for its submission to the PHMC is attached	
X	The PHMC review letter is attached	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	

N/A	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
N/A	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
Section H: Alternative Sewage Facilities Analysis		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
Section I: Compliance with Water Quality Standards and Effluent Limitations		
X	The box is checked regarding Waters Designated for Special Protection	
X	The Social or Economic Justification is attached	
X	The box is checked regarding Pennsylvania Waters Designated As Impaired	
X	The box is checked regarding Interstate and International Waters	
X	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
X	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
Section J: Chapter 94 Consistency Determination		
X	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
X	Section J.1. The Project Flows are provided	
X	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
X	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
X	Section J.3.b. The Collection System information is completed, signed and dated	
X	Section J.3.b. The Conveyance System information is completed, signed and dated	
X	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
X	Section J.4.b. The Treatment Facility information is completed, signed and dated	
X	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	

X	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
X	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
X	Letter indicating the treatment plant is an interim regional treatment facility is attached	
Section K: Treatment and Disposal Options		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
Section L: Permeability Testing		
N/A	The Permeability Testing information is attached	
Section M: Preliminary Hydrogeologic Study		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
Section N: Detailed Hydrogeologic Study		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
Section O: Sewage Management		
Y	Section O.1. The box is checked indicating municipal or private facilities	
X	If municipal, the remainder of Section O is not applicable	
X	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.3. The Project Flows for the private facilities are provided	
N/A	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	
N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
N/A	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
N/A	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	

N/A	The required documentation of sewage management is attached	
Section P: Public Notification Requirement		
X	All Public Notification boxes in this section are checked	
N/A	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	
Section Q: False Swearing Statements		
X	The planning module preparer's false swearing statement is completed and signed	
Section R: Planning Module Review Fee		
X	The correct fee has been calculated	
X	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
Completeness Checklist		
X	The module completeness checklist is included	
X	All completeness items have been checked as included by the municipality, as appropriate	
X	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: J. J. Cayne Date: 5/4/2023
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary

3850-FM-BCW0355 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 1-46001-252-3J	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency) Date _____

_____

_____

_____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Lawrence J. Byrne
(Name)

Professional Engineer for 365 Cedar Road Yannessa Subdivision
(Title) *(Name)*

a subdivision, commercial ,or industrial facility located in Abington Township

Montgomery County.
(City, Borough, Township)

Check one

☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 *Pa. Code* Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 *Pa. Code* Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

☒ Resolution of Adoption
☒ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☒ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☒ 4A Municipal Planning Agency Review
☒ 4B County Planning Agency Review
☒ 4C County or Joint Health Department Review

Municipal Secretary (print) *Signature* *Date*

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-46001-252-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of the Township of Abington (TOWNSHIP) (BOROUGH) (CITY), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Paul Yanessa (land developer) has proposed the development of a parcel of land identified as

365 Cedar Road (name of subdivision), and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, the Township of Abington (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Abington hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), President, Thomas Hecker

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 23-011, adopted, August 10, 2023.

Municipal Address:

Township of Abington
1176 Old York Road
Abington, PA 19001
Telephone 267-536-1000

Seal of Governing Body

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.

2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-46001-252-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
365 Cedar Road Yannessa Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 7/17/2023
2. Date review completed by agency 7/25/2023

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
			If no, describe the inconsistencies
☒	☐	3.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe the inconsistencies
☒	☐	4.	Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
☐	☒	5.	Does this project propose encroachments, obstructions, or dams that will affect wetlands?
			If yes, describe impacts
☐	☒	6.	Will any known historical or archaeological resources be impacted by this project?
			If yes, describe impacts
☐	☒	7.	Will any known endangered or threatened species of plant or animal be impacted by this project?
			If yes, describe impacts
☒	☐	8.	Is there a municipal zoning ordinance?
☒	☐	9.	Is this proposal consistent with the ordinance?
			If no, describe the inconsistencies
☐	☒	10.	Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☒	☐	11.	Have all applicable zoning approvals been obtained?
☒	☐	12.	Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☒	☐	13.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14.	Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☒	☐	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☒	☐		If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies

17. Name, title and signature of planning agency staff member completing this section:

Name: Nick Brown

Title: Chair, Planning Commission

Signature: [signature]

Date: 7/31/2023

Name of Municipal Planning Agency: Abington Township Planninng Commission

Address 1176 Old York Road Abington PA. 19001

Telephone Number: 267-536-1000

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4b - COUNTY PLANNING AGENCY REVIEW

May 30, 2023

DEP Project Number: 1-46001-252-3J
MCPC 537 Number: 22-2320
365 Cedar Road Yanessa Subdivision
Abington Township
Date revision received by the
County Planning Commission:
May 24, 2023

Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001-3731

Dear Mr. Manfredi:

We have reviewed this revision to an application for a revision to the municipality's Sewage Facilities Plan in accordance with regulations issued under Act 537, "The Pennsylvania Sewage Facilities Act," as requested. We are forwarding this letter as a report of our review and recommendations.

BACKGROUND
The applicant proposes to demolish an existing dwelling on a 4.08 acre parcel and subdivide the property into 7 lots with single-family detached dwellings on each lot with associated infrastructure. The proposed development will generate an estimate 1,855 gallons per day/7 EDUs of sewage flows. The flows will be conveyed through the Valley Glen Condominium Association, through the Abington Township flow meter, conveyed through the Cheltenham Aqua sewer system, and then treated at the Philadelphia Northeast Water Pollution Control Facility. Public water service will be provided by Aqua Water.

COMMENTS/ISSUES

10. *Does the proposal meet the zoning requirements of the ordinance?* Zoning is regulated by the municipality. We defer to the municipality for ensuring consistency with the ordinance.

11. *Have all applicable zoning approvals been obtained?* Zoning is regulated by the municipality. We defer zoning approval to the municipality.

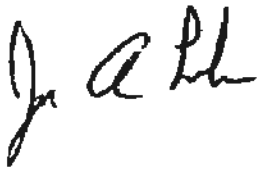
13. *Does the proposal meet the requirements of the ordinance?* While we are not aware of any inconsistencies with the subdivision and land development ordinance, we defer to the municipality for ensuring consistency with the ordinance.

17. *Does the county have a stormwater management plan as required by the Stormwater Management Act?* The proposed site falls within the Wissahickon Creek Watershed. The project should adhere to all the ordinance provisions from the adopted Wisshickon Creek Watershed Act 167 Stormwater Management Plan ordinance.

RECOMMENDATION

Once these issues have been addressed to the satisfaction of the municipality and DEP, we have no objection to this 537 Planning Module. Should there be any questions regarding the content of this letter, please contact me at (610) 278-3750.

Sincerely,



Jon A Lesher
Environmental Planning Assistant Manager
(610) 278-3750
jlesher@montcopa.org

c: Elizabeth Mahoney, DEP, SERO
Paul Yannessa, Owner
Lawrence Byrne, L.J. Bryne Engineering, LLC

DEP Code # 1-46001-252-3J

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

MCPC # 22-2320

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this ***Planning Agency Review Component*** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
365 Cedar Road Yanessa Subdivision – Abington Township

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. May 24, 2023
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency May 30, 2023

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan?
			If no, describe goals and objectives that are not met _____
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe inconsistency _____
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
			If no, describe inconsistencies: _____
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands?
			If yes, describe impact _____
☐	☒	7.	Will any known historical or archeological resources be impacted by this project?
			If yes, describe impacts **SEE ADDENDUM** _____
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project?
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? **SEE ADDENDUM**
			If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? **SEE ADDENDUM**
☐	☒	12. Is there a county or areawide subdivision and land development ordinance?
☐	☐	13. Does this proposal meet the requirements of the ordinance? **SEE ADDENDUM**
		If no, describe which requirements are not met _____
☒	☐	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
		If no, describe inconsistency _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
		If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances?
		If no, describe the inconsistencies _____
☒	☐	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☒	☐	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section:
		Name: Jon A Lesher
		Title: Environmental Planning Ast. Manager Signature: J a Ll
		Date: May 24, 2022
		Name of County or Areawide Planning Agency: Montgomery County Planning Commission
		Address: Court House - PO Box 311, Norristown, PA
		Telephone Number: 610-278-3750

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY DEPARTMENT
OF HEALTH & HUMAN SERVICES
OFFICE OF PUBLIC HEALTH
PO BOX 311 • NORRISTOWN, PA 19404-0311

610-278-5117
FAX: 610-278-5167
WWW.MONTCOPA.ORG/HHS

CHRISTINA N. MILLER, M.S.S.
ADMINISTRATOR
RICHARD S. LORRAINE, MD, FACP
MEDICAL DIRECTOR

April 8, 2022

Abington Township
Attn: Richard Manfredi, Manager
1176 Old York Road
Abington, PA 19001

Re: 365 Cedar Road Yannessa Subdivision
Sewage Facilities Planning Module Component 4C
Abington Township, Montgomery County, PA

Dear Mr. Manfredi:

The Montgomery County Department of Health & Human Services, Office of Public Health (OPH) has reviewed the Sewage Facilities Planning Module for 365 Cedar Road Yannessa Subdivision in Abington Township. The module was prepared by L.J. Byrne Engineering, LLC and a complete copy was received by OPH on April 5, 2022.

The Module proposes construction of seven (7) new single family dwellings on a 4.08 parcel. This proposal will generate 1,855 gallons per day of additional sewage flow that will be treated by the Philadelphia Northeast Water Pollution Control Facility. Drinking water will be provided by Aqua Water Company.

OPH has no objections to the proposed Sewage Facilities Planning Module, provided approval for increased flows is granted by the existing collection system.

If you have any further questions, please contact me at (610) 278-5117 ext. 6729.

Sincerely,

Dennis Tidwell
Environmental Health Specialist/SEO
Division of Water Quality Management
dtidwell@montcopa.org

Enclosures

XC: Department of Environmental Protection
L.J. Byrne Engineering, LLC
John Peffer, Field Supervisor
File

3850-FM-BCW0362C 6/2015

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-46001-252-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the county or joint county health department for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

365 Cedar Road Yannessa Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county or joint county health department APRIL 6 2022

   Agency name MONTGOMERY COUNTY OFFICE OF PUBLIC HEALTH

2. Date review completed by agency 4/8/22

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☑	☐	1.	Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
			If no, what are the inconsistencies?
☐	☑	2.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe
☐	☑	3.	Is there any known groundwater degradation in the area of this proposal?
			If yes, describe
☑	☐	4.	The county or joint county health department recommendation concerning this proposed plan is as follows: OK TO PROCEED

5. Name, title and signature of person completing this section:

   Name: DENNIS TIDWELL

   Title: SEWAGE ENFORCEMENT OFFICER

   Signature: [signature]

   Date: 4/8/22

   Name of County Health Department: MONTGOMERY COUNTY

   Address: PO BOX 311 NORRISTOWN PA 19404-0311

   Telephone Number: 610-278-5117 X 6729

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.
This component and any additional comments are to be returned to the applicant.

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.
1-46001-252-3J

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	**CLIENT ID #**	**SITE ID #**	**APS ID #**	**AUTH ID #**
1-46001-252-3J				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 365 Cedar Road Yannessa Subdivision

2. Brief Project Description Seven (7) lot subdivision and construct seven (7) new single family dwellings on four (4) acre parcel.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Abington	Montgomery	☐	☐	☒

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Manfredi	Richard	J		Manager
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
1176 Old York Road	

Address Last Line -- City	State	ZIP+4
Abington	PA	19001-3731

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
267-536-1000		rmanfredi@AbingtonPA.gov

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name
365 Cedar Road Yannessa Subdivision

Site Location Line 1	Site Location Line 2			
365 Cedar Road				
Site Location Last Line – City	**State**	**ZIP+4**	**Latitude**	**Longitude**
Elkins Park	PA	19027-1604	40 04' 47"	75 06' 16"

Detailed Written Directions to Site From PA Turnpike take route 611 exit south. Take Old York Road route 263 south to Township Line Road. Turn left and proceed to Cedar Road. Turn left on Cedar Road and proceed to site on the right.

Description of Site Exisitng four (4) acre residential lot to be subdivided into seven (7) residential lots.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Yannessa	Paul			215-840-3260	

Site Contact Title	Site Contact Firm (if none, leave blank)
Owner	
FAX	Email
	pyannessa@gmail.com
Mailing Address Line 1	Mailing Address Line 2
403 Longfield Road	
Mailing Address Last Line -- City	State ZIP+4
Glenside	PA 19038-7340

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name	First Name	MI	Suffix
Byrne	Lawrence	J	
Title	Consulting Firm Name		
Professional Engineer	L. J. ByrneEngineering, LLC		
Mailing Address Line 1	Mailing Address Line 2		
333 East Street Road			

Address Last Line – City	State	ZIP+4	Country
Warminster	PA	18974-3307	Bucks

Email	Area Code + Phone	Ext.	Area Code + FAX
LJByrnePE@gmail.com	215-672-8671	n/a	

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.
☐ A proposed public water supply.
☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Aqua Water Company

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☒ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 7

Connections 1

Name of:

existing collection or conveyance system Abington Township

owner Abington Township

existing interceptor AQUA Cheltenham "A"

owner Aqua Water Company

2. **WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Philadelphia Northeast Water Pollution Control Plant

NPDES Permit Number for existing facility PA 0026689

Clean Streams Law Permit Number 5172405

Location of discharge point for a new facility. Latitude n/a Longitude n/a

b. The following certification statement must be completed and signed by the wastewater treatment facility permitee or their representative.

As an authorized representative of the permittee, I confirm that the Philadelphia Northeast WPCP (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent ERIC PONERT, S.E.O.

Agent Signature _____ Date 6/5/23

(Also see Section I 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

a. Existing and proposed buildings.
b. Lot lines and lot sizes.
c. Adjacent lots.
d. Remainder of tract.
e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
h. Existing and proposed rights-of-way.
i. Existing and proposed buildings, streets, roadways, access roads, etc.
j. Any designated recreational or open space area.
k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
m. Prime Agricultural Land.
n. Any other facilities (pipelines, power lines, etc.)
o. Orientation to north.
p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
q. Soils types and boundaries when a land based system is proposed.
r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
b.	☐	☒	Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES	NO	
☐	☒	Will the project involve the disturbance of prime agricultural lands? If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP If no, prime agricultural land protection is not a factor to this project.
☒	☐	Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES	NO	
☒	☐	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. **PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. **Waters designated for Special Protection**

☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. **Pennsylvania Waters Designated As Impaired**

☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. **Interstate and International Waters**

☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1855 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, propoaed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1815000	1815000	298000	615000	299855	616855
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality Township of Abington

   Name of Responsible Agent George Wrigley, Director, Abington Wastewater Utilities

   Agent Signature George Wrigley Date May 15, 2023

RE 305 CEDAR ROAD

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1855 gpd

2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment *	210	435	165	381	170	190

3. Collection and Conveyance Facilities *(MGD) PHILA. NEWPCP

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status

b Collection System

Name of Agency, Authority, Municipality Abington Township

Name of Responsible Agent _____

Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c Conveyance System

Name of Agency, Authority, Municipality AQUA Water Comapany Cheltenham Township

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☒ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent ERIC PONERT, S.E.O

Agent Signature E Pat

Date 6/5/23

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3 A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K 4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

345 Cedar Rd

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of Instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1855 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	12202000	12202000	3699000	14796000	4278338	17113350
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☐ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities thet are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

Connections Management Plan (CMP) - CMP SUMMARY

Permittee / Facility Owner	*Abington Township*
Facility	*Sanitary Sewers tributary to Cheltenham Twp.& Philidelphia Water Department*
Date the CMP was prepared	*March 10, 2023*

Permittees may use the table on this page to show the amount of flow they are proposing for connection to the overloaded sewer system. DEP reserves to itself the right to approve an amount of flow that is less than the total amount proposed by the permittee, or to decline to approve new flow, pending the submission of an acceptable demonstration by the permittee that they are making progress on corrective action.

from the three Worksheets	Total # EDUs	# connections completed to date	EDUs included in the CMP
Connections from planning modules approved by DEP	73.3	35	73.3
Connections from projects with Planning assigned but module not approved	0		0
Connections from future projects	15		11
Un-allocated "miscellaneous" connection credit in the CMP			91.7

Date of the PREVIOUS APPROVED CMP	June 2015
# EDUs approved by DEP in the PREVIOUS APPROVED CMP	166
# EDUs proposed by the permittee to be added to the CMP	0
# EDUs APPROVED BY DEP to be added to the CMP (The number in this space will be determined by DEP)	0
# EDUs APPROVED BY DEP for inclusion in this CMP (*Previously-approved flow plus new approved flow*)	0

Average Daily Flow is related to EDU according to the following rate:	One EDU equals	250	gallons per day per EDU

Equivalent flow approved to be added to the sewer system [Equivalent flow = (EDUs approved in this CMP) * (rate in gpd/EDU)]	0	gallons per day

Connections Management Plan (CMP) - Worksheet 3 - FUTURE PROJECTS and MISCELLANEOUS

Permittee / Facility Owner	*Abington Township*
Facility	*Cheltenham Twp Drainage Area*
Date the CMP was prepared	*3/10/2023*

Future Projects

Estimated Date the Planning Module will be submitted to DEP	Project Name	Municipality	Total # EDUs	Estimated # EDUs to be connected in the next two years
May 2023	Cedar Road Area (Yannesa 7 lot Residential)	ABINGTON TOWNSHIP	7	2
December 2023	Hart Development - Mt. Carmel at Highland Ave.	ABINGTON TOWNSHIP	5	0
	Unassigned / miscellaneous connections	ABINGTON TOWNSHIP	3	2
	TOTAL		15	4

365 Cedar Rd

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Aqua PA WW - Cheltenham Conveyance System

Name of Responsible Agent Fred Gerloff, PE

Agent Signature [signature]

Date 4.3.2023

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. ☐ ☒ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows 1855 gpd

Yes No

3. ☐ ☒ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to puchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

b. Collection System
Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

c. Conveyance System
Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

	Yes	No	
1.	☐	☒	Does the project propose the construction of a sewage treatment facility ?
2.	☐	☒	Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.	☐	☒	Will the project result in a public expenditure for the sewage facilities portion of the project in excess of $100,000?
4.	☐	☒	Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.	☐	☒	Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.	☐	☒	Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.	☐	☒	Does the project involve a major change in established growth projections?
8.	☐	☒	Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?

☐ Attached is a copy of:
- ☐ the public notice,
- ☐ all comments received as a result of the notice,
- ☐ the municipal response to these comments.

☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Lawrence J. Byrne	
Name (Print)	Signature
Professional Engineer	
Title	Date
333 East Street Road Warminster, PA 18974	215-672-8671
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.

☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $350 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.

☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

   #7_____ Lots (or EDUs) X $50.00 = $ 350.00_____

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

   A. A new surface discharge greater than 2000 gpd will use a flat fee:

   $ 1,500 per submittal (non-municipal)
   $ 500 per submittal (municipal)

   B. An increase in an existing surface discharge will use:

   #_____ Lots (or EDUs) X $35.00 = $ _____

   to a maximum of $ 1,500 per submittal (non-municipal) or $ 500 per submittal (municipal)

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
   - For non-single family residential projects, EDUs are calculated using projected population figures

   C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

   $ 1,500 per submittal (non-municipal)
   $ 500 per submittal (municipal)

WASTEWATER DEPARTMENT

George Wrigley, Director

December 6, 2021

Paul Yannessa
43 Longfield Road
Glenside, PA 19038

RE: Proposed Land Development for 365 Cedar Road: Sanitary Sewer Availability

Dear Mr. Yannessa:

The Township of Abington Wastewater Utilities Department has reviewed the historical archived documents from Township records in regards to your request for verification of sanitary sewer service availability at the development site. The records indicate that there is an existing sanitary sewer adjacent to your proposed development through the Valley Glenn Condominium property, which discharges to our Jenkintown Road flow meter along Township Line Road that has sufficient capacity for the proposed eight residential properties. The sanitary wastewater is then conveyed through the Aqua sewer system in Cheltenham Township to the Philadelphia Water Department's Northeast Water Pollution Control Facility. Capacity verification will be required from each of these three entities as well as the PaDEP via a postcard mailer form and either an exemption request from Sewage Facilities Planning or a full Planning Module application.

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

Sincerely,

George R. Wrigley, Director
Abington Wastewater Utilities Department

pc: Timothy Clark, Abington Director of Engineering
Khaled R. Hassan, PE, Pennoni
Allison A. Lee, PE, Pennoni
Lawrence J. Byrne, PE, Applicant's Engineer

{VIA EMAIL ONLY}

April 3, 2023

Department of Environmental Protection
Southeast Regional Office
2 East Main Street | Norristown, Pa 19401

Attn: Stefanie Rittenhouse-Loughery

RE: **365 Cedar Road Abington, PA 19027**
Yannessa Subdivision
Abington CMP – Cheltenham Conveyance Capacity

Dear Stefanie,

Aqua understands the subject project involves construction of seven (7) new single family homes on an existing 4.08 acre lot with one single family home (to be removed) served by an onlot septic system. Additionally, we understand Abington Township wishes to use 7 EDUs from its pool of unallocated EDUs from its Connection Management Plan for the subject project. The project will generate a total of 1,855 gpd based on 265 gpd/EDU. Aqua is in support of this action and has the required allocated hydraulic conveyance capacity to serve the proposed development within the Cheltenham conveyance system which discharges into the Philadelphia Water Department's sewage system. Subsequent revisions of Abington's CMP will document this change.

Please feel free to contact me at 610-645-1146 with any questions or concerns. Thank you.

Regards,

Fred P. Gerloff

Fred P. Gerloff, PE
Project Engineer

cc: George Wrigley, Abington Township

PHILADELPHIA WATER
EST. 1801

Randy E. Hayman, Water Commissioner

June 6, 2023
Via E-mail

Lawrence J. Byrne, P.E.
L. J. Byrne Engineering, LLC
333 East Street Road
Warminster, PA 18974

SUBJECT: **Capacity Certification**
365 Cedar Road
Abington Township, Montgomery County

Mr. Byrne:

Philadelphia Water has completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certifies that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this development. The waste load from the project will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for sanitary sewage flows of 1,855 gpd at the City's Northeast Water Pollution Control Plant (NPDES Permit No. PA 0026689, Clean Streams Law Permit No. 5172405) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

Eric Ponert
Sewage Enforcement Officer

Project Narrative

The project is located at 365 Cedar Road (SR 2058) on tax parcel ID 30-00-07112-00-4 in Abington Township, Montgomery County, PA. The site area is 4.08 acres and is currently occupied by a single family dwelling and garage which are to be removed. The property consists of primarily lawn and brush type ground cover and drains from Cedar Road towards an existing watercourse located at the rear of the property. The present land use for the previous 5 years has been suburban residential. Based on county records the existing dwelling was constructed in 1800. The previously land use dating back to 1952 or 69 years ago when the previous owner purchased the property has been suburban residential with some agricultural use. The purpose of this project is to subdivide the property into seven (7) building lots and construct seven (7) new single-family dwellings along with associated site utilities, stormwater management facilities and required improvements.

The project proposes construction of seven (7) single-family dwellings. The existing single-family dwelling on the site is to be removed and is currently served with on lot sanitary septic system and is not connected to the public sewer. A total of seven (7) EDUs are required for the project. The total increased sewage flow from the project will be 1,855 gpd based on 265 gpd/EDU.

The sewage from the site will be flow to the existing gravity sewer manhole located at the terminus of Glenmore Avenue on the lands of the Valley Glen Condominium Association. The sewage then flows through the Valley Glen Condominium Association to the Abington Township flow meter located on Township Line Road at Jenkintown Road. The sewage is then conveyed through the Aqua sewer system in Cheltenham Township to the Philadelphia Northeast Water Pollution Control Facility (NPDES Permit Number PA0026689 and Clean Streams Law Permit Number 5172405) for treatment. Public water service will be provided by tapping into the existing water main in Cedar Road which is owned and maintained by the Aqua water company.

Alternatives Analysis

The project is located at 365 Cedar Road (SR 2058) on tax parcel ID 30-00-07112-00-4 in Abington Township, Montgomery County, PA. The site area is 4.08 acres and is currently occupied by a single-family dwelling and garage which are to be removed. The property consists of primarily lawn and brush type ground cover and drains from Cedar Road towards an existing watercourse located at the rear of the property. The present land use for the previous 5 years has been suburban residential. Based on county records the existing dwelling was constructed in 1800. The previously land use dating back to 1952 or 69 years ago when the previous owner purchased the property has been suburban residential with some agricultural use. The purpose of this project is to subdivide the property into seven (7) building lots and construct seven (7) new single-family dwellings along with associated site utilities, stormwater management facilities and required improvements. A total of seven (7) EDUs are required for the project. The total increased sewage flow from the project will be 1,855 gpd based on 265 gpd/EDU.

The chosen and ultimate sewage disposal method for the site is to connect to the existing sewer manhole located at the terminus of Glenmore Avenue via a new gravity sewer extension. The method of sewage disposal is consistent with the Municipalities Official Sewage Facilities Plan. The sewage then flows through the Valley Glen Condominium Association to the Abington Township flow meter located on Township Line Road at Jenkintown Road. The sewage is then conveyed through the Aqua sewer system in Cheltenham Township to the Philadelphia Northeast Water Pollution Control Facility (NPDES Permit Number PA0026689 and Clean Streams Law Permit Number 5172405) for treatment. Capacity certification letters from Abington Township, Aqua water, Cheltenham Township, and the City of Philadelphia Water Department are provided.

The land adjacent to the project consists of single-family residential dwellings which is the same land use and zoning as the proposed project and the Valley Glen Condominium Association which is a townhouse and apartment type development.

Alternative method of sewage disposal such as individual or community on lot septic tanks and absorption areas was considered but determined to be not feasible due to limited site areas and required isolation distances. Other methods of sewage disposal such as a package treatment plant with stream discharge was determined to be unreasonable.

Construction of the proposed site improvements will be financed by the property owner. A standard developer's agreement and escrow agreement will be provided between the property owner and Abington Township to guarantee construction of the required site improvements. Maintenance of the existing collection, conveyance and treatment facilities will be the responsibility of the current facility owners.

August 19, 2019

Lawrence J. Byrne, P.E.
L. J. Byrne Engineering, LLC
333 East Street Road
Warminster, PA 18974

Re: Water Availability
365 Cedar Road Subdivision
Abington Township, Montgomery County

Dear Mr. Byrne:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s ("Aqua") service territory. Service will be provided in accordance with Aqua's Rules and Regulations.

This proposed subdivision will require a main extension for service to all the proposed lots. Based on the proposed plan, Aqua will a require main extension, within Independence Circle, from Aqua's existing 16-inch main in Cedar Road. Main extension plans must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plans, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-1105.

Sincerely,

David C. McIntyre
Manager, New Business and Contract Operations

McIntyre, David C

From: Lawrence Byrne <ljbymepe@gmail.com>
Sent: Tuesday, August 06, 2019 9:12 AM
To: McIntyre, David C; Ciotti, Deanna L
Subject: RE: [EXTERNAL] Aqua PA service connections 365 CedarRoadAbingtonTownship

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok
This project is in initial planning stages. We will be preparing detailed engineering drawings in the near future.
Can you please provide a "Will Serve" water letter for the project. I just need it as one of the items the township is requesting.

Thanks

Lawrence J. Byrne, PE
President
L. J. Byrne Engineering, LLC
333 East Street Road
Warminster, PA 18974
215-672-8671 Office
267-229-0288 Cell

From: McIntyre, David C
Sent: Tuesday, August 6, 2019 8:29 AM
To: Lawrence Byrne; Ciotti, Deanna L
Subject: RE: [EXTERNAL] Aqua PA service connections 365 CedarRoadAbingtonTownship

Our mains terminate with blow-offs only – not fire hydrants.

From: Lawrence Byrne <ljbyrnepe@gmail.com>
Sent: Monday, August 05, 2019 12:15 PM
To: Ciotti, Deanna L <DLCiotti@aquaamerica.com>
Cc: McIntyre, David C <DCMcintyre@aquaamerica.com>
Subject: RE: [EXTERNAL] Aqua PA service connections 365 Cedar RoadAbingtonTownship

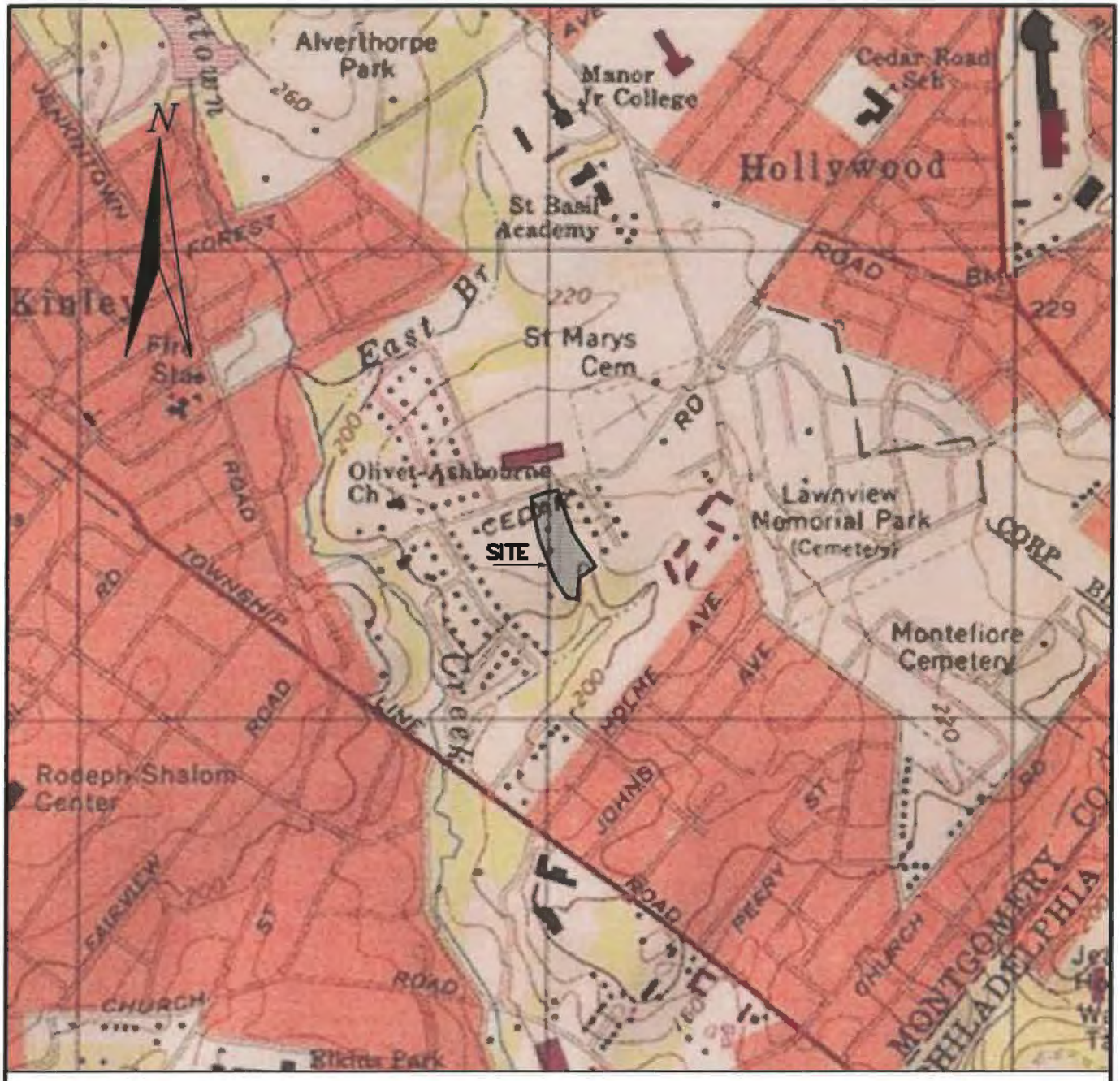
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Deanna,

Thanks for the reply.

Yes we are going to propose a new water main from Cedar Road along Independence Circle to the end of the cul de sac and terminating the water main with a fire hydrant.

Thanks



EASTERN/CHADROW ASSOCIATES, INC. 333 E. STREET RD. WARMINSTER, PA. 18974 EST. 1967	U.S.G.S. LOCATION MAP PAUL YANNESSA ABINGTON TWP., MONTGOMERY CO., PENNA.	DATE: 11/16/21 SCALE: 1"=1,000'

1. PROJECT INFORMATION

Project Name: **Yannessa 365 Cedar Road**
Date of Review: **5/3/2023 10:04:01 PM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **4.02 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON TOWNSHIP**
ZIP Code:
Quadrangle Name(s): **FRANKFORD**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Tacony Creek-Frankford Creek**
Decimal Degrees: **40.079815, -75.104626**
Degrees Minutes Seconds: **40° 4' 47.3349" N, 75° 6' 16.6535" W**

2. SEARCH RESULTS

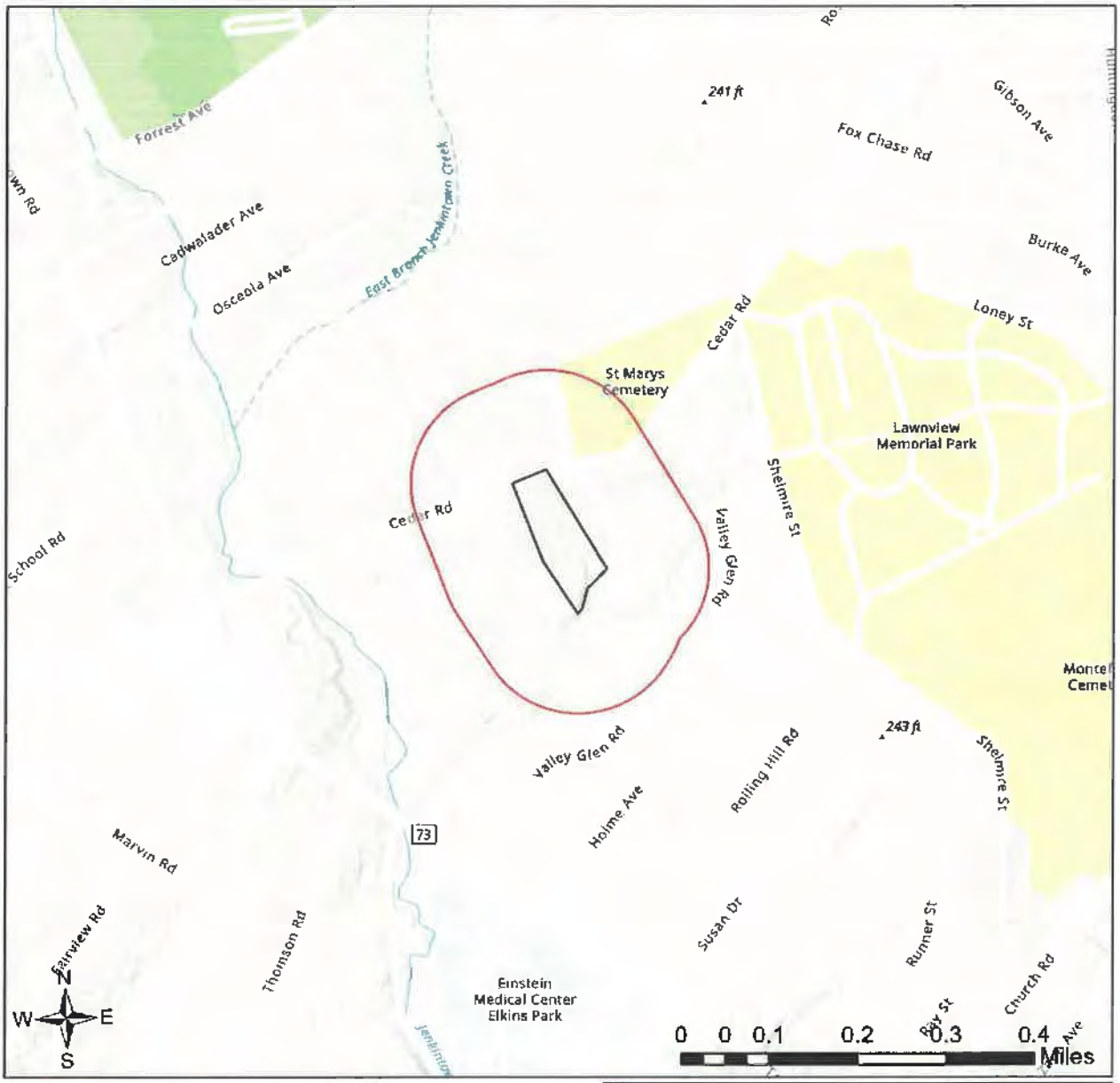
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Yannessa 365 Cedar Road

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Yannessa 365 Cedar Road



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: No forests, woodlots or trees will be affected by the project.

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

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project srea, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Lawrence J. Byrne
Company/Business Name: L. J. Byrne Engineering, LLC
Address: 333 East Street Road
City, State, Zip: Warminster, PA 18974
Phone: (215) 672-8671 Fax: (215) 672-6765
Email: LJByrnePE@gmail.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

L. J. Byrne
applicant/project proponent signature

5/3/2023
date

Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

June 7, 2022

Lawrence Byrne
L. J. Byrne Engineering, LLC
333 East Street Road
Warminster PA 18974000

RE: ER Project # 2022PR01335.003, Yannessa Subdivision 365 Cedar Road Abington Township, Department of Environmental Protection, Abington Township, Montgomery County

Dear Lawrence Byrne:

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Archaeological Resources
No Archaeological Concerns - Environmental Review - No Effect - Archaeological

Based on the additional information received and available in our files, in our opinion, a Phase I archaeological survey is not required and the proposed project should have No Effect on archaeological resources. Our analysis indicates that archaeological resources are potentially located in this project area. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Casey Hanson at chanson@pa.gov.

Sincerely,

Emma Diehl
Environmental Review Division Manager

Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

April 6, 2023

Lawrence Byrne
L. J. Byrne Engineering, LLC
333 East Street Road
Warminster PA 18974000

RE: ER Project # 2022PR01335.004, Yannessa Subdivision 365 Cedar Road Abington Township, Department of Environmental Protection, Abington Township, Montgomery County

Dear Lawrence Byrne:

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources
No Above Ground Concerns - Environmental Review - DOE - Not Eligible Above Ground Property - No Historic Properties

Based on the information received and available in our files, it is our opinion that the Hallowell House (Resource # 2022RE00509) is Not Eligible for listing in the National Register of Historic Places due to a lack of integrity and/or significance. Therefore, no above ground historic properties will be affected by the proposed project. This resource has not been evaluated for archaeological potential. Please Note: Our opinion is conditional based on the information available to date. Should new information be brought to our attention in any future reviews of the property, a re-evaluation of the significance, integrity, and/or overall National Register eligibility of this property may be necessary. If project plans should change and/or you should be made aware of historic property concerns, please reinitiate consultation with our office via PA-SHARE.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Sincerely,

Emma Diehl

Emma Diehl
Environmental Review Division Manager

ljbyrnepe@gmail.com

From: PA-SHARE <RA-phpasharednr@pa.gov>
Sent: Monday, March 28, 2022 1:56 PM
To: LJByrnePE@gmail.com; ljbyrnepe@gmail.com
Subject: PA-SHARE Environmental Review Initial Submission Accepted by PA SHPO as 2022PR01335 Yannessa Subdivision 365 Cedar Road Abington Township

This is an automated notification sent by the Pennsylvania State Historic Preservation Office (PA SHPO) from the Pennsylvania's Historic and Archaeological Resource Exchange (PA-SHARE). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Your Initial submission 8KYGOAQHXPAH has been accepted as a new Environmental Review project. You also may have received this email if you were named as a contact on the project. Please refer to Project Number 2022PR01335, Project Name Yannessa Subdivision 365 Cedar Road Abington Township in future correspondence. You will receive further notifications from PA-SHARE when PA SHPO has completed their review of your submission. **No further action is required at this time**.

You can access the submission at:

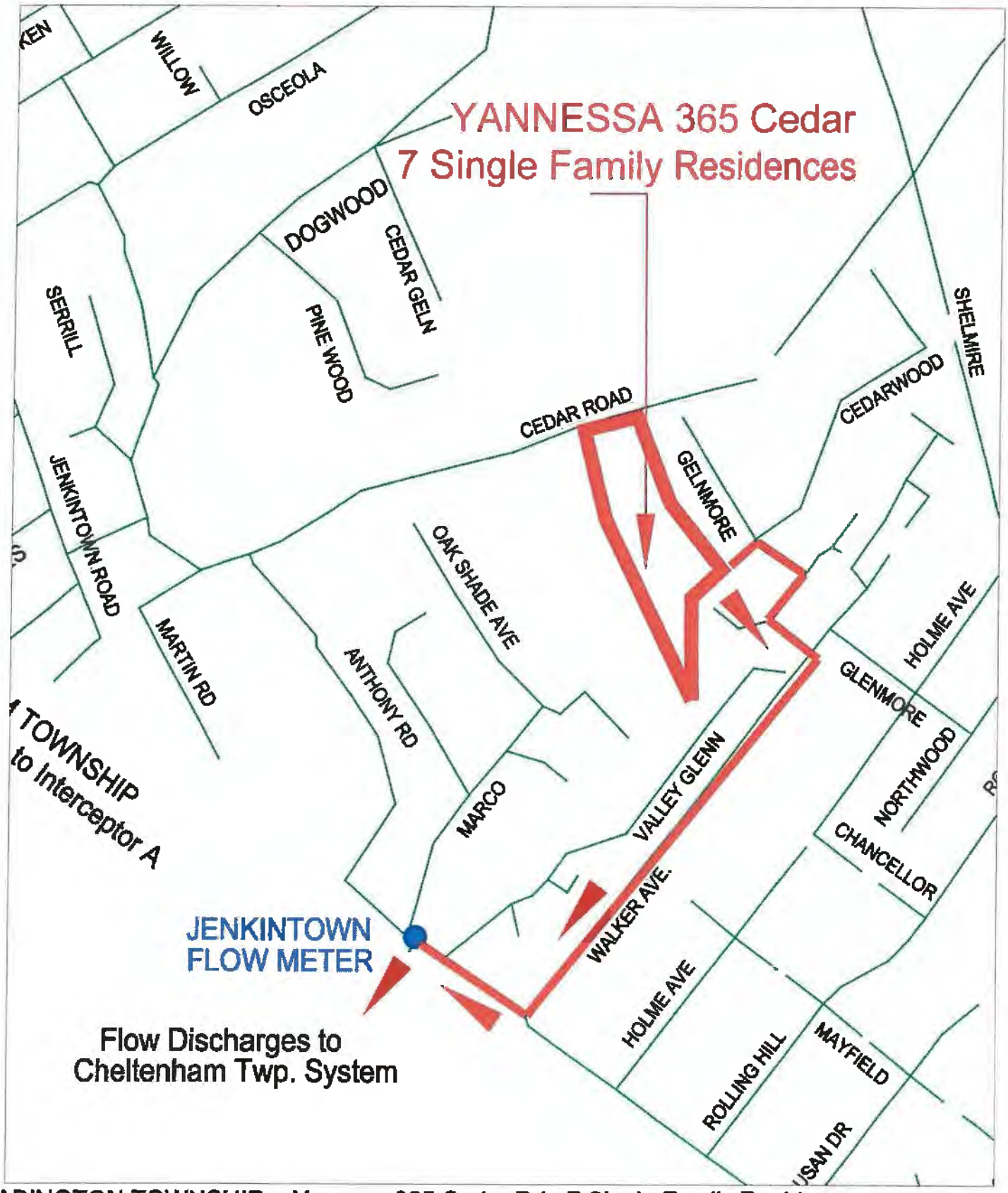
https://share.phmc.pa.gov/pashare/

If you feel you have received this email in error or have questions about why you are receiving this email, please visit the PA-SHARE help page at https://share.phmc.pa.gov/pasharehelp/ or contact the PA-SHARE Help Desk at pashare@pa.gov.

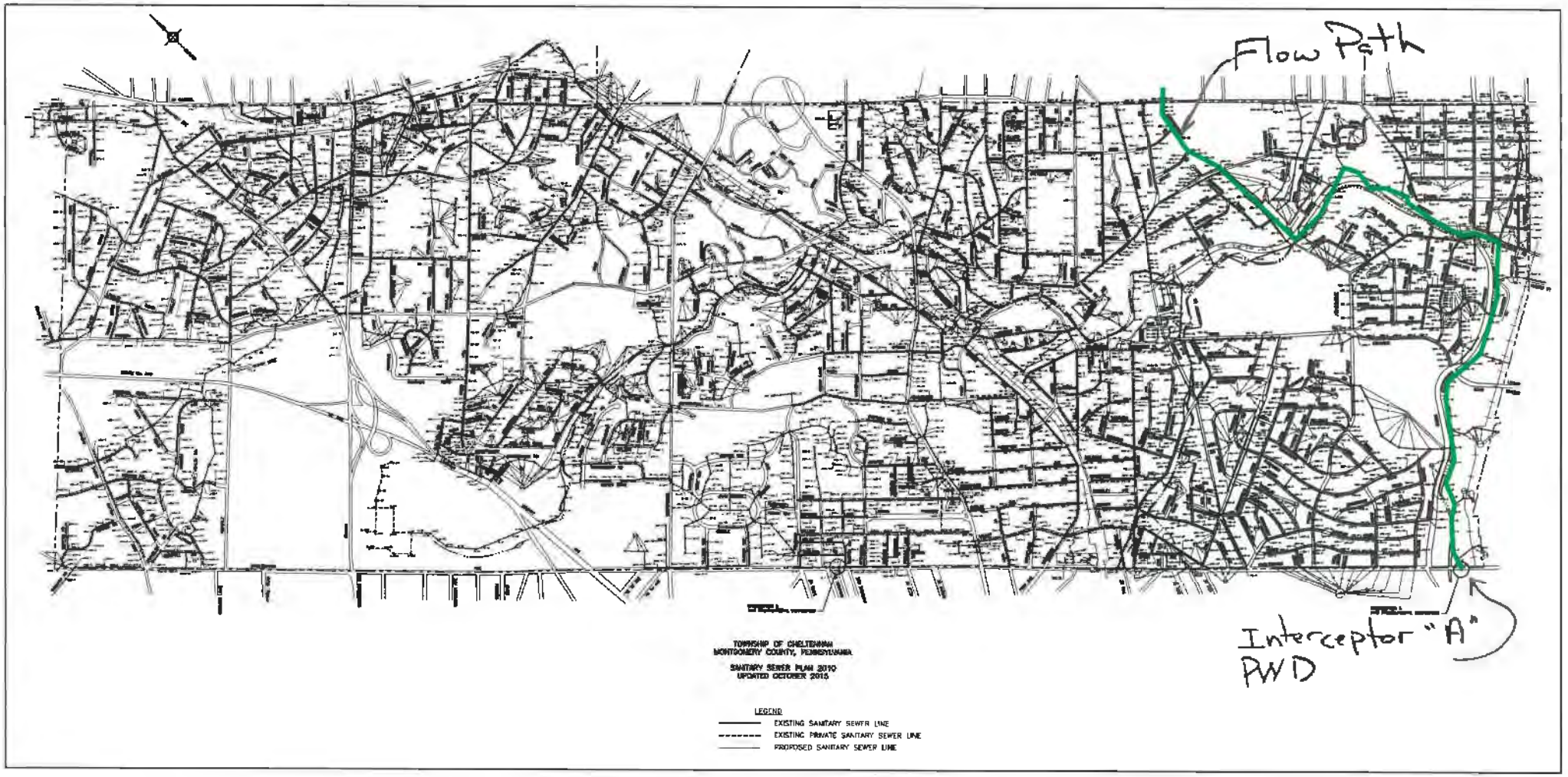
Thank you,

PA SHPO

FIGURE 1



ABINGTON TOWNSHIP - Yanessa 365 Cedar Rd : 7 Single Family Residences
Sanitary Sewer Flowpath to Abington's Jenkintown Meter (then to AQUA Pa - Cheltenham)



Cheltenham Township

Sewer Map

Abington Township, PA

Cheltenham Township, PA

AQUA PA

U.S.G.S. LOCATION MAP
TOWNSHIP OF ABINGTON
SCALE: 1" = 800'

List of Waivers

The applicant requests a waiver from the following sections of the Abington Township subdivision and land development ordinance, (SALDO).

1. Section 140-11.A(4) and 140-11.B(3) - To not be required showing all existing and proposed features, lot parcels and owners names within 400 feet of the site. An aerial plan is provided which shows the surrounding area.
2. Section 148-25.D - To permit a curb radius of less than 20 feet at the intersection of Cedar Road.
3. Section 148-33.D - To permit the use of high density polyethylene pipe (HDPE) in lieu reinforced concrete pipe (RCCP) for the storm water system
4. Section 148-43.C.2(b) - To permit grading and slopes of 3:1

ON THE _____ DAY OF _____, A.D. 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGED THAT I (HE, SHE, THEY) / (I/WE ARE) THE OWNER (S) OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT I (HE, SHE, THEY) DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

OWNER _____ NOTARY PUBLIC

OWNER _____ MY COMMISSION EXPIRES

(SEAL)

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

_____ PRESIDENT

ATTEST _____ SECRETARY

_____ ENGINEER

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____

FILE # _____

ATTEST _____ SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. AT NORRISTOWN, PA. IN PLAN BOOK _____, PAGE NO. _____, ON _____, BY _____

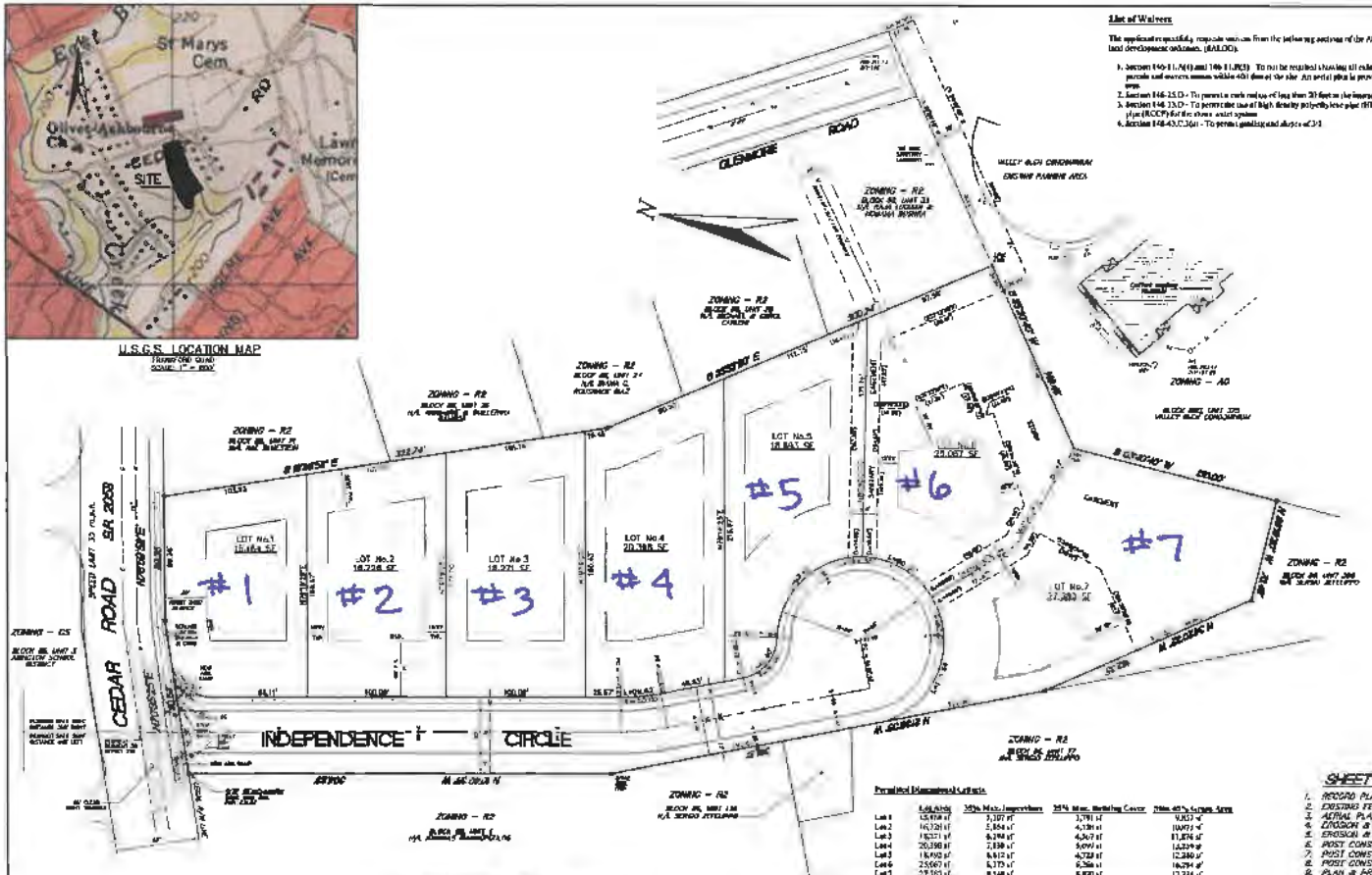
WPC No. _____

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

Consultant sub name _____

_____ for the Director

Montgomery County Planning Commission



Permitted Dimensional Criteria

	Lot Area	Min. Lot Width	35% Max. Impervious	25% Max. Building Cover	Min. 40% Green Area
Lot 1	15,104 sf	100 ft	5,287 sf	3,776 sf	6,043 sf
Lot 2	18,736 sf	100 ft	6,558 sf	4,684 sf	7,494 sf
Lot 3	18,971 sf	100 ft	6,640 sf	4,743 sf	7,588 sf
Lot 4	20,368 sf	100 ft	7,129 sf	5,092 sf	8,147 sf
Lot 5	12,847 sf	100 ft	4,496 sf	3,212 sf	5,139 sf
Lot 6	29,087 sf	100 ft	10,180 sf	7,272 sf	11,635 sf
Lot 7	37,980 sf	100 ft	13,293 sf	9,495 sf	15,192 sf

General Notes and Summary

1. Tax Parcel: Block 05 Unit 209(8) (30-00-47115-00-4)
2. Site Area = 177,029 SF in legal ROW or 4.0716 Acre
3. Owner of Record: Victor Yannessa
   365 Cedar Road
   Elkins Park, PA 19027
   Applicant: Paul Yannessa
   403 Longfield Road
   Glenside, PA 19038
   215-840-5260
4. Zoning: R2 - Low/Moderate Density Residential District
   Existing and Proposed Use: Single Family Detached Dwelling (Use #1-7) Permitted by Right

Required/Permitted	Provided
a. Lot Area - 13,000 sf min.	15,104 sf
b. Lot Width - 100 ft. min. @ ROW.	100 ft.
c. Lot Depth - 100 ft. min.	143.71 ft
d. Front Yard - 40 ft. min.	46 ft.
On corner lot one yard may be reduced to 30 ft.	
e. Side Yard - 15 ft min. ea.	15 ft.
f. Rear Yard - 30 ft. min.	30 ft.
g. Impervious Coverage - 35% max.	less than 35%
h. Building Coverage - 25% max.	less than 25%
i. Green Area - 45% min.	more than 45%
j. Building Height - 35 ft. max.	less than 35 ft.
k. Building Height - 150 ft. max.	less than 150 ft
l. Building Separation - 30 ft. min.	more than 30 ft.
j. Open Space - None Required.	None
k. Buffer Yards - No Required	None

5. Required Parking - Residential use-2 parking spaces per unit, exclusive of garage. Provided Parking: A minimum of 2 on lot parking spaces in driveway provided per lot.
6. Property boundary determined from field survey by Eastern/Chadrow Associates, Inc and various plans, deeds and information of record.
7. Datum of Topography - U.S.C. & G.S. Datum of 1929 that is corrected to Abington Township Sanitary Sewer Datum.

General Notes and Summary

8. Public sanitary sewer service is to be provided by Abington Township. Offsite access easement has been required from Valley Glen Condominium Association for gravity flow to existing public sewers found at the terminus of Glenshire Avenue. Public water service is provided by AQUA Pennsylvania.
9. Portions of Floodplain located on the site based on FEMA Flood Insurance Rate Map number 42091C0301G revised March 7, 2014.
10. No wetlands or regulated watercourses exist on the property based on field investigations performed by Joseph A. Vitarello of VW Consultants, LLC on November 7, 2017 and letter report dated December 30, 2017.
11. The site is tributary to the Jenkintown Creek, which is located in the Tacony Creek (Frankford Creek) Watershed stormwater management district. PA Chapter 93 classification is WWF-MF. Stormwater management facilities shall be provided in accordance with Abington Township supervisory management practices and local requirements. Stormwater facilities are designed for a 500 square foot of impervious area per lot.
12. Cedar Road SR 2028 is a PennDOT state highway. Access to Cedar Road shall be in accordance with PennDOT highway occupancy permit requirements.
13. The onsite Soils are classified as :
    GnB - Glenelg Silt Loam, 3% to 8% slopes - HSG "B"
    Ha - Hatboro Silt Loam - HSG "D/B"
    MaC - Manor Silt Loam, 8% to 15% slopes - HSG "B"
    UrgB - Urban Land - Udorthents, rolling and gently complex, 0% to 8% slopes - HSG "C"
    UrgD - Urban Land - Udorthents, rolling and gently complex, 8% to 25% slopes - HSG "C"
14. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project site but do not guarantee the accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing any excavation. PA One Call 1-800-242-1776 Serial # 20171532707.
15. 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.
16. Independence Circle at this time is not accepted or being offered for dedication of the governmental agency, the responsibilities at the time of dedication. The onsite storm sewer & BMPs will be the responsibility of a Home Owners Association.

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS IS A TRUE AND ACCURATE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, AND THAT THE ENCROACHMENTS SHOWN OF RIGHT OF WAY OR EASEMENTS EXIST EXCEPT AS SHOWN.

_____ DATE

SHEET INDEX

1. RECORD PLAN OF SUBDIVISION (TO BE RECORDED)
2. EXISTING FEATURES/DEMOLITION/TRUCK PLAN
3. AERIAL PLAN
4. EROSION & SEDIMENT CONTROL PLAN
5. EROSION & SEDIMENT CONTROL DETAILS PLAN
6. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (TO BE RECORDED)
7. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS PLAN
8. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS PLAN
9. PLAN & PROFILE - INDEPENDENCE CIRCLE
10. PLAN & PROFILE - SANITARY SEWER EASEMENT
11. PENNDOT DETAILS
12. LANDSCAPE PLAN
13. GRADING & UTILITY PLAN
14. LIGHTING PLAN
15. SANITARY SEWER DETAILS

SHEET 1 of 15

STOP - CALL BEFORE YOU DIG!

LEGEND

PROPOSED IRON PIN
PROPOSED MONUMENT
EXISTING MONUMENT
STREET LINE
EXISTING CONCRETE
EXISTING BRICK WALK
EXISTING BRICK SOLDIER COURSE
EXISTING CURB
CONCRETE APRON OR PAD
EDGE OF PAVING

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL No. 20171532707 CONTACTED 4-12-2017

ACT 187 USERS LIST

USER	ADDRESS	TELEPHONE
ABINGTON, TOWNSHIP OF	1176 OLD YORK RD. ABINGTON, PA 19001	215-881-8007
AQUA PENNSYLVANIA, INC.	762 LANCASTER AVE. BRYN MAWR, PA 19010	1-800-711-4779
AT&T TELEPHONE CO. OF PA.	106 WILLOW RD. HORSHAM, PA. 19044	215-956-1620
COMCAST PHILADELPHIA ELECTRIC CO.	660 PARK AVE. WARMINSTER PA. 18974	DISTRICT PA. 412-393-7100 W. PA. 800-242-1776
EXELON	965 Potts Ave. Glenside, PA 19038	1-800-483-3220
NATIONAL DEPT. OF TRANSPORTATION	EAST HORSHAM TWP. P.O. BOX 350 HORSHAM PA.	1-215-675-2362

SD-21-03-PRELIMINARY MAJOR SUBDIVISION & LAND DEVELOPMENT

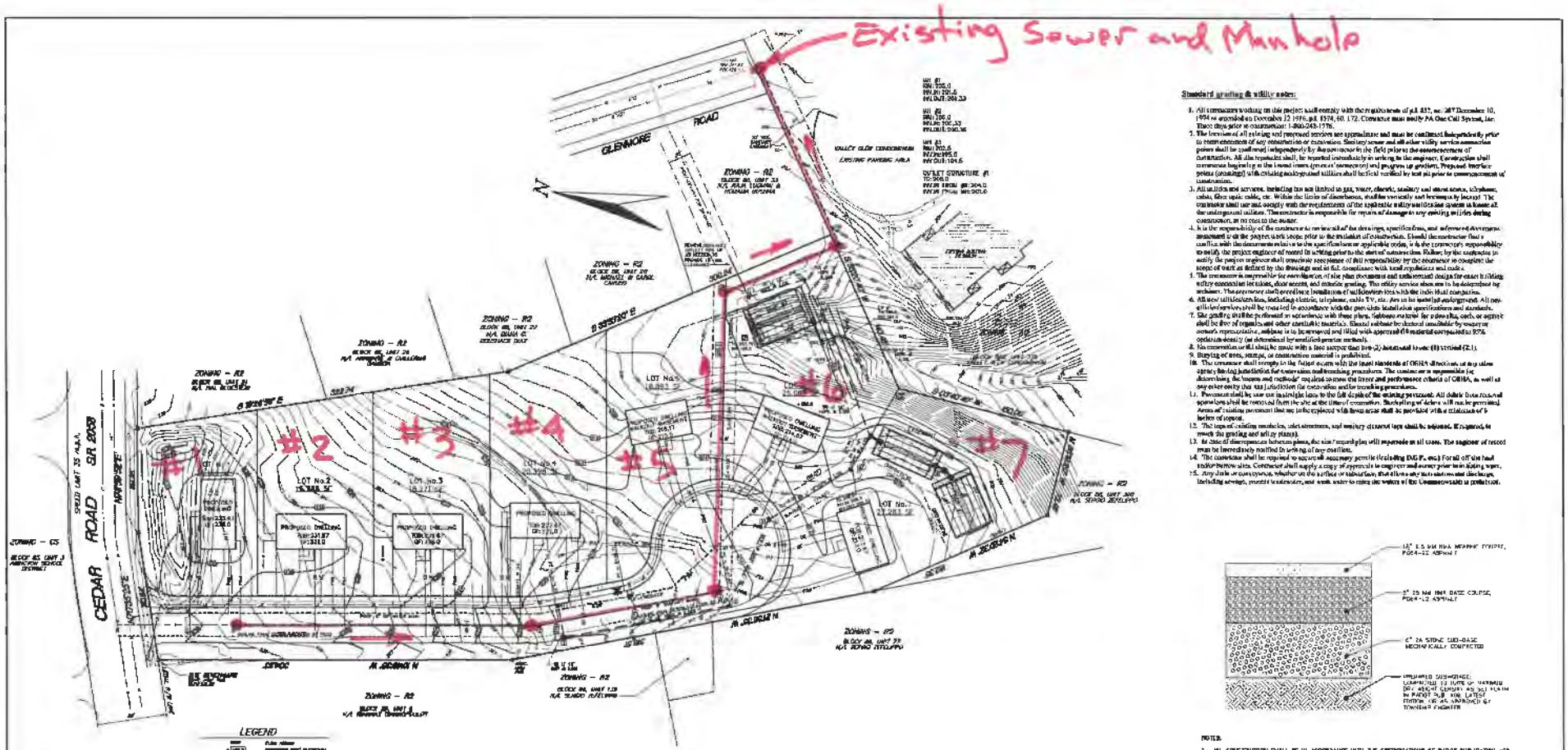
REV. 9-10-2022 AS PER TOWNSHIP REVIEW

RECORD PLAN OF SUBDIVISION
365 CEDAR ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
PAUL YANNESSA

SCALE: 1"=40' 0 40 80 120 22 NOVEMBER 2021

EASTERN/CHADROW ASSOCIATES, INC.
315 E. STREET ROAD • WARMINSTER, PA 18974 • (215) 672-6620 FAX (215) 672-6770
ECC 1967

E-2541-1



Standard grading & utility notes:

1. All contractors working on this project shall comply with the requirements of pA 187, as: 287 December 10, 1974 as amended on December 12 1986, pA 1974, 60. 172. Contractor must notify PA One Call System, Inc. Three days prior to construction: 1-800-242-1776.
2. The locations of all existing and proposed services are approximate and must be confirmed independently prior to commencement of any construction or fabrication. Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in the field prior to the commencement of construction. All discrepancies shall be reported immediately in writing to the engineer. Construction shall commence beginning at the lowest invert elevation of sewer and progress up gradient. Proposed interface points (connection) with existing underground utilities shall be field verified by test pit prior to commencement of construction.
3. All utilities and services, including but not limited to gas, water, electric, sanitary and storm sewers, telephone, cable, fiber optic cable, etc. Within the limits of disturbance, shall be protected and maintained by the contractor. The contractor shall use and comply with the requirements of the applicable utility notification system in locate all the underground utilities. The contractor is responsible for repairs of damages to any existing utilities during construction, at no cost to the owner.
4. It is the responsibility of the contractor to review all of the drawings, specifications, and referenced documents associated with the project work scope prior to the initiation of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
5. The contractor is responsible for coordination of site plan improvements and architectural design for exact building utility connection locations, door access, and exterior grading. The utility service shown are to be determined by architect. The contractor shall coordinate with the architect to establish locations with the most practical.
6. All new utilities to be installed underground, including electric, telephone, cable TV, etc. Are to be installed underground. All new utilities services shall be installed in accordance with the specific individual specifications and standards.
7. The grading shall be performed in accordance with these plans. Subbase materials for sidewalks, curb, or aprons shall be free of organic and other deleterious materials. Should subbase material be found unsuitable by the owner's representative, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
8. No excavation or fill shall be made with a face steeper than two (2) horizontal to one (1) vertical (2:1).
9. Burying of trees, stumps, or construction material is prohibited.
10. The contractor shall comply to the fullest extent with the most standards of OSHA. Should any of the rules or regulations of any jurisdictional authority conflict with these plans, the contractor is responsible for determining the lessons and methods required to meet the lowest and most restrictive criteria of OSHA, as well as any other entity that has jurisdiction for construction and/or trenching procedures.
11. Pavement shall be saw cut to a straight line to the full depth of the existing pavement. All debris from the road saw cuts shall be removed from the site at the time of excavation. Backsplicing of debris will not be permitted. Areas of existing pavement that are to be replaced with base course shall be provided with a minimum of 6" inches of topsoil.
12. The tops of existing manholes, inlet structures, and sanitary clean out tops shall be adjusted, if required, to match the grading and utility plans).
13. In case of discrepancies between plans, the site / record plan will supersede on all cases. The engineer of record must be immediately notified in writing of any conflicts.
14. The contractor shall be required to secure all necessary permits (including DEP, etc.) For all off site haul and/or borrow sites. Contractor shall supply a copy of approvals to engineer and survey prior to doing work.
15. Any dirt or construction, whether on the surface or subsurface, that allows any toxic substance discharge, including sewage, process wastewater, and waste water to enter the waters of the Commonwealth is prohibited.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF PADOT PUBLICATION 408, LATEST EDITION.
2. EXISTING ROADWAYS ALONG THE FRONTAGE OF THE DEVELOPED PROPERTY SHALL RECEIVE MILL AND OVERLAY OF BINDING COURSE IF ANY OF THE FOLLOWING CONDITIONS ARE NOTED BY THE CONCLUSION OF CONSTRUCTION ACTIVITIES:
   a. ALLIGATOR CRACKING OR OTHER DETERIORATION.
   b. RUTS, DEPRESSIONS OR OTHER IRREGULARITIES (Settlement, Heaving).
   c. POT HOLES OR OTHER SURFACE BREAKS.
   d. EXCESSIVE SURFACE SCARRING CAUSED BY CONTRACTORS EQUIPMENT (IE. BACKHOE TRACKS).

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	BOC-04-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Adoption of the Economic Development Corporation Ordinance

EXECUTIVE SUMMARY:

An Economic Development Corporation (EDC) is a quasi-governmental non-profit corporation, foundation or association whose mission is to provide economic development to a targeted geographical area. An Economic Development Corporation can promote economic development within the Township by helping Abington:

- Maintain existing business communities, community assets, occupancy levels and employment;
- Enhance downtown centers, vacant properties, multi-modal transportation and community facilities;
- Attract investment, revitalization, new employers, job growth; and
- Grow the economy, job market, quality of life of residents and community assets

Abington Township accepted qualifications for consulting services regarding the completion of a feasibility study regarding the potential for economic redevelopment in Abington Township, all proposals were due **on Friday, May 6, 2022.**

PREVIOUS BOARD ACTIONS:

9/4/19 - Public Affairs Committee

9/12/19 - Board of Commissioners Meeting
10/16/19 - Public Information Session #1
1/11/20 - Public Information Session #2
2/22/20 - Public Information Session #3
9/23/20 - Public Information Session #4
4/3/23 - Public Information Session #5

RECOMMENDED BOARD ACTIONS:

Motion to adopt Ordinance No. 2208 creating the Abington Township Economic Development Corporation.

TOWNSHIP OF ABINGTON

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2208

AN ORDINANCE CREATING THE ABINGTON TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, the Township of Abington is a Township of the First Class under the provisions of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. § 56101, *et seq.*, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to Section 56552 of the First Class Township Code of the Commonwealth of Pennsylvania, the Board of Commissioners has the authority to make and adopt all such ordinances, by-laws, rules and regulations, which are not inconsistent with or restrained by the Constitution and laws of the Commonwealth of Pennsylvania, as may be deemed expedient or necessary for the proper management, care and control of Abington Township and its finances and the maintenance of peace, good government and welfare of Abington Township and its trade, commerce and manufactures; and

WHEREAS, pursuant to Section 56567 of the First Class Township Code of the Commonwealth of Pennsylvania, the Board of Commissioners has the authority to undertake community development programs, including, but not limited to, urban renewal, public housing, model cities programs and neighborhood development projects; and

WHEREAS, the Board of Commissioners of Abington Township deems it most beneficial to Abington Township and its residents to accomplish the foregoing by creating and cooperating with the Economic Development Corporation, a non-profit corporation dedicated to the acquisition, remediation, remodel, repair, and redevelopment of blighted properties located within Abington Township's geographic limits, with the goal of putting such properties back on the tax rolls and utilizing said properties in accordance with their highest and best uses, as well as cultivating, developing and encouraging economic development within the same; and

WHEREAS, the Board of Commissioners deems it most beneficial to Abington Township and its residents that the Economic Development Corporation qualify as a government instrumentality as defined by Section 115 of the Internal Revenue Code of 1986, as amended;

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

1. The Economic Development Corporation shall be created as a Pennsylvania non-profit corporation and as a government instrumentality as defined by Section 115 of the Internal Revenue Code of 1986, and the governing documents of the Economic Development Corporation shall provide all appropriate powers necessary for the Economic Development Corporation to exercise certain essential governmental functions to serve the interests of the residents of Abington Township as well as the community and economic interests of the same and to perform the responsibilities outlined herein above.

2. The Articles of Incorporation of the Abington Township Economic Development Corporation, attached hereto as Exhibit "A," are hereby adopted and approved by Abington Township, and all appropriate action shall be taken to adopt, deliver and file such Articles of Incorporation with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau.

3. The By-Laws of the Abington Township Economic Development Corporation, attached hereto as Exhibit "B," are hereby adopted and approved by the Township, and all appropriate action shall be taken with regard to the adoption and execution of the same.

4. The Board of Commissioners is authorized and directed to take any and all actions necessary to create, form and operate the Economic Development Corporation and to make, execute, deliver and file all documents on behalf of the Economic Development Corporation , any and all action and documents as may be necessary to establish and operate the Economic Development Corporation.

5. The Board of Commissioners is also authorized and permitted to amend the By-Laws of the Economic Development Corporation, from time-to-time, as determined by the Board of Commissioners through resolution rather than ordinance.

6. Thomas Hecker, President of the Board of Commissioners, is hereby authorized and directed to execute, deliver and file, on behalf of Abington Township as incorporator, the Articles of Incorporation of the Abington Township Economic Development Corporation in the form attached hereto as Exhibit "A".

7. All ordinances or parts of ordinances, or any section of the Code that are inconsistent with this Ordinance shall be, and hereby are, repealed to the extent of such inconsistencies.

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

[Remainder of Page Intentionally Blank; Signature Page Immediately Follows]

ORDAINED AND ENACTED this _____ day of _____, 2023.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____
Richard J. Manfredi,
Township Manager & Secretary

By: _____
Thomas Hecker, President

4842-9197-7379

EXHIBIT "A"

ARTICLES OF INCORPORATION

Inserted on Next Page

PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS

☑ **Return document by mail to:** David Nasatir, Esquire c/o Obermayer Rebmann Maxwell Name Centre Square West, 1500 Market Street, Suite 3400 Address Philadelphia PA 19102 City State Zip Code ☑ **Return document by email to:** david.nasatir@obermayer.com	Articles of Incorporation - Nonprofit DSCB:15-5306/7102 (rev. 2/2017) 5306

Read all instructions prior to completing. This form may be submitted online at https://www.corporations.pa.gov/.

Fee: $125 ☐ I qualify for a veteran/reservist-owned small business fee exemption (see instructions)

Check one: ☑ Domestic Nonprofit Corporation (§ 5306) ☐ Nonprofit Cooperative Corporation (§ 7102)

In compliance with the requirements of the applicable provisions (relating to articles of incorporation or cooperative corporations generally), the undersigned, desiring to incorporate a nonprofit/nonprofit cooperative corporation, hereby state(s) that:

1. The name of the corporation is:
Abington Township Economic Development Corporation

2. *Complete part (a) or (b) – not both:*

(a) The address of this corporation's current registered office in this Commonwealth is:
(post office box alone is not acceptable)

1176 Old York Road	Abington	PA	19001	Montgomery
Number and Street	City	State	Zip	County

(b) The name of this corporation's commercial registered office provider and the county of venue is:

c/o:

Name of Commercial Registered Office Provider	County

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes.
The furtherance of neighborhood and economic development within Abington Township, Montgomery County, PA.

4. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

5. *Check and complete one*: ☑ The corporation is organized on a nonstock basis.
☐ The corporation is organized on a stock share basis and the aggregate number of shares authorized is _____.

6. *For unincorporated association incorporating as a nonprofit corporation only. Check if applicable*:
_____ The incorporators constitute a majority of the members of the committee authorized to incorporate such association by the requisite vote required by the organic law of the association for the amendment of such organic law.

7. *For Nonprofit Corporation Only:*

Check one: _____ The corporation shall have no members.
__✓__ The corporation shall have members.

8. *For Nonprofit Cooperative Corporation Only:*

Check and complete one:
____ The corporation is a cooperative corporation and the common bond of membership among its members is: _____.
____ The corporation is a cooperative corporation and the common bond of membership among its shareholders is:_____.

9. The name(s) and address(es) of each incorporator(s) is (are) *(all incorporators must sign below)*:

Name(s)	Address(es)
Thomas Hecker	1176 Old York Road, Abington, PA 19001

10. The specified effective date, if any, is:

_____
month day year hour, if any

11. Additional provisions of the articles, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the incorporator(s) has/have signed these Articles of Incorporation this

_____ day of _____, _____.

_____
Signature

_____
Signature

_____
Signature

ABINGTON TOWNSHIP

ECONOMIC DEVELOPMENT CORPORATION

RIDER TO ARTICLES OF INCORPORATION

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988.

A. The corporation is organized as a government instrumentality by the Township of Abington in accordance with Section 115 of the Internal Revenue Code of 1986, as amended (the "Code"), and shall be operated in accordance with the limitations and restrictions of such entity. Solely for the above purposes, the corporation is empowered to exercise all rights and powers conferred by the Commonwealth of Pennsylvania upon nonprofit corporations.

B. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 3 hereof. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on by a government instrumentality.

C. Upon dissolution of the corporation, any assets remaining after the payment of debts and the satisfaction of liabilities are to be distributed to the Member, which is a local government entity whose income is excludable from gross income under Section 115 of the Code. Under no circumstances shall any assets be distributed to any member of the Board of Directors, officers, employees or agents of the corporation. Any assets not distributed as above shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the corporation is then located, exclusively for such purposes, and to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

D. All references herein to existing provisions of the Code shall be deemed to refer to the corresponding provisions of any future United States Internal Revenue law which may supersede such existing provisions.

PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS

Docketing Statement – New Entity DSCB:15-134A (rev. 2/2017)	134A

1. Entity Name:

Abington Township Economic Development Corporation

In the case of a foreign association which must use an alternate name to register to do business in Pennsylvania, the alternate name should be given.

2. Tax Responsible Party

Name of individual responsible for initial tax reports: Richard Manfredi

Mailing address of individual responsible for initial tax reports:

1176 Old York Road	Abington	PA	19001	Montgomery
Number and street	City	State	Zip	County

3. Description of Business Activity:

The furtherance of neighborhood and economic development within Abington Township, Montgomery County, PA.

4. FEIN [Employer Identification Number/Federal Tax Identification Number]: __ __ - __ __ __ __ __ __ __

FEIN enables agencies to confirm that Commonwealth accounts are properly matched and that this request is processed without added delay. If the business entity does not currently have an FEIN, it can get a FEIN immediately by applying online at irs.gov at the following page http://www.irs.gov/Businesses/Small-Businesses-&-Self-Employed/Employer-ID-Numbers-EINs.

5. FYE [Tax Year or Fiscal Year End]: 1 2 / 3 1
Month / Day

A fiscal year (FY) is a period that a company or government uses for accounting purposes and preparing financial statements. For tax purposes, the Internal Revenue Service (IRS) allows companies to be either calendar-year taxpayers or fiscal-year taxpayers. Supply month and day for intended tax year end, e.g. 1/31, 2/28, 3/31, 4/30, 5/31, 6/30, 7/31, 8/31, 9/30, 10/31, 11/30 or 12/31.

EXHIBIT "B"

BY-LAWS

Inserted on Next Page

ABINGTON TOWNSHIP
ECONOMIC DEVELOPMENT CORPORATION

Introduction

The objective of all community development activity is area revitalization through the creation and retention of business, employment opportunities and improvement of the overall quality of life for its residents. While there are a number of factors involved with economic revitalization, the two essential components are commercial economic development and community development. The newly created Abington Township Economic Development Corporation (the "Corporation") may, in its sole and absolute discretion, work closely with the Montgomery County Redevelopment Authority with respect to commercial and residential development. The efforts of the Corporation will represent a realistic economic development strategy based on local needs and resources. An economic development corporation can become a vital tool to make Abington Township, Montgomery County, Pennsylvania (the "Township") an attractive community to prospective businesses, as well as enhancing the quality of life for all residents.

Mission Statement

The Corporation is a community-based Pennsylvania non-profit corporation whose purpose is to promote economic growth, neighborhood revitalization, the creation of employment opportunities and the enhancement of the quality of life in the Township.

Vision

1. Develop and implement programs that will coordinate with established programs to promote economic revitalization and improve quality of life.

2. Build coalitions of businesspeople, merchants, professionals, educators, civic leaders, county and state representatives and volunteers.

3. Initiate and spearhead investment in real estate that will revitalize the Township.

4. Encourage and inspire a significant number of Township residents to become involved in the revitalization of the Township.

5. Work with and develop cooperative activities with other local economic development organizations, community organizations and non-profit agencies committed to improving the quality of life in the Township.

6. Identify funding sources (private and public) and acquire funding for appropriate, worthwhile community development projects and programs including the operation of the Corporation.

7. Encourage public awareness, community informational and educational opportunities and inspire public pride.

8. Provide a mechanism to transform vacant or tax delinquent properties into productive properties as an opportunity for the community to modernize, revitalize and grow, and to improve the quality of life for residents of the Township.

9. Address traffic flow and congestion concerns that may arise throughout the Township by supporting development projects which increase the general livability of the Township.

10. Identify other projects that the community and the Corporation believe meets the needs and desires of residents, community groups and the general public informed by regular public meetings.

BY-LAWS

OF

ABINGTON TOWNSHIP

ECONOMIC DEVELOPMENT CORPORATION

(a Pennsylvania Nonprofit Corporation)

Adopted on _____, 2023

ARTICLE I
Purpose and Limitations

Section 1.01. Governmental Function and Purpose. The purpose for which the Abington Township Economic Development Corporation (the "Corporation") is organized shall be the furtherance of planned and purposeful neighborhood and economic development within Abington Township, Montgomery County, Pennsylvania (the "Township"), in accordance with the objectives and directives outlined in these By-Laws. In addition, the Corporation is organized as a government instrumentality by the Township in accordance with Section 115 of the Internal Revenue Code of 1986, as amended (the "Code"), and shall be operated in accordance with the limitations and restrictions of such entity. The Corporation shall be deemed an "agency" within the meaning of the Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701-716, as amended from time-to-time (the "Sunshine Act"), and shall conduct itself in accordance with the rules and regulations promulgated thereunder.

Section 1.02. Limitations. This Corporation shall be a Pennsylvania non-profit corporation and shall not participate in any partisan or sectarian activities.

Section 1.03. No Private Inurement. No part of the income or assets of the Corporation shall be paid, distributed, or otherwise inure to the benefit or use of its Directors or officers or other private persons. However, the Corporation shall be authorized to pay compensation in a reasonable amount to its officers and other persons for services rendered when such private benefit is merely incidental to the governmental function and purpose, and to make payments and distributions in furtherance of its general corporate purposes; provided, however, at no time shall the Corporation compensate any Director for their services to the Corporation.

ARTICLE II
Offices

Section 2.01. Name. The name of the Corporation shall be the "Abington Township Economic Development Corporation."

Section 2.02. Offices. The Corporation may have such principal and other business offices, within the Township, as the Board may designate, or as the business of the Corporation may require from time to time.

Section 2.03. **Authorization of Corporation**. The Corporation has been established and authorized to operate pursuant to Ordinance Number _____of 2023 enacted by the Board of Commissioners of Abington Township (the "Commissioners").

ARTICLE III
Membership

Section 3.01. The sole member of the Corporation shall be the Township (the "Member"). No additional Members may be added except by an official act of the Township through a majority vote of the Commissioners.

ARTICLE IV
Board of Directors

Section 4.01. Powers. The business and affairs of the Corporation shall be governed by the Board of Directors (the "Board", and each member of the Board a "Director" and collectively, the "Directors").

Section 4.02. Composition of the Board. The Board shall be composed of at least three (3) Directors. Each Director shall be an individual of full age, who is a resident of the Township. Notwithstanding the foregoing or anything else contained herein to the contrary, the Board may, at the Member's option, be comprised of individuals residing outside of the Township that have a direct interest in the Township (i.e. the owner of a business in the Township or the owner of real property in the Township or an employee and/or executive of a business operating in the Township), so long as such individuals reside in the Commonwealth of Pennsylvania.

Section 4.03. Term. In order to establish staggered terms, the initial Directors shall be divided as equally as possible into two (2) groups. The first group of Directors shall serve an initial term of three (3) years. The remaining Directors shall serve an initial term of five (5) years. Thereafter, at each Annual Meeting of the Board, the Member shall appoint Directors to fill expiring terms, each Director shall hold office for a term of five (5) years, until the Director's successor has been appointed by the Member and qualified, except as otherwise provided.

Section 4.04. Appointment of Directors. The Directors shall be appointed by the Member after reviewing applications submitted by interested candidates. All application materials of Directors being appointed to the Board shall be made available to the public at the Board of Commissioners meeting at which appointment of Directors will be considered. The Directors may be appointed to a shorter term as may be appropriate to maintain balance of staggered terms and shall serve pursuant to Section 4.03 until their successors are appointed.

Section 4.05. Director Resignation/Removal. Any Director may resign from the Board by serving written notice to the Chairperson who shall then present the resignation to the other Directors. Such resignation shall take effect at the time specified therein, or at the time of the next Board meeting. Further, any Director may be removed from office and said office shall be declared vacant in the sole and absolute discretion of the Member.

Section 4.06. Director Compensation. Directors shall serve without compensation.

ARTICLE V
Board Meetings

Section 5.01. Annual Meeting. The Annual Meeting of the Board shall be held during the month of April each year for the purpose of installing Directors, appointing officers and for the transaction of any business to come before the Directors. Annual Meetings of the Corporation shall be held within the Township, at a location and time to be determined by the Chairperson, and shall be held in public upon proper advertisement in accordance with the Sunshine Act.

Section 5.02. Regular Quarterly Meetings and Special Meetings. Regular quarterly meetings of the Board shall be held at such time as the Directors, by resolution or consensus, may direct. Special meetings of the Directors may be called at any time and for any purpose or purposes by the Chairperson, or upon the direction of the Board. Written notice of special meetings shall state the time, location and purpose of the special meeting. All quarterly, special and other meetings of the Board shall be held in public upon proper advertisement in accordance with the Sunshine Act.

Section 5.03. Public Notice. Public notice of meetings involving official action and deliberations by a quorum of the Board shall be given, and such meetings shall be held in compliance with the Sunshine Act.

Section 5.04. Notice to Directors. All Directors shall be given at least five (5) business days' notice of Board meetings personally, or by mail, to each Director not personally notified. Such notices shall be addressed to each Director at the address that appears upon the records of the Corporation, and such notice will state the purpose for the meeting and the time and location where said meeting will be held. Notice of the meeting by telephone, fax or email shall constitute personal notice.

Section 5.05. Quorum, Manner of Acting, and Adjournment. A majority of Directors shall constitute a quorum for the transaction of business by the Board. Each Director shall be entitled to one (1) vote. Except as otherwise specified in the Articles of Incorporation or by these By-Laws or provided by statute, the affirmative vote of fifty-one (51%) of the Directors present at a meeting at which a quorum is present shall be the act of the Board. In absence of a quorum, fifty-one (51%) of the Directors present at a meeting may adjourn the meeting, from time to time, until a quorum is present. The Directors shall act only as a Board, and the Directors, in their individual capacities, shall have no such power.

Section 5.06. Attendance at Meetings Via Electronic Communication. Directors who desire to participate in a meeting by means of speaker phone, teleconferencing and/or

videoconferencing shall notify the Chairperson at least one (1) business day in advance of the meeting in question. The non-present Director(s) must, at all times during the meeting, be able to hear the comments and speak to all those present at the meeting, including other Directors. Any Director who is participating remotely must be able to contemporaneously access all Board documents for the meeting's agenda, whether electronically or with hard copies mailed in advance, for the duration of the meeting. A Director attending a meeting via electronic communication shall be considered physically present at the meeting for purposes of establishing a quorum.

Section 5.07. Committees. The Board shall have the authority to create ad-hoc committees, from time to time, as it deems necessary. No committee of the Board shall possess and/or exercise any of the powers or authority vested by these By-Laws or the Nonprofit Corporation Law of 1988 in the Board, but any committee of the Board may make recommendations to the Board concerning the exercise of such powers and authority. The establishment of any committee of the Board and the delegation of power thereto and authority, shall not alone relieve any Director of his or her fiduciary duty to the Corporation. Each committee shall keep regular minutes of its proceedings and report such proceedings periodically to the Board. Section 5.05 hereof shall be applicable to the committees of the Board. Committee meetings shall be held in public in accordance with the Sunshine Act, as applicable.

ARTICLE VI
Officers

Section 6.01. Number. The principal officers of the Corporation shall be a Chairperson and an Executive Director, each of whom shall be initially appointed by the Member. All subsequent appointments of officers of the Corporation shall be made by the Directors. The appointment of officers shall follow the procedures set forth in Section 4.04. The Chairperson must be a Director. The Executive Director may not be a Director. Any number of offices may be held by the same person.

Section 6.02. Appointment and Term of Office. The officers of the Corporation shall be appointed annually by the Member at the meeting of the Commissioners immediately preceding the Annual Meeting or at a later time as determined by the Board. Each officer shall hold office until his/her successor has been duly appointed, or until his/her prior death, incapacity, resignation or removal.

Section 6.03. Removal of Any Officer. Any officer may be removed by the Member whenever, in its sole and absolute discretion, the interests of the Corporation will be served thereby.

Section 6.04. Vacancies. A vacancy in any principal office because of death, resignation, removal, disqualification or otherwise, shall be filled by the Member for the unexpired portion of the term.

Section 6.05. Chairperson. The Chairperson, when present, shall preside at all meetings of the Board. He/she and the Executive Director shall have the power to execute legal documents and other obligations with the prior approval of the Board in the name of the Corporation.

Section 6.06. Vice-Chairperson. The Vice-Chairperson shall perform such tasks necessary to assist the Chairperson in the completion of his/her duties hereunder, and shall perform such other duties as may be determined by the Board. Further, in the absence of the Chairperson or in the event of the Chairperson's death, inability or refusal to act or in the event it shall be impracticable for the Chairperson to act personally, the Vice-Chairperson shall perform the duties of the Chairperson, and when so performing the duties thereof, shall have all the powers of, and be subject to, all restrictions upon the Chairperson.

Section 6.07. Executive Director. The Executive Director shall be responsible for the day-to-day activities and operations of the Corporation. In the absence of the Chairperson and Vice-Chairperson, or in the event: (a) no Vice-Chairperson has been appointed and the Chairperson dies, in unable or refuses to act or (b) it shall be impracticable for the Chairperson to act personally, the Executive Director shall perform the duties of the Chairperson, and when so performing the duties thereof, shall have all the powers of, and be subject to, all restrictions upon the Chairperson. The Executive Director shall also have such other authority, and perform such other duties, as may be determined by the Board, including, without limitation, the following duties: (i) to keep the minutes of the meetings of the Board; (ii) to keep such books as may be required by the Board; (iii) to ensure all notices are given in accordance with the provisions of these By-Laws or as required by law; (iv) to safeguard all of the funds received by the Corporation; (v) to ensure the proper disbursement of all funds from the Corporation; (vi) to prepare and present monthly financial reports to the Board; and (vii) to prepare the Corporation's annual budget. The Executive Director shall have the authority to hire and employ additional personnel as necessary to further the purposes of the Corporation.

Section 6.08. Officer Compensation. Executive Director and any person hired and employed by the Executive Director pursuant to Section 6.07 may be reasonably compensated for their services as determined by the Board. Notwithstanding the foregoing, no Director shall be compensated for their services as an officer.

ARTICLE VII
Contracts, Loans, Checks and Deposit; Special Corporate Acts

Section 7.01. Statement as to Source of Funding. The Corporation may be initially funded by a grant or loan from the Township and/or other government or municipal entities. The Corporation is financially independent of the Township. All funding or guaranteeing of debt by the Township, including the initial funding, shall be done by the Township in accordance with the Township's governing procedures and shall be approved by a majority vote of the Commissioners.

Section 7.02. Contracts. The Board may authorize any officer or officers of the Corporation to enter into any contract or execute or deliver any instrument in the name of and/or on behalf of the Corporation, and such authorization may be general or confined to specific instances. In the absence of other designation, all deeds, mortgages and instruments of assignment or pledge made by the Corporation shall be executed in the name of the Corporation by the Chairperson or Executive Director when acting pursuant to Section 6.06 hereinabove, along with one (1) other Director in accordance with Section 6.05 hereinabove. The officers or Directors, as

authorized by the Member, pursuant to Section 6.05, when necessary or required, shall attest to said signatures, and when so executed, no other party to such instrument or any third party shall be required to make any inquiry into the authority of the signing officer or officers.

Section 7.03. Loans. No loans shall be contracted on behalf of the Corporation and no evidences of indebtedness shall be issued in its name unless authorized by or under the authority of a resolution of the Board. Such authorization may be general or confined to specific instances. In furtherance of the foregoing, the Member shall not, under any circumstances, be required to approve indebtedness to the Corporation; provided, however, the Board shall promptly provide written notice to the Member upon the issuance of indebtedness to the Corporation. No Director or Officer shall have authority to execute any loan or memorialization of indebtedness except as provided pursuant to Sections 6.05 and/or 6.06 hereinabove.

Section 7.04. Checks Drafts, etc. The Corporation may utilize revenue generated from Corporation's activities solely in furtherance of the Corporation's statutory purpose in accordance with the laws of the Commonwealth of Pennsylvania; provided that, the Corporation may use revenue to satisfy loans and pay expenses and debt service associated therewith. All checks, drafts, or other orders for payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer or officers of the Corporation and in such manner as defined by Sections 6.05 and 6.06.

Section 7.05. Deposits. All funds of the Corporation shall be deposited in a timely manner to the credit of the Corporation in such banks, trust companies or other depositories as may be selected by or under the authority of a resolution of the Board.

Section 7.06. Fiscal Year. The Fiscal year of the Corporation shall begin on January 1 and last until December 31 of the same year.

Section 7.07. Financial Review. The accounts of the Corporation shall be reviewed annually by the Executive Director and he/she shall prepare an annual report of the activities and accomplishments of the Corporation. The annual report shall be presented to the Directors at their Annual Meeting, and to the Township's Board of Commissioners at the next regular meeting of the Board of Commissioners following the Annual Meeting. Further, the Corporation is required to and shall submit an Annual Financial Report to the Auditor General of the Commonwealth of Pennsylvania, or its official designee and/or agent. The Annual Financial Report shall be posted on the Corporation's official website and the Township's official website in accordance with the laws of the Commonwealth of Pennsylvania. Still further, the Corporation shall be required to employ an independent certified public accountant, who shall prepare and deliver to the Board and the Member an audit of the Corporation on a bi-annual basis, commencing for the period ending December 31, 2024, and bi-annually thereafter. The independent certified public accountant shall be engaged by the Board in accordance with the terms and conditions of these By-Laws. The first independent audit report shall be delivered to the Board and the Member on or before April 1, 2025, for the period between the filing of the Articles of Incorporation of the Corporation and December 31, 2024. The independent audit report shall be posted on the Corporation's official website and the Township's official website in accordance with the laws of the Commonwealth of Pennsylvania after it is approved by the Board and the Member.

Section 7.08. Corporate Policies and Procedures. The Corporation shall hereafter create and adopt written policies and procedures governing the acquisition and disposition of residential and commercial properties as well as other development activities to be undertaken by the Corporation, in order to provide consistency, transparency, standards and safeguards to prevent conflicts of interest and abuse. Any and all such policies and any amendments thereto shall be posted on the Corporation's website.

ARTICLE XIII
Indemnification and Liability

Section 8.01. Fidelity Bonds Insurance Indemnification of Board, Officers and Other Persons.

Section 8.01.1. Fidelity Bonds. Such officers, employees, and agents of the Corporation, as the Board or Member shall designate in accordance with these By-laws, shall be covered by bonds of fidelity, secured from a guaranty company, in amounts determined and approved by the Board. The Corporation shall defray the cost of any fidelity bond so required.

Section 8.01.2. Liability Insurance. Liability insurance shall be secured by the Corporation covering the officers, employees and agents of the Corporation, as the Board shall designate, and the Township as an additional insured, in amounts determined and approved by the Board. In furtherance of the foregoing, any liability insurance procured by the Corporation shall include an errors and omissions insurance policy.

Section 8.01.3. Indemnification.

a) This Corporation shall, to the fullest extent permitted by the Non-Profit Corporation Law of 1988, as amended from time-to-time (the "NPL"), and the Business Corporation Law, as amended from time-to-time (the "BCL"), and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, pay the expenses incurred by any officer, director, employee or agent of the Corporation, in defending a civil or criminal action, suit or proceeding brought by any third party or brought by, or in the right of, the Corporation, in advance of the final disposition of such action, suit or proceeding, upon receipt of an undertaking by, or on behalf of such person, to repay such amount, if it shall ultimately be determined that he/she is not entitled to be indemnified by the Corporation.

b) This Corporation shall to the fullest extent permitted by the NPL and the BCL and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, indemnify any person who was, or is, a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Corporation), by reason of the fact that he/she is or was a representative of another corporation, partnership, joint venture, trust or other enterprise against judgments, fines and amounts

paid in settlement, actually and reasonably incurred by him/her in connection with such action, suit or proceeding, if he/she acted in good faith and in a manner he/she reasonably believes to be in, or not opposed to, the best interest of the Corporation, and with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere, or its equivalent, shall not of itself, create a. presumption that the person: (1) did not act in good faith and in a manner which he/she reasonably believed to be in, or not opposed to, the best interest of the Corporation; OR (2) with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was unlawful.

c) This Corporation shall to the fullest extent permitted by the BCL of the Commonwealth of Pennsylvania, as amended from time to time, indemnify a Director for monetary damages, including judgments and amounts paid in settlement, for any action taken, or any failure to take any action, whether or not the indemnified liability arises and/or arose from any threatened, pending or complete action by, or in the right of, the Corporation, unless the Director has breached or failed to perform the duties of his/her office and the breach constitutes self-dealing, willful misconduct or recklessness; provided that indemnification will not be provided for any responsibility or liability under a criminal statute, or for the payment of taxes pursuant to local, state or federal law.

d) The indemnification and advancement of expenses provided by, or granted pursuant to this Article XIII shall, unless otherwise provided when authorized or ratified, continue as to a person who has ceased to be a Director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such person.

e) It is the intent of this Corporation, to the fullest extent permitted by the NPL and BCL, and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, to defend and indemnify against any liability not covered by errors and omissions and/or professional liability insurance and/or other insurance, any person who was, or is, a party, or is threatened, or made party to, any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including anti-trust, civil rights and punitive damage claims, by reason of the fact that he/she is, or was, a Director, officer, employee or agent designated to receive this protection.. This Article shall not be deemed exclusive of any rights to which those seeking indemnification or advancement of expenses may be entitled under any by-law, agreement, contract, vote by members or disinterested directors or pursuant to the direction, howsoever embodied, of any court of any competent jurisdiction or otherwise, both as to action in his/her official capacity and as to action in another capacity by holding such office.

f) Unless ordered by a court, any indemnification under this Article shall be made by the Corporation only upon the determination that indemnification is proper in the circumstances presented. Such determination of indemnification shall be made by disinterested members of the Board.

g) Indemnification shall not be made under this Article, where the act or failure to act giving rise to the claim has been determined by a court of competent jurisdiction to have constituted willful misconduct or gross negligence.

h) This Corporation shall have the authority to create a fund of any nature, or otherwise secure or insure, in any manner, its indemnification obligations under these By-Laws or otherwise, including, and/or other policy of insurance, but not limited to, securing errors and omissions and/or professional liability insurance covering the Board, the officers and such employees/agents as the Board shall designate, in amounts determined and approved by the Board.

Section 8.02. Liability. Upon receipt of a written request for indemnification against liabilities and an advancement of expenses pursuant to this provision, a prompt determination shall be made by a disinterested quorum of the Board, if available, or by other means recognized by law, to determine the requesting party's right to indemnification and advancement. If no such determination is made within thirty (30) days from the date of the request, it shall be conclusively presumed for all purposes that the requesting party has rights to indemnification and advancement unless, by proper resolution of the Board, said thirty (30) day deadline is extended. The Corporation may, but shall not be obligated or required to, supplement the foregoing rights to indemnification against liabilities and advancement of expenses by purchasing insurance on behalf of any one (1) or more Directors, officers or agents, regardless of whether the Corporation would be obligated to indemnify against liability or advance expenses to the Director, officer or agent covered by said insurance.

ARTICLE IX
CONFLICT OF INTEREST

Section 9.01. Conflict of Interest Policy. Any Director, officer, or member of a committee of the Board, who has an interest in a contract or other transaction presented to the Board or a committee thereof for authorization, approval, or ratification shall make a prompt and full disclosure of his/her interest to the Board or committee prior to its acting on such contract or transaction pursuant to the following procedures.

Section 9.02. Definitions.

Section 9.02.01. Interested Person. Any Director, officer, employee, or member of a committee with governing board delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.

Section 9.02.02. Financial Interest. A person has a financial interest if the person has, directly or indirectly, through business, investment, or immediate family: (a) an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, (b) a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or (c) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement. Compensation includes direct and indirect remuneration as well as gifts with monetary value which are more than de minimis. Immediate family means grandparent, parent, sibling, spouse, child, or grandchild. A financial interest is not necessarily a conflict of interest. Under Section 9.03.02, a person who has a financial interest may have a conflict

of interest only if the appropriate governing board or committee decides that a conflict of interest exists.

Section 9.03. Procedures.

Section 9.03.01 Duty to Disclose. In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts concerning the proposed transaction or arrangement to the Directors.

Section 9.03.02. Determining Whether a Conflict of Interest Exists. After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the Board meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Directors shall decide if a conflict of interest exists.

Section 9.03.03. Procedures for Addressing the Conflict of Interest.

a) An interested person may make a presentation at the Board meeting, but after the presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

b) The Chairperson shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c) After exercising due diligence, the Board or committee shall determine whether the Corporation can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

d) If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in the Corporation's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination it shall make its decision as to whether to enter into the transaction or arrangement.

e) Notwithstanding anything to the contrary in this Article IX, the Corporation shall not, directly or indirectly, enter into any transaction or arrangement with an interested person for the purchase, sale, lease, mortgage, or any other interest in real property, or for any contract for goods or services in excess of $5,000 in any calendar year.

Section 9.03.04. Violations of the Conflicts of Interest Policy.

a) If the Board has reasonable cause to believe a Director has failed to disclose actual or possible conflicts of interest, it shall inform the Director of the basis for such belief and afford the Director an opportunity to explain the alleged failure to disclose.

b) If, after hearing the Director's response and after making further investigation as warranted by the circumstances, the Board determines the Director has failed to disclose an actual or possible conflict of interest, it shall report all relevant facts to the Member and may make a recommendation to the Member to remove such Director from the Board.

Section 9.04. Records of Proceedings. The minutes of the Board and all committees with board delegated powers shall contain:

a) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.

b) The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

Section 9.05. Compensation. The following shall apply to all matters under consideration by the Board:

a) A voting member of the Board who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that Director's compensation.

b) A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

c) No voting member of the Board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

Section 9.06. Annual Statements. Each Director, officer and member of a committee with Board delegated powers shall sign a statement which affirms such person:

a) Has received a copy of the conflicts of interest policy;

b) Has read and understands the policy;

c) Has agreed to comply with the policy; and

d) Understands the Corporation is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

ARTICLE X
Amendment and Dissolution

Section 10.01. Power to Amend. These By-Laws may be amended at any time by the Member, in its sole absolute discretion, without the consent of the Board; provided, however, that any proposed amendment shall be advertised and deliberated on in accordance with the Sunshine Act.

Section 10.02. **Dissolution**. Upon dissolution of the Corporation, any assets remaining after the payment of debts and the satisfaction of liabilities are to be distributed to the Member, which is a local government entity whose income is excludable from gross income under Section 115 of the Code. Under no circumstances shall any assets be distributed to any Directors, officers, employees, contractors or agents of the Corporation. Any assets not distributed as above shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the Corporation is then located, exclusively for such purposes, and to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes. The Member may dissolve Corporation at any time in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XI
Miscellaneous

Section 11.01. Seal. No official seal shall be required to consummate any transaction to which the Corporation is a party.

Section 11.02. Parliamentary Procedure. Unless otherwise stated in the rules, policies or the By-Laws of this Corporation, the proceedings of all meetings of the Board and its committees shall be generally follow the latest edition of Robert's Rules of Order as determined by the Chairperson in his or her sole and absolute discretion.

SUMMARY OF CHANGES
to the Economic Development Corporation ("EDC")
By-laws based on public input.

- Clarifies that the EDC is an agency as defined in the Sunshine Act and that the meetings of the EDC will be held in accordance with the Sunshine Act.
- Requires that the offices of the EDC be located in Abington Township.
- Requires that all directors be a resident of the township or have a direct interest in the township (i.e. owner of a township business).
- Requires that all application materials for directors be made available to the public.
- Prohibits any compensation to be paid to any director.
- Prohibits a director from serving as Executive Director.
- Changes the term of office for a director from three to five years.
- Changes the number of directors to at least three.
- Removes the option for the board of directors to take action by written consent and adds a public notice requirement for meetings of the board of directors.
- Removes the office of assistant executive director, but allows the executive director to hire additional staff as funding permits.
- States that the EDC is financially independent of the township, but may be initially funded by a grant or loan form the township.
- Requires the EDC to employ a certified public accountant to conduct an annual independent audit of the EDC's finances and such audit report will be made publicly available.
- The conflict of interest policy has been extensively revised to avoid the potential for self-dealing.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023

DATE

BOC-05-081023

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

HRH PILOT Agreement

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to approve the Holy Redeemer Health System PILOT agreement.

MEMORANDUM OF AGREEMENT

MEMORANDUM OF AGREEMENT made this 10th day of August 2023 by and between HOLY REDEEMER HEALTH SYSTEM (hereinafter "System") and ABINGTON TOWNSHIP (hereinafter "Township").

BACKGROUND

System participant, Holy Redeemer Hospital and Medical Center (hereinafter "Hospital"), occupies real estate in the Township that is exempt from real estate taxes. This real estate is identified by Tax Parcel No. 30-00-3100000-2. System recognizes that Hospital receives services from the Township in the form of police and fire protection and ambulance services. System wishes to make a contribution on behalf of Hospital to the Township to help defray the cost of services that Hospital receives.

AGREEMENT

System agrees to contribute to Township a sum equal to $150,000.00 plus an annual adjustment equal to the consumer price index for the Philadelphia region for Tax Parcel No. 30-00-3100000-2 (the "contribution").

The contribution will be made on or before October 1 of each year while the agreement is in effect. After October 1, this agreement may be terminated by either party upon written notice to the other before April 30 of any calendar year.

For as long as System participant, Redeemer Villages, continues to make voluntary payments to the Township on the Redeemer Village property (Tax Parcel No. 30-00-3167600-1, at 1551 Huntingdon Pike), such payment will be credited against the contribution described in the above paragraph.

This agreement shall continue from year to year unless and until either party exercises its right to terminate the agreement in accordance with paragraph two above.

If the law of Pennsylvania concerning the applicability of the Township real estate taxes to Hospital should be changed, this agreement shall be deemed to be amended to reflect such changes.

This agreement shall apply only to the tax parcel identified herein and shall not affect taxes due on any other property owned by Holy Redeemer Health System or an affiliate located in Abington Township.

If any other taxing authority including the county or school district commences any legal proceedings or files a notice of intention to appeal the exempt status of System, Holy Redeemer Hospital and Medical Center, or the Provincialate, then System shall at any time thereafter be entitled to tenninate this agreement. Since the conditions prevailing at the time of a possible tax-exempt challenge cannot be fully known, the Township and the System will first attempt to reach an amicable modified agreement, but the System will maintain its right to tenninate if a modified agreement cannot be reached within 90 days.

HOLY REDEEMER HEALTH SYSTEM

Attest:

_____ By: _____

TOWNSHIP OF ABINGTON

Attest:

_____ By:_____

Secretary President, Board of Commissioners

MEMORANDUM OF AGREEMENT

MEMORANDUM OF AGREEMENT made this 18th day of January 1994 by and between HOLY REDEEMER HEALTH SYSTEM (hereinafter "System") and ABINGTON TOWNSHIP (hereinafter "Township").

BACKGROUND

System participant, Holy Redeemer Hospital and Medical Center (hereinafter "Hospital"), occupies real estate in the Township that is exempt from real estate taxes. This real estate is identified by Tax Parcel No. 30-00-3100000-2. System recognizes that Hospital receives services from the Township in the form of police and fire protection and ambulance services. System wishes to make a contribution on behalf of Hospital to the Township to help defray the cost of services that Hospital receives.

AGREEMENT

System agrees to contribute to Township a sum equal to the millage attributable to police, fire and ambulance services as applied to Tax Parcel No. 30-00-3100000-2 (the "contribution"). At this time the assessed value of this parcel is $2,935,700 and the millage is 34.508 mills for General Purpose (Police); 3.0 mills for Fire; and 0.209 mills for Ambulance, so that the payment for 1994 will be $110,726.

The contribution will be made on or before October 1 of each year while the agreement is in effect. After October 1, 1994, this agreement may be terminated by either party upon written notice to the other before April 30 of any year.

For as long as System participant, Redeemer Villages, continues to make voluntary payments to the Township on the Redeemer Village property (Tax Parcel No. 30-00-3167600-1, at 1551 Huntingdon Pike), such payment will be credited against the contribution described in the above paragraph.

This agreement shall continue from year to year although the assessed valuation and the millage rate may change. The applicable assessment and millage rates shall apply to each year.

This agreement shall be contingent upon Township obtaining a similar agreement with Abington Memorial Hospital.

In the event that the law of Pennsylvania concerning the applicability of the Township real estate taxes to Hospital should be changed, this agreement shall be deemed to be amended to reflect such changes.

This agreement shall apply only to the tax parcel identified herein and shall not affect taxes due on any other property owned by Holy Redeemer Health System or an affiliate located in Abington Township.

In the event that any other taxing authority including the county or school district commences any legal proceedings or files a notice of intention to appeal the exempt status of System, Holy Redeemer Hospital and Medical Center, or the Provincialate, then System shall at any time thereafter be entitled to terminate this agreement. Since the conditions prevailing at the time of a possible tax-exempt challenge cannot be fully known, the Township and the System will first attempt to reach an amicable modified agreement, but the System will maintain its right to terminate if a modified agreement cannot be reached within 90 days.

HOLY REDEEMER HEALTH SYSTEM

Attest:

By: _____

TOWNSHIP OF ABINGTON

Attest:

_____
Secretary

By: _____
President

(MBL:dt:1/18/94)

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	BOC-06-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

HRH Officer Agreement

EXECUTIVE SUMMARY:

The following Agreement For Law Enforcement Services states that the Abington Township Police Department will provide one (1) Police Officer to work for Holy Redeemer Health System (HRHS). The Officer will be stationed primarily on the Meadowbrook Campus in Huntingdon Valley, but may conduct patrols to offsite locations within his/her jurisdiction. The Police Officer will be responsible for providing general law enforcement services on the Meadowbrook Campus and at other locations as requested by HRHS and as stated in the attached document.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to reapprove the Holy Redeemer Health System Agreement for Law Enforcement Services.

Abington Township Police Department
1166 Old York Road, Abington, PA 19001
Phone 267-536-1100 www.abingtonpd.org Fax 267-536-1029
Patrick Molloy, Chief of Police
Christopher Porter, Deputy Chief

Agreement For Law Enforcement Services

1. Services To Be Provided:

a. The Abington Township Police Department will provide one (1) Police Officer to work for Holy Redeemer Health System (HRHS). The Officer will be stationed primarily on the Meadowbrook Campus in Huntingdon Valley, but may conduct patrols to offsite locations within his/her jurisdiction. The Police Officer will be responsible for providing general law enforcement services on the Meadowbrook Campus and at other locations as requested by HRHS.

b. The Police Officer will be assigned to HRHS for forty (40) hours per week, and any overtime generated from required court appearances or training will be the responsibility of the Police Department. Whenever possible, required court appearances will not conflict with his/her responsibilities at Redeemer Health. If an extended absence is to occur, Abington PD will communicate with HRHS Administration and a replacement officer will be provided.

c. The assigned Police Officer or other officer as designated by the Chief of Police will be the liaison to all police matters with other police jurisdictions when those cases are brought to the HRHS Emergency Room. The officer will also manage the investigation of any criminal activity occurring on HRHS property within the APD jurisdiction in conjunction with HRHS Security.

d. Additionally, 200 hours of special holiday coverage will be provided to HRHS.

e. The Police Officer will report through the leadership structure in the Security Department at HRHS.

f. The Police Officer should fully understand and abide by the mission, vision and values of HRHS.

g. This agreement will also provide a police vehicle on HRHS premises, stationed where necessary throughout the Police Officer's shift

h. This agreement will also require the Police Officer to work various shifts, including weekends as determined by the needs of HRHS.

i. Each Officer shall dress in the standard law enforcement uniform issued by Abington Township to include all necessary and required accoutrements that are authorized by Abington Township and customarily worn by officers, such as a registered firearm, radio, vest, safety equipment, etc. Additionally, the officer will be provided a hospital security radio by HRHS, and required to carry it to ~~and carry a hospital security radio to~~ receive alert transmissions on the security frequency.

j. SCREENING AND QUALIFICATIONS OF OFFICERS: Abington Township warrants and represents that each Officer meets all requirements for service as a law enforcement officer in the state, county, and/or municipality where he or she will be assigned, is fully certified and in good standing with Municipal Police Officers Education and Training Commission (MPOETC), the governing body for Municipal Police Officers in Pennsylvania.

2. Financial Agreements Between The Parties:

a. The Abington Township Commissioners and HRHS have entered into a partnership to cooperatively provide enhanced law enforcement services within various locations of HRHS. HRHS will provide compensation in the amount of $158,054.00 to Abington Township in exchange for the services provided.

b. The Police Department will provide HRHS with a monthly invoice of hours worked by the Police Officer assigned to HRHS, and any special holiday hours.

c. In the event that HRHS determines there is no need for police services provided by the officer, the Abington Township Police Department agrees to adjust HRHSs fiscal responsibility to reflect only that period upon which services were rendered.

3. Records To Be Maintained Concerning The Performance Of Services By The Provider Agency:

a. The Abington Township Police Department will maintain a computerized record of the law enforcement services provided by the Police Officer assigned to HRHS. A synopsized report of these records will be available on request by HRHS Administration. Nothing listed in this agreement shall supersede the laws set forth regarding the sharing of information as governed by Pennsylvania Law and/or the Criminal History Records Information Act (CHRIA).

b. Whenever possible, the Police Department will coordinate with HRHS regarding release of information concerning public safety community events held at the HRHS. In addition, the Police will, when possible, advise HRHS regarding pending release of HRHS-related incidents to the media. Both parties recognize, however, that the Police Department, as an official governmental law enforcement agency charged with criminal investigation as well as the protection of life and property, is bound by certain legal and professional requirements regarding release of information. The Chief of Police or his/her designee will exercise the appropriate discretion in matters of release of information.

4. Agreement Duration, Modification, and Termination of the Contract:

a. This agreement will expire on December 31, 2023 and will not renew automatically. A renewal term must be agreed upon in writing to extend this agreement. Either party may terminate this agreement, with or without cause, by providing the other party with a minimum of 90-days' notice.

5. Legal Contingencies:

a. Any and all legal contingencies that arise from this agreement are the individual responsibility of the parties involved.

6. Agency Maintains Control Over Its Personnel:

a. The Abington Police Department will maintain control of the Police Officer assigned to HRHS and he/she will be subject to all terms of the collective bargaining agreement between the Police Department and the ATPA.

7. Specific Arrangements For The Use Of Equipment And Facilities:

a. HRHS will provide office space and telephone usage for the Police Officer assigned to HRHS. The Abington Police Department will provide all other required equipment to Police Officer assigned to HRHS.

b. Insurance**:** Abington Police Department shall, at its sole cost and expense, maintain insurance, with an insurance company (i) in good standing that possesses an A.M. Best rating of not less than A- (Class 8), and (ii) authorized to do business under the Laws of the Commonwealth of Pennsylvania, of the following types and in the following amounts:

a) **Law Enforcement Liability** insurance with a combined single limit of one million dollars ($1,000,000) per occurrence, $2,000,000 aggregate for bodily injury, including death, and property damage;

b) **Worker's Compensation/Employers Liability** to the full limit of liability required by applicable state law, provided that employers liability limits shall not be less than one hundred thousand dollars ($100,000) per accident for bodily injury and one hundred thousand dollars ($100,000) per employee for bodily injury by disease, disability benefit and similar employee benefit insurance required under the laws of the state of Pennsylvania;

c) **Umbrella/Excess Liability** insurance with a combined single limit of five million dollars ($5,000,000) per occurrence and in the aggregate to apply on a following form basis for the following: (i) Law Enforcement Liability; (ii) Employers Liability.

Abington Police Department shall furnish HRHS with certificates of insurance evidencing this coverage upon execution hereof and thereafter upon written request. For claims-made coverage, Abington Police Department shall maintain such insurance during the term of this Agreement and tail-coverage for at least a three (3) year period from the date or expiration or termination of this Agreement, and during this three (3) year period Abington Police Department shall use its best efforts to ensure that there is no change of the retroactive date on all such insurance coverage. If there is a change that reduces or restricts the coverage carried during the Agreement, Abington Police Department shall notify HRHS thirty (30) days prior to the change.

8. Health Section

Abington Police Department shall provide to HRHS satisfactory evidence that the Police Officer is free from contagious disease and does not otherwise present a health hazard to patients, residents, staff, volunteers or guests prior to their assignment to HRHS. Such evidence shall include without limitations the results of a recent tuberculin skin test or quantiferon gold, chest x-ray (only if TB test is positive), evidence of immunity to measles, mumps, rubella, varicella and evidence of Hepatitis B vaccination. Evidence of immunity is demonstrated by documentation of a positive titer or physician documentation of vaccine. Abington Police Department will only assign a Police Officer that has received the COVID-19 vaccination and during the influenza season (October - March) the influenza vaccination. Abington Police Department and/or the Police Officer shall be responsible for arranging for the Police Officer's medical care and/or treatment, if necessary, including transportation in case of illness or injury while performing their assigned responsibilities. In no event shall HRHS be financially or otherwise responsible for medical care and treatment.

Richard J. Manfredi (Date) Township Manager	Holy Redeemer Health System (Date)

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	BOC-07-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Administration		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

LD-22-06 - 2620 West Moreland Road (Raising Cane's)

EXECUTIVE SUMMARY:

Under this Application, the Applicant is proposing to construct a new one-story stand-alone 3,062 gross SF fast-food (Raising Cane's) restaurant with outdoor seating on an existing 44,910 SF lot in front of 2620 West Moreland Road. Other site improvements for this site include parking, curbing, sidewalk, benches, landscaping, and sanitary and stormwater management facilities. Access to/from the site will be by way of two (2) existing entrances that intersect West Moreland Road (S.R. 063, 70 FT R/W). The new building is proposed to be served by public water and sewer service.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to approve the Preliminary/Final Land Development - LD-22-06 - 2620 West Moreland Road (Raising Cane's).

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: Willow Grove Raising Cane's

APPLICANT NAME: Raising Cane's Restaurants, L.L.C.

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number:_____ Date Complete:_____

Project Title:_____ 90 Day Date:_____

File Date:_____ Ward No.:_____

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

Raising Cane's Restaurants, LLC c/o Michelle Robinson
Name

6800 Bishop Road, Plano, Texas 75024
Address

267.767.9644 _____
Phone Fax

mrobinson@michellerobinsondesign.com
Email Address

Property Owners Information (if different than applicant)

Willow Grove, PA PAD LLC c/o TLM Realty Holdings
Name

295 Madison Avenue, 37th Floor New York, NY 10017
Address

212-753-4576 _____
Phone Fax

_____
Email Address

Architect/ Planner

Dan Wise
Name

17710 Detroit Avenue Cleveland, Ohio 44107
Address

216-920-3128 _____
Phone Fax

dwise@adaarchitects.com
Email Address

Engineer/ Surveyor	Kevin Tatlow Name 1515 Market Street, Suite 920, Philadelphia, PA 19102 Address
Engineer/ Surveyor Cont'd	267-402-3400 Phone Fax ktatlow@bohlereng.com Email Address
Attorney	Marc Kaplin Name 910 Harvest Drive Blue Bell, PA 19422 Address 6106392637 Phone Fax mkaplin@kaplaw.com Email Address

II. PROJECT INFORMATION

Application Type:

____Minor Subdivision	____Minor Land Develop.	____Preliminary Major SD & LD
____Preliminary Major Subdivision	_X_Prelim. Major Land Develop.	____Final Major SD & LD
____Final Major Subdivision	_X_Final Major Land Develop.	

Full street address of the property: 2620 West Moreland Road, Willow Grove, PA 19090

Tax Parcel No.: 30-00-45100-01-6 County Deed Book No.:_____ Page No.:_____

Description of Proposed Work: Proposed Fast Food Restaurant with Drive Thru and exterior outdoor seating and accessory parking.

Total Tract Acreage: 1.03 Project Acreage: 0.96

Zoning District: BC Existing Number of Lots: 1 Proposed Number of Lots: _____

Existing Sewer Flows: N/A Proposed Sewer Flows: 14 EDUS

Proposed Land Use:

____Single Family Detached	____Single Family Attached	____Single Family Semi-Detached	
____Multi-Family	_X_Commercial	____Office	____Industrial
____Other (Describe):			

III. REVIEW

Please complete the following section by circling a response:

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

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

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

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

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

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ 10/24/22 Date

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

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	Relief Requested:
146-13 General Requirements	Request for preliminary/final Land Development to be submitted and reviewed concurrently.

V. SUBMISSION

APPLICATION CHECKLIST

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

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

VI. SIGNATURE

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

Signature of Applicant — Date: 10/25/22

Michael Oestreich — Michael Oestreich, SVP & Authorized Signatory

Signature of Property Owner (if different than applicant) — Date: 10/24/2022

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

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

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

DECISION INFORMATION

Approval _____ Denial_____ Decision Date: _____

Comments/Conditions:_____

_____

_____

_____

_____

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

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

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

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

Signed: _____ Date: 10/24/22

Applicant

Applicant Request for County Review

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

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

Date: 10/21/22
Municipality: Abington Township

Proposal Name: Willow Grove Raising Cane's

Applicant Name: Raising Cane's Restaurants, LLC c/o Michelle Robinson
Address: 6800 Bishop Road
City/State/Zip: Plano/Tx/75024
Phone: 207-632-4246
Email: mrobinson@michellerobinsondesign.com

Applicant's Representative: Bohler Engineering- Kevin Tatlow
Address: 1515 Market Street, Suite 920
City/State/Zip: Philadelphia, PA 19102
Business Phone (required): 267-304-4200
Business Email (required): ktatlow@bohlereng.com

Type of Review Requested:

(Check All Appropriate Boxes)

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

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

Type of Plan:

- O Tentative (Sketch)
- ⊗ Preliminary / Final

Type of Submission:

- O New Proposal
- O Resubmission*

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

Zoning:

Existing District: BC
Special Exception Granted ⊗ Yes O No
Varian Granted ⊗ Yes O No For Ordinance 2402.A.5, Ordinance 2403.B.4.a, Ordinance 1102, and Ordinance 1103

Plan Information:

Tax Parcel Number(s) 30-00-45100-01-6

Location *(address or frontage)* 2620 West Moreland Road
Nearest Cross Street West Moreland
Total Tract Area 1.03 AC
Total Tract Area Impacted By Development 0.96 AC

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

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

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

Additional Information:

Effective 5 1 18

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

May 12, 2023

ABINT130028

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

RE: LD-22-06-2620 West Moreland Road (Raising Cane's)
PARID: 30-00-45100-01-6 / TMID: 30117 020
Preliminary/Final Major Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Major Land Development Plans consisting of twenty-six (26) sheets dated October 26, 2022, last revised April 10, 2023, and received on April 14, 2023; as prepared by Bohler Engineering, located at 1515 Market Street, Suite 920, in Philadelphia, PA for the above referenced project.

Under this Application, the Applicant is proposing to construct a new one-story stand-alone 3,062 gross SF fast-food (Raising Cane's) restaurant with outdoor seating on an existing 44,910 SF lot in front of 2620 West Moreland Road. Other site improvements for this site include parking, curbing, sidewalk, benches, landscaping, and sanitary and stormwater management facilities. Access to/from the site will be by way of two (2) existing entrances that intersect West Moreland Road (S.R. 063, 70 FT R/W). The new building is proposed to be served by public water and sewer service.

This project is located within the BC – Business Center Willow Grove Park Zoning District. The subject parcel is located on a separate parcel that is accessible to the Willow Grove Park Mall. The site is fronted by West Moreland Road (S.R. 063 70 FT R/W) to the northeast; commercial properties zoned in the BC - Business Center Willow Grove Park to the southeast and southwest; and residential properties zoned in the R-4 High Density Residential Zoning District to the northwest.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based on the plans and FIRM map, there are no wetlands that exist on site; however, the Applicant shall confirm.

VARIANCES RECEIVED

The Applicant has been granted the following Special Exception and variances under Application no. 22-24 at the Zoning Hearing Board meeting held on September 20, 2022:

1. A Special Exception pursuant to Abington Township Zoning Ordinance §1102, and the Comprehensive Use Matrix, to permit a drive-through restaurant.

2. A variance from §1103 (Figure 11.9) to allow a 5.7 feet parking to building setback along the southern property line of the subject property, where the Ordinance otherwise requires a minimum distance of 10 feet.

3. A variance from §2402.A.5 and §2403.B.4.a for the minimum buffer and planting requirements.

The relief was granted by the Board subject to the following conditions:

a) that the Applicant apply for and obtain land development approval (or waiver therefrom) from the Abington Township Board of Commissioners permitting the development and use proposed;
b) that, as part of the land development process, the Applicant shall provide and install any landscaping deemed appropriate by the Board of Commissioners, in their sole and absolute discretion, whether-or-not required specifically by the Township's Subdivision and Land Development Ordinance, to mitigate the effect of the variances granted hereby; and
c) that development and use of the subject property shall be in substantial conformance with the testimony and exhibits presented at the public hearing on this matter, including (without limitation) the plan attached hereto.

The Applicant shall include the above referenced variances and conditions on the record plan.

ADDITIONAL VARIANCES REQUESTED

The Applicant is scheduled for the May 17, 2023 Zoning Hearing Board meeting under Zoning Application no. 23-11; and is requesting the following additional variances:

1. A variance from §1103, Figure 11.9 to permit a patio canopy structure to be setback 12.6 feet from a main access drive where a 20-feet setback is required.

2. A variance from §1104.C.9.c to permit an approximately 14% window area for an exterior wall facing a street when a minimum 35% window area is required.

3. A variance from §1107.D to permit a service door to be located on the front façade of the fast-food restaurant facing West Moreland Road.

4. A variance from §2601.N.3.a to allow the outdoor trash containment facilities for the site to not utilize self-closing gates.

The Applicant shall include the above referenced additional variances being requested on the plan set.

WAIVERS REQUESTED

The Applicant is requesting the following waivers as part of this land development application:

1. **§146-9.A.(1) – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.
   The Applicant is requesting a waiver to allow for a concurrent preliminary and final land development submission.

2. **§146-11.A.(4), §146-11.A.(8), and §146-11.A.(10) – Property Identification Plan –** A partial waiver to include the aerial plan as the Property Identification Plan.
   The Applicant is proposing to utilize the aerial plan provided in the plan set as the property

identification plan.

3. **§146-11.A.(7) – Property Identification Plan –** A partial waiver to utilize NAVD88 as opposed to the sanitary sewer datum of Abington Township.
   The Applicant has provided a conversion from the Abington Sanitary Sewer Datum to NAVD88 Datum.

4. **§146-11.B.(7) – Property Identification Plan –** A partial waiver to provide only the utility mains on the existing features plan since no other utilities outside the site would be affected.
   The Applicant has provided the existing mains on existing features plan.

5. **§146-33.D – Drainage Pipe Size –** A waiver to provide pipe size less than 15" and non RCCP material.
   The Applicant is proposing 6", 10", and 12" HDPE piping for the site.

6. **§146-43.C.(3).(a) – Erosion and Sediment Control –** A waiver to show slopes higher the 15% to tie back into existing curbing.
   The Applicant is proposing slopes of 15.5% to tie into the existing curb elevations.

The Applicant shall include the above referenced waivers being requested on the plan set.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 26	10/26/22	4/10/23
Record Plan	2 of 26	10/26/22	4/10/23
General Notes	3 of 26	10/26/22	4/10/23
Soil Erosion and Sediment Pollution Control Plan	4 of 26	10/26/22	4/10/23
Soil Erosion and Sediment Pollution Control Notes	5 of 26	10/26/22	4/10/23
Soil Erosion and Sediment Pollution Control Notes	6 of 26	10/26/22	4/10/23
Soil Erosion and Sediment Pollution Control Details	7 of 26	10/26/22	4/10/23
Demolition Plan	8 of 26	10/26/22	4/10/23
Existing Resources and Site Analysis Map (ERSAM) Plan	9 of 26	10/26/22	4/10/23
Dimension Control Plan	10 of 26	10/26/22	4/10/23
Grading Plan	11 of 26	10/26/22	4/10/23
Pre-Development Plan	12 of 26	10/26/22	4/10/23
Post-Development Plan	13 of 26	10/26/22	4/10/23
PCSM Plan	14 of 26	10/26/22	4/10/23
PCSM Notes	15 of 26	10/26/22	4/10/23
Drainage Area Plan	16 of 26	10/26/22	4/10/23
Utility Plan	17-19 of 26	10/26/22	4/10/23
Construction Details	20 of 26	10/26/22	4/10/23
Basin Details	21 of 26	10/26/22	4/10/23
Basin Details	22 of 26	10/26/22	4/10/23
Vehicle Circulation Plan	23 of 26	10/26/22	4/10/23
Landscape Plan	24 of 26	10/26/22	4/10/23
Landscape Details	25 of 26	10/26/22	4/10/23
Aerial Plan	26 of 26	10/26/22	4/10/23

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) as well as our previous review letter dated December 5, 2022. We offer the following outstanding comments for your consideration:

ZONING COMMENTS

2. ***Per §1103 Figure 11.9 – Dimensional Regulations –*** *The minimum build-to line along public streets shall be 20 feet (50 feet on Moreland Road west of Park Avenue) and the maximum shall be 50 feet (100 feet on Moreland Road west of Park Avenue.) The minimum build-to-line along main access drives shall be 20 feet with a maximum of 25 feet, and along secondary access drives the minimum build-to-line shall be 16 feet with a maximum of 25 feet.*
   The site is accessed by two drives that intersect with West Moreland Road. Per Section 201 – Specific Definitions, the access drive to the south provides access from West Moreland Road to internal parking areas and is therefore classified as a main access drive. In addition, per the definition of building, the steel roof supported by columns on the patio is considered a building. The steel roof structure is only 12.6 feet from the main access drive which is less than the minimum required 20 feet. The plans shall be revised accordingly to show the building setback lines from West Moreland Road as well as the main access drive, and the steel roof structure moved to be located within the build-to-lines; otherwise, a variance from this section of the code will be required.
   In accordance with Zoning Hearing Board Application #23-11, the Applicant is requesting a variance from this Code Section to permit a canopy setback from the main access drive of 12.6 feet where a 20-foot setback is required.

4. ***Per §1104.C.9.c – Design Standards –*** *Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. Walls in these locations shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade.*
   A window area calculation shall be provided for the proposed façade that faces West Moreland Road to ensure that there is a window area between 35% and 75% for this façade.
   In accordance with Zoning Hearing Board Application #23-11, the Applicant is requesting a variance from this Code Section to permit approximately 14% window area for an exterior wall facing a street when a minimum of 35% is required.

6. ***Per §1105.C.4 – Public Open Space –*** *A minimum of 30% of the area shall be landscaped with a mixture of trees, shrubs, or ground cover. Such areas shall have benches, trash containers, and lighting fixtures.*
   There is no lighting proposed in the open space area. A lighting plan shall be provided to ensure there is adequate lighting for the site.
   The Applicant has indicated that a photometric site plan is included with the response; however, no photometric site plan has been provided. The photometric site plan shall be provided for review.

7. ***Per §1106 – Lighting –*** *Lighting shall be provided for the proposed development that meets the requirements of the above code section.*
   There is no lighting plan provided as part of this plan submission. A lighting plan shall be provided showing the number and type of lights provided with mounting heights. Depending on the type of lighting proposed, point-by-point calculations may have to be provided.
   The Applicant has indicated that a photometric site plan is included with the response; however, no photometric site plan has been provided. The photometric site plan shall be provided for review.

9. ***Per §1107.C – Trash Loading, and Utilities –*** *All wall-mounted or ground-mounted mechanical, HVAC, utility, or communication equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.*

The Applicant shall confirm that the HVAC and mechanical equipment is screened from public view as indicated in this Code Section.
The Applicant has confirmed that the rooftop HVAC and mechanical equipment is screened from public view as provided on sheet A4.10. The Applicant shall submit revised architectural plans for review.

10. ***Per §1107.D – Trash, Loading, and Utilities –*** *Service and loading areas must be located to the side or rear of buildings and must be visually screened. Loading doors, service doors, and loading docks shall not be located on any façade facing a street, or on any portion of a façade within 35 feet of a street.*
On the architectural plans provided, it appears that there is a service door with a 4-digit wall mounted key lock located on the façade facing West Moreland Road. No service door shall be located on the front façade of a building. This door shall be relocated along the side or rear facades. In addition, the loading area for deliveries shall be shown on the plans.
In accordance with Zoning Hearing Board Application #23-11, the Applicant is requesting a variance from this Code Section to permit a service door to be located on the front façade of the restaurant facing West Moreland Road.

15. ***Per Article XXII – Signs –*** *The Applicant shall submit details and dimensions for the proposed signs to the Township Zoning Officer for review and approval.*

22. ***Per §2403.C.6.b.(1) – Site Element Screens –*** *Medium-Intensity Site Element Screen, Screen Type #4 – Opaque Fence or Masonry Wall with Shrubs.*
Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. The Applicant shall provide a dumpster detail to comply with the site element screen type #4 requirements of this Code Section.
Per the Code Section, screen type #4 shall have shrubs spaced no further than 3 feet on center. Based on our measurements, the shrubs surrounding the trash containment area are spaced 4'10" on center which is larger than the 3 feet maximum. The landscaping shall be revised to meet the type #4 screen requirements.

23. ***Per §2504.B.1 thru 4 – Sidewalks and Crosswalks –*** *Street front sidewalks in the BC Business Center Zoning District shall meet the requirements of these above Code Sections.*
The existing sidewalk along West Moreland Road is not proposed to be replaced and is only 4 feet in width. However, per these code sections, a minimum width of 10 feet for sidewalk and crosswalks along West Moreland Road, a public street, in the BC – Business Center zoning district shall be provided. In addition, the access roads abutting the site can be considered secondary access drives and shall have sidewalk and crosswalks along these drives with a minimum width of 6 feet. The plans shall be updated to show new sidewalk and crosswalks along West Moreland Road and the secondary access drives to provide an accessible route to/from the site. ADA compliant ramps shall also be provided at these locations to allow for maneuverability of persons with disabilities.
The Township has deemed the existing sidewalk along the West Moreland Road site frontage as a lawful nonconformity and is permitted to remain. The Applicant will also not be required to install new curb ramps along the West Moreland Road site frontage provided that the Applicant furnishes an escrow to fund the future curb ramps installation.

24. ***Per §2504.E – Sidewalk and Crosswalks –*** *Streets and access drives shall be separated from sidewalks by a decorative verge area, so as to allow for street trees and furnishings such as benches and light fixtures. Street furniture surrounded by hardscaping may be located in the decorative verge. At least 25% of the decorative verge area shall be landscaped with a mix of groundcover, shrubs, and trees. The width of the verge in the BC Business Center Zoning District shall be 6 feet along public streets and 4 feet along access drives.*

Since this site is within the BC Business Center Zoning District, a verge will be required along both West Moreland Road and the access drives. The plans shall be revised to include the required verge areas.
The Township has deemed the existing sidewalk along the West Moreland Road site frontage as a lawful nonconformity and is permitted to remain. The Applicant will also not be required to install new curb ramps along the West Moreland Road site frontage provided that the Applicant furnishes an escrow to fund the future curb ramps installation.

26. ***Per §2601.H.1 thru 11 – Lighting Standards –*** *All on-lot public parking areas, aisles, and access ways for any nonresidential use shall be provided with a minimum of one-half (0.5) foot candles of light at any point on the ground.*
The Applicant is proposing outdoor wall mounted lighting attached to the building. A site lighting plan has not been provided as part of this submission. A lighting plan, showing point-by-point calculations for the entire site shall be provided to ensure all parking areas are provided with a minimum of 0.5-foot candles at any point on the ground and that the lighting spillover meets the requirements of this Code Section.
The Applicant has indicated that a photometric site plan is included with the response; however, no photometric site plan has been provided. The photometric site plan shall be provided for review.

28. ***Per §2601.N.3. a thru d – Trash Containment Standards –*** *When trash containment is located outdoors in the BC - Business Center Zoning District, trash containers shall be located in a walled or fences enclosure, at least 6 feet in height.*
    a. *Enclosure shall utilize self-closing gates.*
    b. *Enclosures shall be constructed of masonry wall or wooden fence (or a vinyl-coated fence designed to look like wood).*
    c. *Enclosures and gates shall not consist of chain link fence; enclosures shall not consist of cinder block.*
    d. *It is recommended that trash enclosures be constructed of the same or similar materials and colors as the principal structure on-lot.*

    On the Record Plan (Sheet C1.1) it is noted to refer to the architectural plans for details of the screening, gates, bollards, and masonry for the trash enclosure however the details shall also be provided on the Land Development Plans. A trash enclosure detail shall be provided on the plans which shows the height and material of the proposed enclosure.
    In accordance with Zoning Hearing Board Application #23-11, the Applicant is requesting a variance from this Code Section to permit outdoor trash containment facilities to not utilize self-closing gates.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

31. ***Per §146-10.B.(5) – General Requirements –*** *The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "Preliminary/Final Major Land Development" and noted as land development application number "LD-22-06".*
    The Applicant shall provide the land development application number "LD-22-06" on all the plan sheets.

37. ***Per §146-11.B.(3) – Existing Features Plan –*** *The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.*
    The location of property lines and names of landowners within 400 feet of any part of the site shall be provided.
    The Applicant has provided an aerial plan showing the existing features within 400 feet of the site. The Applicant has indicated that the property lines and names of landowners has been provided for all parcels within 400 feet of the site; however, this information is not shown for the properties across

West Moreland Road. This information shall be shown on the plan.

41. ***Per §146-11.C.(3) – Proposed Layout Plans –*** *The proposed layout plans shall show the building setback lines incorporated with any other construction restriction line established by the Township Zoning Ordinance, indicated on each proposed lot.*
Building setback lines shall be shown on the proposed layout plans.
The Applicant has indicated that the building setback lines have been shown on the Record Plan (Sheet C1.1); however, the building setback lines have not been shown. The Applicant shall show the building setback lines on the Record Plan.

42. ***Per §146-11.D.(7) – Grading Plans –*** *The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.*
The Applicant shall label the size of the limit of disturbance area on the grading plan and show the complete limit of NPDES disturbance area. If the limit of disturbance area is greater than an acre, a NPDES permit will be required.
Based on our measurements, the limit of disturbance area is approximately 0.96 acres which is nearly 1 acre. The Applicant shall confirm with the Montgomery County Conservation District (MCCD) that a NPDES permit is not required for this grading permit application and forward a copy of the correspondence to the Township and our office.

43. ***Per §146-11.F.(4).(b).[1] thru [6] – Storm Sewer Facilities –*** *Profile plans for the proposed storm pipes and inlets shall be provided.*
The Applicant has indicated that once the Township Engineer is acceptable with the Utility Plan and Stormwater Report, they will submit Profile Plans showing the layout of the internal pipes. These plans shall be provided for review prior to recording.

46. ***Per §146-27.A – Sidewalks and Curbs -*** *Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience.*
Based on an existing conditions site inspection, there is approximately 910 SF of existing sidewalk located along the West Moreland Road frontage that is in poor condition and shall be replaced. The entire length of the sidewalk shall be replaced and per §2504.B.1 thru 4 of the Township Zoning Code, the sidewalk is required to be 10 feet wide along the West Moreland Road frontage.
The Township has deemed the existing sidewalks along the West Moreland Road site frontage as lawful nonconformities. The Applicant will perform maintenance where required.

48. ***Per §146-27.F – Sidewalks and Curbs –*** *Curbs shall be the vertical type and constructed in accordance with Township specifications.*
Based on an existing conditions site inspection, there is existing curb along West Moreland Road that is in poor condition and shall be replaced. The entire length of the curbing along West Moreland Road shall be replaced.
The Township has deemed the existing sidewalk along the West Moreland Road site frontage as a lawful nonconformity and is permitted to remain. The Applicant will also not be required to install new curb ramps along the West Moreland Road site frontage provided that the Applicant furnishes an escrow to fund the future curb ramps installation.

50. ***Per §146.31.A.(6) – Reserve strips; rights-of-ways; easements –*** *Easements for present or ultimate construction of storm drains and sanitary sewers having a minimum width of twenty (20) feet shall be provided where necessitated by topographical conditions.*

The Applicant shall provide an easement around the proposed stormwater management facilities; or the Applicant may consider providing a blanket easement for the proposed stormwater management facilities as part of the stormwater bmp operations and maintenance agreement with the Township.
The Applicant has indicated that they will coordinate with the Township regarding necessary easements.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

67. ***Per §142-409.A.(1).(b) – Stormwater Peak Rate Control and Management Districts*** *- Based on the Watershed Map, Figure 1.03, this site is located within the Pennypack Creek Watershed. Per Figure 409.1P Area P Stormwater Management District Watershed Map, this site is located within District B of this watershed. This district requires the 100-year post flow to be reduced to the 50-year pre, the 50-year post be reduced to the 25-year pre, the 25-year post be reduced to the 10-year pre, the 10-year post be reduced to the 5-year pre, the 5-year post be reduced to the 2-year pre, and the 2-year post be reduced to the 1-year pre.*
Since this project is located in Area B of the Pennypack Creek Watershed, the post-development rates shall be reduced as indicated above. The PCSM Report shall provide a chart comparing the pre-development stormwater runoff conditions and the post development runoff conditions to ensure the post-development rates are reduced as required per this Code Section.
After further review, this site is located within District A of the Pennypack Creek Watershed. A chart shall be provided in the report showing the pre-development and post-development rates to ensure the required reductions are being met for the site.

GENERAL STORMWATER MANAGEMENT COMMENTS

69. *Dewatering calculations shall be provided in the PCSM report.*
The Applicant has indicated that the basin dewaters in 35 hours and that dewatering calculations have been provided in the report; however, no dewatering calculations have been provided. Dewatering calculations shall be provided, and the location shall be called out in the table of contents to ensure the basin dewaters in the required time.

We have received the following documents/permits/reviews:

- AQUA Will Serve Letter (September 16, 2022)
- Zoning Hearing Board Decision (October 19, 2022)
- MCPC Request for Review (October 21, 2022)
- Application for SD/LD Review (October 24, 2022)
- Post Construction Stormwater Management Report (October 26, 2022)
- Sanitary Sewer Availability Letter (October 31, 2022)
- Application for Sewage Facilities Planning Module Exemption Mailer (October 25, 2022)
- Sanitary Sewer Review (November 23, 2022)
- Fire Marshal Review (November 23, 2022)
- MCPC Review (December 9, 2022)
- Joint EAC & STC Review (December 20, 2022)
- Waiver Request Letter (March 21, 2023)
- Traffic Generation + Drive-Thru Lane Vehicle Queue Evaluation Memo (4/14/23)
- TPD Traffic Review (February 6, 2023 & May 5, 2023)

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

- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits
- Planning Module Exemption

SUMMARY

Since the Applicant will be appearing before the Zoning Hearing Board to address the zoning comments, we recommend Preliminary/Final Major Subdivision and Land Development Plans approval contingent the Applicant adequately addresses the above comments, in particular the traffic comments.

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

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager

U:\ACCOUNTS\ABINT\ABINT130028 - LD-22-06-2620 WEST MORELAND RD (RAISING\ADMIN\4 - PLAN REVIEWS\PF 2ND SUBMISSION 4-14-23\PF02051223 2620WMORELANDROAD.DOCX

OUTDOOR FURNITURE SHALL BE STORED INSIDE THE RESTAURANT AFTER NORMAL OPERATING HOURS. FURNITURE AFFIXED TO THE GROUND, ENCLOSED BY A WALL, SECURED, OR LOCATED IN A SECURED AREA ARE EXEMPT FROM THIS REQUIREMENT.

THE OUTSIDE DINING AREA MUST BE SECURED AND KEPT SANITARY, NEAT, AND CLEAN AT ALL TIMES. IT SHALL BE KEPT FREE FROM ACCUMULATION OF FOOD, LITTER, SNOW, ICE, AND OTHER POTENTIALLY DANGEROUS OR UNSANITARY MATTER. THE RESTURANT MUST PARTICIPATE IN AN APPROVED RODENT CONTROL PROGRAM.

LEGEND

PROPOSED PAVING

HEAVY DUTY CONCRETE PAVEMENT	
STANDARD DUTY PARKING ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
INTERGRAL COLORED 860 GRAPHITE 6" STANDARD DUTY CONCRETE PAVEMENT	
SIDEWALK PAVEMENT	

LEGEND

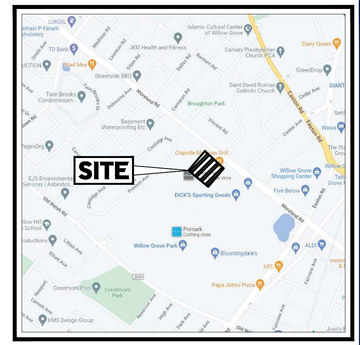
PROPOSED

BUILDING	
CANOPY	
CONCRETE	
LANDSCAPE	
PARKING COUNT	9
RAMP	
SIGN	
BOLLARD	
HANDRAIL	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	C/O
HOUSE TRAP	HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

LEGEND

EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH


SITE
Willow Grove Park
Willow Grove Shopping Center
DICK'S Sporting Goods
Primark
BloomingDales
Five Below
Pep Boys
Pipe Jokes Pizza
Crestmont Pool
Crestmont Park
Broughton Park
Saint David Roman Catholic Church
Islamic Cultural Center of Willow Grove
Calvary Presbyterian Church PCA
Dairy Queen
GreenDrop
Streetside BBQ
Twin Brooks Condominium
Basement Waterproofing Etc
Chopstix Asian Grill
EJS Environmental Services | Asbestos
Willow Grove Store
AMS Design Group
Old Navy
Ross
GIANT
ALDI
Wawa
Sunoco
Turkey Hill
Taco Bell
Dunkin'
Rite Aid
Weis
Sonic
Burger King
McDonald's
Subway
Jiffy Lube
Verizon
Sprint
T-Mobile
Metro by T-Mobile
Boost Mobile
Cricket Wireless
Metro PCS
Verizon Wireless
Sprint
Cricket Wireless
Boost Mobile
Metro by T-Mobile
Metro PCS
T-Mobile

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

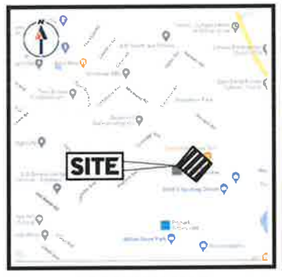
RAISING CANE'S RESTAURANTS, L.L.C.

PROPOSED

RESTAURANT #C952 W/ DRIVE-THRU

LOCATION OF SITE

2620 WEST MORELAND ROAD, WILLOW GROVE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19090
TAX PARCEL NO. 30-00-45100-01-6



LOCATION MAP
SCALE: 1" = 500'
SOURCE: GOOGLE MAPS

ZONING MAP
SCALE: 1" = 100'
SOURCE: ABINGTON TOWNSHIP ZONING MAP

ZONING LEGEND

SYMBOL	ZONING DISTRICT
BC	BC BUSINESS CENTER
HH	HIGH DENSITY RESIDENTIAL
MS-H	MAIN STREET HIGH INTENSITY DENSITY
MS-L	MAIN STREET LOW INTENSITY DENSITY
RC	RECREATION/CONSERVATION
CS	COMMUNITY SERVICE
AO	APARTMENT OFFICE
SI-W	SUBURBAN INDUSTRIAL WILLOW GROVE

PREPARED BY

BOHLER

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET*	C1.0
RECORD PLAN*	C1.1
GENERAL NOTES	C2.0
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C3.0
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES	C3.1
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES	C3.2
SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAILS	C3.3
DEMOLITION PLAN	C4.0
EXISTING RESOURCES AND SITE ANALYSIS MAP (ERSAM) PLAN	C4.1
DIMENSION CONTROL PLAN	C5.0
GRADING PLAN	C6.0
PRE DEVELOPMENT PLAN	C6.1
POST DEVELOPMENT PLAN	C6.2
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN*	C6.3
POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	C6.4
DRAINAGE AREA PLAN	C6.5
UTILITY PLAN	C7.0
CONSTRUCTION DETAILS	C8.0
CONSTRUCTION DETAILS	C8.1
CONSTRUCTION DETAILS	C8.2
BASIN DETAILS	C8.0
BASIN DETAILS	C8.1
VEHICLE CIRCULATION PLAN	C10.0
LANDSCAPE PLAN	C11.0
LANDSCAPE DETAILS	C11.1
AERIAL PLAN	C12.0

* DENOTES SHEETS TO BE RECORDED

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER: 20220541701

UTILITY COMPANY	PHONE NUMBER
ABINGTON TOWNSHIP	215-884-5000
AQUA PENNSYLVANIA, INC.	610-525-1400
PECO CENTRAL LOCATING	215-841-4000
COMCAST	800-266-2278
VERIZON	215-857-9260

APPLICANT CERTIFICATION

RAISING CANE'S RESTAURANTS, LLC., (THE APPLICANT), ACKNOWLEDGE(S) 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.

BY: RAISING CANE'S RESTAURANTS, LLC.

BY:_____ _____
NAME: DATE
ITS:

DESIGN ENGINEER STORMWATER CERTIFICATION

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

_____ LICENSE NO. PE086832
(SIGNATURE: PROFESSIONAL ENGINEER) (REGISTRATION NUMBER) DATE

EQUITABLE OWNER/APPLICANT

RAISING CANE'S RESTAURANTS, LLC.
6800 BISHOP ROAD
PLANO, TEXAS
75024-4274
PHONE NUMBER: 972-769-3348

VARIANCES GRANTED BY THE ABINGTON TOWNSHIP ZONING HEARING BOARD ON 10/19/2022

1. A SPECIAL EXCEPTION PURSUANT TO ABINGTON TOWNSHIP ZONING ORDINANCE §1102, AND THE COMPREHENSIVE USE MATRIX, TO PERMIT A DRIVE-THROUGH RESTAURANT WAS APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD
2. A VARIANCE FROM ORDINANCE §1103 TO ALLOW A 5.7' PARKING BUILDING SETBACK ALONG THE SOUTHERN PROPERTY LINE OF THE SUBJECT PROPERTY WAS APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD
3. VARIANCES FROM ORDINANCE 2402.A.5 AND 2403.B.4.a FOR THE MINIMUM BUFFER AND PLANTING REQUIREMENTS WERE APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD

LIST OF WAIVERS REQUESTED FROM ABINGTON TOWNSHIP

1. RELIEF FROM SECTION 146-13 GENERAL REQUIREMENTS REQUESTED FOR PRELIMINARY/ FINAL LAND DEVELOPMENT REVIEW CONCURRENTLY

MCPC No.: 22-0273-001

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
Montgomery County Planning Commission

MUNICIPAL OFFICIAL OR DESIGNEE CERTIFICATION

_____ ON THIS DATE _____,
HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2100 OF 2016.

BOARD OF COMMISSIONER'S APPROVAL

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

_____ PRESIDENT
_____ SECRETARY
_____ ENGINEER

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____DAY OF _____, 20__, FILE NO. _____

_____ SECRETARY

RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____, 20___, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE No. _____, ON _____, BY

_____
RECORDER

PROFESSIONAL SURVEYOR CERTIFICATION

I, JAMES R. AIKEN II, LICENSE NO. SU075233, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY:.

_____ LICENSE NO. SU075233
(SIGNATURE PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER) DATE

PROFESSIONAL ENGINEER CERTIFICATION

I, KEVIN TATLOW, LICENSE NO. PE086832 DO HEREBY CERTIFY THAT 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.

_____ LICENSE NO. PE086832
(SIGNATURE PROFESSIONAL ENGINEER) (REGISTRATION NUMBER) DATE

OWNER CERTIFICATION OF INTENT

I/WE, RAISING CANE'S RESTAURANTS, LLC., UNDERSIGNED, HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20___.

_____
BY:
TITLE:

OWNER CERTIFICATION OF ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, A.D. 20___, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN

PERSONALLY APPEARED MICHAEL P. MARKMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

RECORDING NOTATIONS

(2)
"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."
(3)
"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."
(4)
"THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT."
(5)
WHERE A PLAN REQUIRES ACCESS TO A HIGHWAY WHICH IS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY SECTION 420 P.L. 1242, NO. 428 KNOWN AS THE "STATE HIGHWAY LAW." BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED OR CONSTRUCTED."[1] WHERE A PLAN REQUIRES ACCESS TO A HIGHWAY WHICH IS UNDER THE JURISDICTION OF THE MONTGOMERY COUNTY, IT SHALL INCLUDE THE FOLLOWING NOTATION: "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY THE ROADS AND BRIDGES DIVISION OF THE MONTGOMERY COUNTY PUBLIC WORKS BEFORE DRIVEWAY ACCESS TO A COUNTY HIGHWAY IS PERMITTED OR CONSTRUCTED."
EDITOR'S NOTE: SEE 36 P.S. § 670-420.
(6)
WHEN THE INSTALLATION OF CURBS OR SIDEWALKS IS WAIVED FOR A PARTICULAR DEVELOPMENT PLAN, "CURBS AND/OR SIDEWALKS MAY BE REQUIRED TO BE INSTALLED BY SUBSEQUENT LANDOWNERS AT THEIR EXPENSE, BY DIRECTION OF THE BOARD OF COMMISSIONERS."
(7)
OTHER NOTATIONS AS REQUIRED BY THIS CHAPTER AND THE BOARD OF COMMISSIONERS.

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paclp.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: SMM
CHECKED BY: KNT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.
PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06
2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone (267) 402-3400
Fax (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE086832

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C1.0
1 OF 25

REVISION 1 - 2023-04-10

R:\2022\PP2270001\CAD\DRAWINGS\PLANSETS\CIVIL SITE PLANS\PP2270001-LDP-1A---LAYOUT C1.0 COVER PLAN

OUTDOOR FURNITURE SHALL BE STORED INSIDE THE RESTAURANT AFTER NORMAL OPERATING HOURS. FURNITURE AFFIXED TO THE GROUND, ENCLOSED BY A WALL, SECURED, OR LOCATED IN A SECURED AREA ARE EXEMPT FROM THIS REQUIREMENT.

THE OUTSIDE DINING AREA MUST BE SECURED AND KEPT SANITARY, NEAT, AND CLEAN AT ALL TIMES. IT SHALL BE KEPT FREE FROM ACCUMULATION OF FOOD, LITTER, SNOW, ICE, AND OTHER POTENTIALLY DANGEROUS OR UNSANITARY MATTER. THE RESTURANT MUST PARTICIPATE IN AN APPROVED RODENT CONTROL PROGRAM

LEGEND
PROPOSED PAVING

HEAVY DUTY CONCRETE PAVEMENT	
STANDARD DUTY PARKING ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
INTERGRAL COLORED 860 GRAPHITE 6" STANDARD DUTY CONCRETE PAVEMENT	
SIDEWALK PAVEMENT	

LEGEND
PROPOSED

BUILDING	
CANOPY	
CONCRETE	
LANDSCAPE	
PARKING COUNT	8
RAMP	
SIGN	
BOLLARD	
HANDRAIL	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	°CO
HOUSE TRAP	°HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

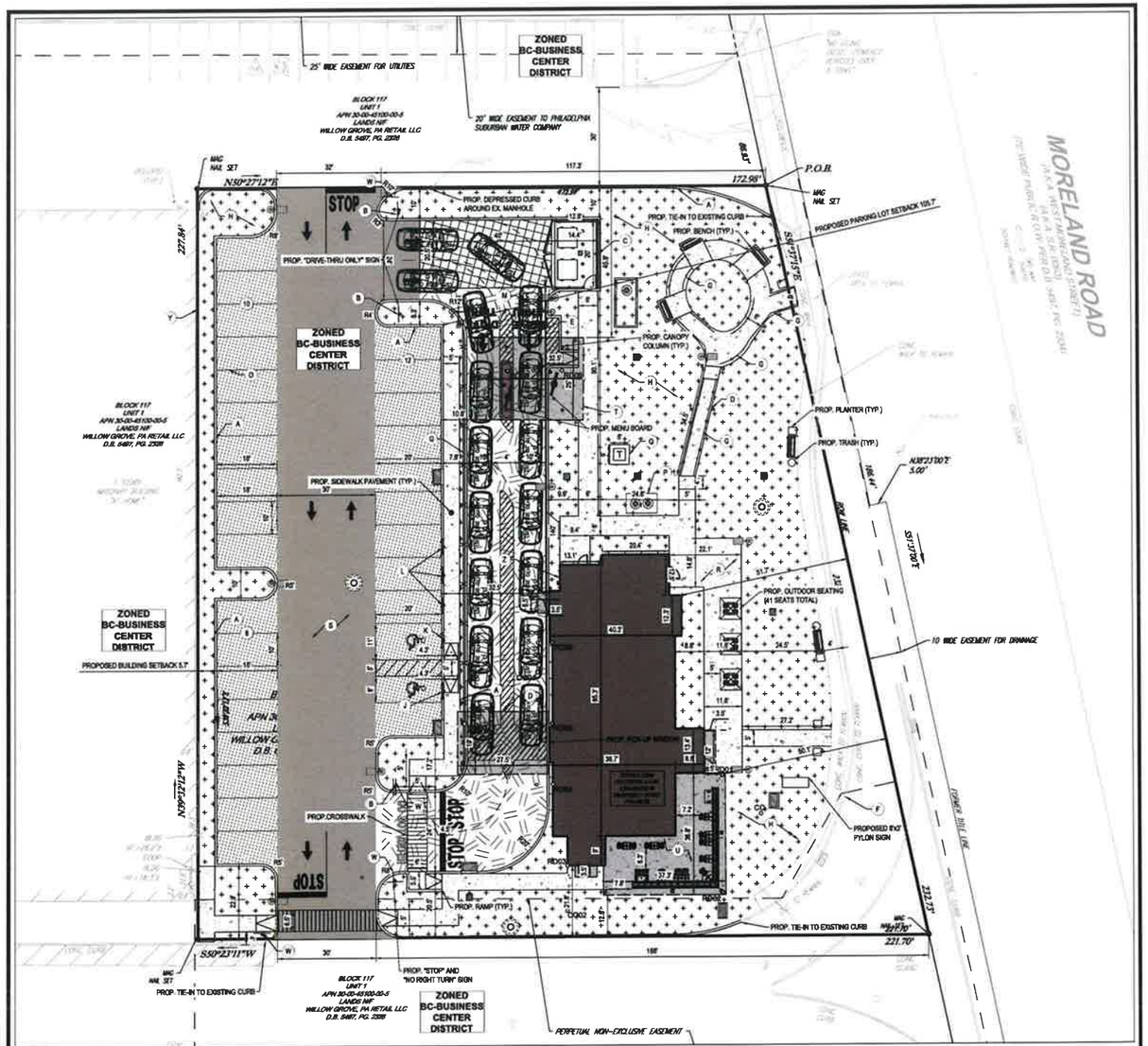
LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	12
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

LOCATION MAP
SCALE: 1" = 500'

LEGEND
SITE KEYNOTES

A	PROPOSED CONCRETE CURB
B	PROPOSED CANE'S MOVEMENT SIGN LOCATION REFER TO ARCHITECTURAL PLAN
C	RECYCLING/ TRASH DUMPSTER LOCATION REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
D	CONCRETE BOLLARD
E	DIRECTIONAL PAVEMENT MARKING
F	EXISTING CONCRETE CURB
G	PROPOSED ADA ACCESSIBLE RAMP WITH HANDRAILS
H	LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS
J	ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD
K	VAN ACESSIBLE PARKING SIGN ON CONCRETE BOLLARD
L	ORDER PICKUP PARKING SIGN ON CONCRETE BOLLARD
M	HEIGHT DETECTOR POLE
O	PAVEMENT STRIPING.
P	PROPOSED GREASE TRAP REFER TO ARCHITECTURAL PLANS FOR DETAILS
Q	PROPOSED TRANFORMER, REFER TO MEP PLANS
R	PROPOSED CONCRETE SIDEWALK
S	PROPOSED ASPHALT AREA
T	PROPOSED CANOPY, DESIGNED BY OTHERS
U	PROPOSED CONCRETE PATIO WITH PATIO FURNITURE, DESIGNED BY OTHERS
W	PROPOSED STOP SIGN
Y	EXISTING PROPERTY LINE
Z	PROPOSED DARPRO CONNECTION, SEE ARCH PLAN FOR DETAILS



20 10 5 0 20
1"=20'

ZONING CHART
BC- BUSINESS CENTER

	REQUIRED	EXISTING	PROVIDED
LOT			
MIN. LOT AREA	1 AC. OR 43,560 SF	1.03 AC. OR 44,939 SF	1.03 AC. OR 44,939 SF
MIN. LOT WIDTH	100 FT	227.84	232.73
MIN. LOT DEPTH	150 FT	172.98	172.98
IMPERVIOUS COVERAGE	70%(75% MAXIMUM PAVING)	82.4% (37,038 SF/ 44,939 SF)	70.59% (31,724 SF)
GREEN AREA	MIN. 25% MIN. 15% IN TRIANGLE WITH BONUS (44,953 SF * .25 = 11,238 SF)	17.61% (7,915 SF/ 44,939 SF)	29.41% (13,215 SF)
PUBLIC OPEN SPACE (THESE AREAS SHALL BE OPEN TO THE GENERAL PUBLIC;NOT JUST THOSE USING THE SITE)	MIN.5% GROSS FLOOR A REA (3,374 SF *.05 = 169 SF)	0 SF	169 SF
BUILDING			
HEIGHT	MIN. 20 FT. FACADE HEIGHT (MAX. 55 FT)	N/A	20.0 FT
LENGTH	MAX. 300 FT	N/A	91.6 FT
SIZE	MAX. 150,000 SF	N/A	3,374 SF
COVERAGE	MAX. 40% (1,7424 SF)	N/A	(3,374 SF / 44,939 SF) = 7.5%
SETBACKS			
MIN. SIDE YARD AND REAR PROPERTY LINES ABUTTING OTHER DISTRICTS	30 FT	N/A	N/A
BUILDING SETBACK FROM PARKING	10 FT	5.9 FT	5.7 FT
PARKING LOT SETBACK FROM PUBLIC STREET	MIN. 100 FT	12.2 FT	105.7 FT
ACCESS POINT FROM EXTERNAL STREET	200 FT SEPERATION DISTANCE FROM STREET ACCESS POINTS (ON SUBJECT OR OTHER PROPERTY)	N/A	N/A
BUILT TO LINE (SHALL NOT OVERRIDE THE SIGHT TRIANGLE)			
TO PUBLIC STREET	MIN. 50 FT TO MAX. 100 FT	78.9 FT	51.7 FT
MAINACCESS DRIVE	MIN. 20 FT TO MAX 25 FT	N/A	24.0 SF
PARKING			
ADA	(26 TO 56 TOTAL PARKING SPACES) = 2	0	2
CARS	1 PARKING SPACE FOR EVERY 50 SF OF GROSS LEASABLE FLOOR AREA: 3,374 SF/ 50 = 68 SPACES; OR ONE PARKING SPACE FOR EVERY 3 SEATS, WHICHEVER REQUIRES THE LESSER NUMBER OF SPACES: 89 SEATS (48 INTERIOR, 41 EXTERIOR) * (1 SPACE/ 3 SEATS) = 30	85	30
BIKE PARKING	1 PER 250 PARKING SPACES	0	0
LOADING AREA	RETAIL USE, FIRST 5,000 SF - 1	0	0

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0953
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone (267) 402-3400
Fax (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
K.R. TATLOW
PROFESSIONAL ENGINEER
(LICENSE NO. PE088227)

SHEET TITLE:
RECORD PLAN

SHEET NUMBER:
C1.1
2 OF 28

REVISION 1 - 2023-04-10

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING PENNSYLVANIA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.

3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.

4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PERMITS AND OTHER DOCUMENTS WITH THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND AGENDA TO SAME.

6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, MEP AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. BITE PLAN DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES AND SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE CONTRACT REQUIRED TO BE COMPLIED WITH. IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS, AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ENSURE THE STABILITY OF ADJACENT SLOPES, BANK AND CONTINUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.

14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.

16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

17. THE CONTRACTOR MUST REPAIR ANY CONSTRUCTION SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REGESION, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUIT AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION AND PROPERTY SHALL RESTORE SUCH CONSTRUCTION AND PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM ON TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD AND BOHLER'S SCOPE OF SERVICES RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS AT ANY TIME.

19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING TO THE ENGINEER OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTORS OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.

20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER SHALL INDEMNIFY, DEFEND, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.

21. CONTRACTOR MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR IN THIS AGREEMENT. ALL CONTRACTORS MUST PROVIDE CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CAUSES OF ACTION, LOSSES, DEBTS AND CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT'S CONSTRUCTION. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND THOSE INCLUDED IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE CONSTRUCTION PROJECT. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK. SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.

24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER WITH RESPECT TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.

26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.

27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.

28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U S C. 651 ET SEQ.) AS AMENDED. AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (OR LESS THAN ONE ACRE IF CONSTRUCTION ACTIVITIES ARE A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF SUCH CERTIFICATION BASED UPON KNOWLEDGE AND BELIEF AND IN ACCORDANCE WITH ACCEPTED STANDARD OF PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

33. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SUBMITTALS PREPARED FOR ANY CONSTRUCTION DETAILED ITEMS AND TO COORDINATE THE SUBMITTALS WITH THE RESPECTIVE GOVERNING AGENCIES OR SERVICE PROVIDERS, WHO SHALL HAVE THE FINAL AUTHORITY IN APPROVING THE SUBMITTALS.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.

4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.

   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED IN ACCOMPLISHING THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES MUST BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR'S EMPLOYEES.

5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR, IN A MANNER ACCEPTABLE TO THE OWNER, ENGINEER OF RECORD AND BOHLER, ANY CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A CONTINUOUS AND EXPEDITIOUS MANNER, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.

7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INITIALATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION ACTIVITIES. MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INT

LEGEND

E & S KEYNOTES

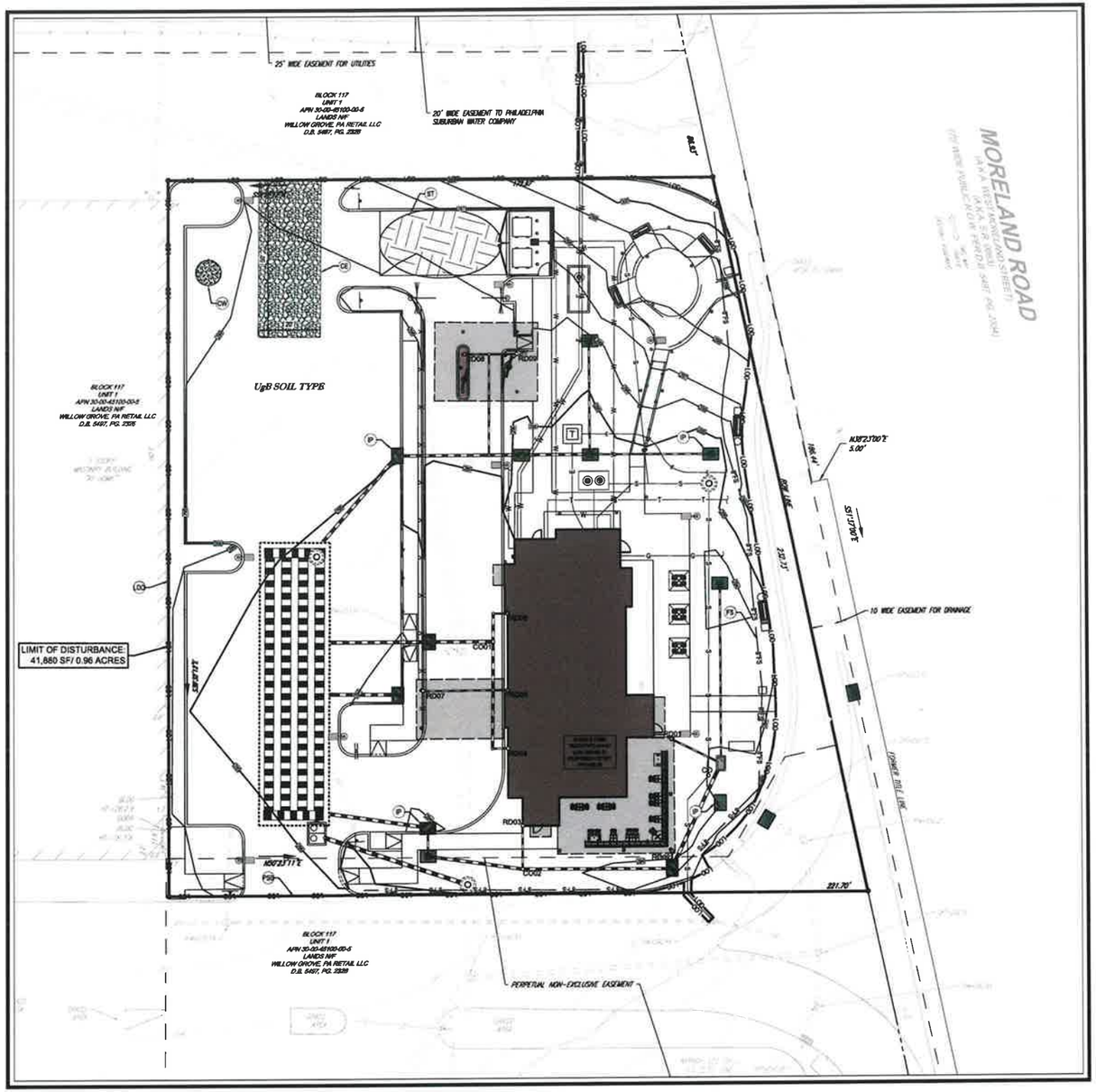
CE	ROCK CONSTRUCTION ENTRANCE
FS	FILTER SOCK
IP	PROPOSED INLET PROTECTION
CW	CONCRETE WASHOUT
ST	PROP. TOPSOIL STOCKPILE
PSB	PROJECT SITE BOUNDARY
LOD	LIMIT OF DISTURBANCE

Compost Filter Sock Worksheet

Project: PP2270001

Description: Compost Filter Socks

Location	SiltSoxx Size (Inches)	Slope (%)	Max. Allowable Slope Length Above Barrier (ft)*	Provided Slope Length Above Barrier (ft)
NE	8	5.80	184	110
SE	8	3.60	293	55



SEQUENCE OF CONSTRUCTION

1. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. AT LEAST SEVEN (7) DAYS BEFORE COMMENCEMENT OF ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LAND OWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND THE INSPECTIONS COORDINATOR AT PWD (215-685-6387) TO AN ON-SITE PRE-CONSTRUCTION MEETING.
   - A. CONTRACTOR MUST PROVIDE AN AS-BUILT SURVEY PLAN FOR ON-SITE AND OFF-SITE IMPROVEMENTS. CONTRACTOR MUST CONFIRM PWD STORMWATER AS-BUILT REQUIREMENTS WITH PWD AT THIS TIME. AS-BUILT PLAN APPROVAL BY PWD IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY AND SHALL GENERALLY INCLUDE:
   - I. CONTRACTOR MUST PROVIDE CONSTRUCTION CERTIFICATION PACKAGE, INCLUDING SMP CONSTRUCTION CERTIFICATION FORMS FOR EACH SMP, TO PWD.
   - II. A LICENSED PROFESSIONAL/DESIGNEE MUST DOCUMENT THE INFORMATION AND MEASUREMENTS REQUIRED ON THE SMP CONSTRUCTION CERTIFICATION FORM(S) WITHIN THE CONSTRUCTION CERTIFICATION PACKAGE.
   - III. AS-BUILT PLAN TO INCLUDE GRADING AND DRAINAGE INCLUDING THE PROPOSED DETENTION BASIN AND ASSOCIATED STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLE/INLET RIM AND GRATE ELEVATIONS, INVERTS, AND SUMPS, PIPE LENGTH, SLOPE, PIPE SIZE AND MATERIAL, ETC
   - IV. AS-BUILT PLAN MUST BE PREPARED AND SIGN/SEALED BY A PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, PROFESSIONAL GEOLOGIST, LICENSED CONTRACTOR OR REGISTERED LAND SURVEYOR IN PA.
   - V. CONTRACTOR MUST RETAIN RECEIPTS OF MATERIALS PURCHASED ASSOCIATED WITH THE DETENTION BASIN, MEDIA FILTER, AND INLET/MANHOLES AND PROVIDE TO PWD.
   - B. CONTRACTOR MUST FIELD VERIFY EXISTING SPOT ELEVATIONS AND INVERTS AS DESIGNATED ON THE PLAN, PRIOR TO CONSTRUCTION. THE VERIFIED ELEVATIONS MUST BE PROVIDED TO THE SITE/CIVIL ENGINEER.
   - C. CONTRACTOR MUST MAINTAIN EXISTING UTILITY SERVICE TO ADJACENT EXISTING BUILDINGS TO REMAIN THROUGHOUT CONSTRUCTION.
   - D. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY, STORM, GAS LINE, ELECTRIC LINE, ETC. LOCATION, DEPTH AND SIZE AS NOTED ON THE PLAN AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LATERALS SERVING THE EXISTING BUILDINGS ON ADJACENT PROPERTIES.
3. ALL STRUCTURES ASSOCIATED WITH CONSTRUCTION OF SEDIMENT AND EROSION CONTROL MEASURES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTH MOVING/DISTURBANCE.
4. CONTRACTOR MUST CONFIRM LOCATION OF EXISTING UTILITIES, ON-SITE AND WITHIN THE RIGHT-OF-WAYS PRIOR TO DEMOLITION. (INCLUDING BUT NOT LIMITED TO TELEPHONE, GAS, ELECTRIC, CABLE, WATER, AND COMBINED SEWER.)
5. INSTALL INLET PROTECTION AS DESIGNATED ON THE PLAN.
6. INSTALL Filter Sock AS SHOWN ON THE PLAN. OBJECTS OF CONSIDERABLE MASS (I.E. CONCRETE BLOCKS, SAND BAGS, ECT.) MUST BE USED IMMEDIATELY DOWNSLOPE OF COMPOST SOCKS PLACED ON PAVED SURFACES (AT THE SAME INTERVALS AS RECOMMENDED BY THE MANUFACTURER FOR STAKES) IN ORDER TO HOLD THEM IN PLACE.
7. DEMOLISH EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO: EXISTING BUILDING AND EXISTING PARKING AREA, ETC.
8. CLEAR AND GRUB WITHIN THE LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. STRIP AND STOCKPILE SOIL WITHIN AREAS TO BE DISTURBED AS INDICATED ON THE PLANS. STOCKPILE SIDE SLOPES SHALL BE 2H:1V OR FLATTER - PLACE Filter Sock AROUND BASE OF TOPSOIL STOCKPILE.
9. CONTINUE SITE DEMOLITION AND COMMENCE SOIL EXCAVATIONS, AND ASSOCIATED STOCKPILING AS DESIGNATED ON THE PLANS. EXPORT EXCESS CUT MATERIAL AS REQUIRED (DETERMINED BY CONTRACTOR), IN A LAWFUL MANNER, AS INDICATED ON THE PLANS.
10. INITIATE BULK EARTHWORK ACTIVITIES (EXCAVATION, PLACEMENT, AND COMPACTION):
    - A. IN AREAS RECEIVING FILL, PLACE FILL IN APPROPRIATE LIFTS ACROSS THE ENTIRE FILL AREA SO AS NOT TO TRAP WATER UPSTREAM OF THE PROPOSED EROSION CONTROLS.
    - B. AS AREAS ARE BROUGHT TO PROPOSED SUBGRADE ELEVATION, INITIATE CONSTRUCTION OF UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY, STORM, WATER, ELECTRIC, TELEPHONE, AND GAS. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED IN ONE (1) DAY. CONTINUE THESE INSTALLATIONS AS AREAS BECOME AVAILABLE. CONTRACTOR MUST PROVIDE ADEQUATE DEWATERING OF ANY TRENCHES THAT ENCOUNTER GROUNDWATER. (SEE PUMP FILTERING DETAIL.)
    - C. AS AREAS BECOME AVAILABLE, BEGIN CONSTRUCTION OF BUILDING INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATION, FOUNDATION ELEMENTS, ETC.
    - D. AT LEAST THREE (3) DAYS BEFORE BEGINNING CONSTRUCTION OF THE BASIN, CONTRACTOR TO CALL PWD (215- 685-6387) FOR AN INSPECTION.
11. CONTINUE CONSTRUCTION OF UTILITIES, INSTALL SITE LIGHTING FOUNDATIONS, LIGHT STANDARDS, AND ASSOCIATED CONDUIT. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHT CONDUIT LOCATIONS.
12. INSTALL PROPOSED CURB AS INDICATED ON THE PLANS.
13. INSTALL STONE BASE COURSE, BINDER COURSE, AND WEARING COURSE FOR THE ASPHALT AREAS. INSTALL PAVEMENT. THE PAVEMENT STONE BED SHALL BE PLACED ACCORDING TO THE DETAILS AND SPECIFICATIONS.
14. REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS CUT MATERIAL FROM THE SITE IN A LAWFUL MANNER.
15. CRITICAL STAGE #4- A DESIGNEE/LICENSED PROFESSIONAL SHALL BE PRESENT ON THE SITE DURING CRITICAL STAGES OF IMPLEMENTATION. A LICENSED PROFESSIONAL/DESIGNEE MUST DOCUMENT THE INFORMATION AND MEASUREMENTS REQUIRED ON THE SMP CONSTRUCTION CERTIFICATION FORM(S) WITHIN THE CONSTRUCTION CERTIFICATION PACKAGE. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED EITHER THE UNDERGROUND BASIN OR THE PAVEMENT AREAS THE CONTRACTOR MAY BE REQUIRED TO REMOVE THE SEDIMENT AND REPLACE WITH CLEAN, WASHED STONE. IF INSPECTION INDICATES SEDIMENT HAS ENTERED THE STORMSEWER, CLEANOUT/VACUUM THE INSTALLED STORM SEWER/INLET SYSTEM OF SEDIMENT WITH A VACUUM TRUCK.
16. FINAL GRADE LANDSCAPE AREAS, PLANT TREES AND SHRUBS, AND SPREAD TOP SOIL AS SHOWN ON THE LANDSCAPE PLAN.
17. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE PHILADELPHIA WATER DEPARTMENT EROSION CONTROL STAFF, REMOVE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO Filter Sock AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STABILIZED IMMEDIATELY AS INDICATED ON THE PLANS.
18. DEMOBILIZE.

LEGEND

PROPOSED

LIMIT OF DISTURBANCE/ PROJECT SITE BOUNDARY	LOD
8" COMPOST FILTER SOCK	FS8
CONCRETE WASHOUT	
TEMPORARY STOCKPILE	
INLET PROTECTION	
ROCK CONSTRUCTION ENTRANCE	

LOCATION MAP
SCALE: 1" = 500'

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.paonecall.org # 20222041701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KHT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-05
2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 820
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

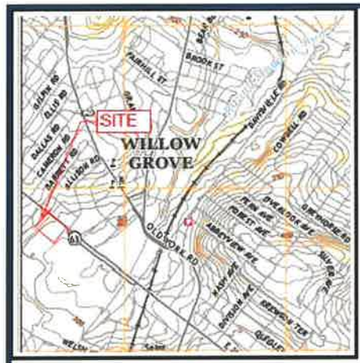
COMMONWEALTH OF PENNSYLVANIA — Kevin Tatlow — REGISTERED ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN

SHEET NUMBER:
C3.0
4 OF 28

REVISION 1 - 2023-04-10

© 2022 BOHLER ENGINEERING


SITE
WILLOW GROVE
BOOK ST
TRAFFIC LN
SILVER RD
OLD ST
DALLAS RD
CAMBRIDGE RD
TILBERT RD
ELLISON RD
TOWNSHIP LINE RD
LOYDELL DR
BRENTWOOD RD
OLD YORK RD
ARROWHEAD RD
ASHBURN RD
SUMMIT RD
SUGAR HOUSE RD
SUGAR HOUSE LN
SUGAR HOUSE CT
SUGAR HOUSE PL
SUGAR HOUSE WAY
SUGAR HOUSE TER
SUGAR HOUSE CIR
SUGAR HOUSE AVE
SUGAR HOUSE DR
SUGAR HOUSE BLVD
SUGAR HOUSE ALY

DEFINITION OF CLEAN FILL AND IMPORTIEXPORT MATERIAL NOTES

TO COMPLY WITH SECTION C.3 OF NOI

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

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

2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3.) ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

4.) ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

E&S PLAN PLANNING & DESIGN

§102.4(b)(4)

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- MAINTAIN 50' WETLAND MARGIN
- PROTECT WOODLANDS AND WETLAND MARGIN WITH TREE PROTECTION FENCING
- SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- MAINTAIN 50' WETLAND MARGIN
- PROTECT WOODLANDS AND WETLAND MARGIN WITH TREE PROTECTION FENCING

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEABURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:
- DIRECT RUNOFF TO AN ABOVE GROUND STORM WATER BASIN TO CONTROL RUNOFF RATES
- PROVIDE PLANTED RAIN GARDENS TO HELP REDUCE RUNOFF RATES AND VOLUME
- PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME
- PROVIDE AMENDED SOILS THROUGHOUT THE SITE TO HELP REDUCE RUNOFF VOLUME

E&S - GENERAL NOTES:

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND. NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT STANDARD E&S NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.

9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET seq 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.

14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAME(S)

15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES- 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.

31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO
ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

35. SEDIMENT TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.

36. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.

37. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.

38. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

39. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

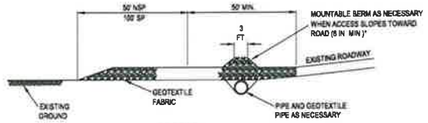
SEEDING SPECIFICATIONS

1. SEEDING DATES
   - A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
   - B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LBS/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
   - A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
     ANNUAL RYE (40 POUNDS / ACRE PLS)
     OR SPRING OATS (96 POUNDS / ACRE PLS)
     OR WINTER RYE (168 POUNDS / ACRE PLS)
     (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 5)
   - B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
     I. NURSE CROP (SELECT ONE):
     ANNUAL RYE (10 POUNDS / ACRE PLS)
     OR SPRING OATS (64 POUNDS / ACRE PLS)
     OR WINTER RYE (56 POUNDS / ACRE PLS)
     (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1)
     II. PERMANENT SEED MIX:
     TALL FESCUES (80 POUNDS / ACRE PLS)
     OR FINE FESCUE (56 POUNDS / ACRE PLS)
     OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS)
     OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)
     (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #2)
3. PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 86% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON THE PLS RATING OF THE SEED.
   - A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
   - B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED. MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100)
   - C. DETERMINING THE ACTUAL SEED RATE. SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE. IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
4. APPLICATION OF SEED. SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
   - A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15.
   - B. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.
   - C. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES. UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
     I. DRILL SEEDING
     II. BROADCAST SEEDING (TWO DIRECTIONS)
     III. HYDROSEEDING (TWO DIRECTIONS)
   - D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED:
     I. TEMPORARY STABILIZATION WITH STRAW:
     1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
     2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
     II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED):
     1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
     2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION
     3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION
   - E. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED
5. IRRIGATION. NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF ¼" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

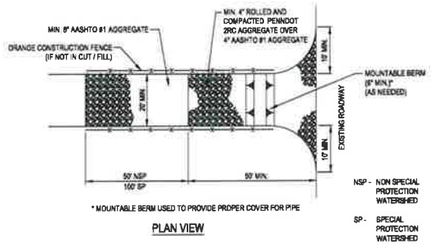
GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
E. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL 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 AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
H. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
I. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF ALL MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
J. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE LOCATED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
K. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON



PROFILE



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

PLAN VIEW

NOTES:

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

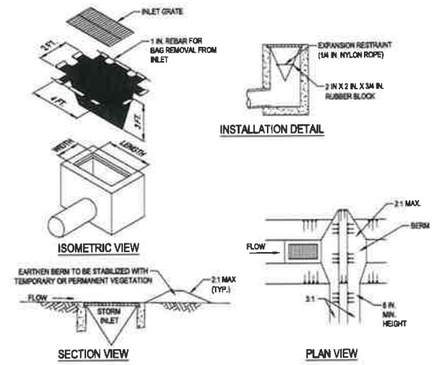
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE

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

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

STANDARD CONSTRUCTION DETAIL #3-1 (ABACT)
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

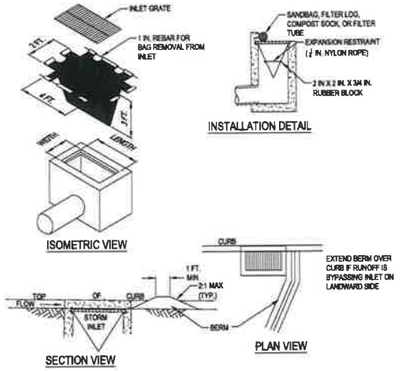
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

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

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

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

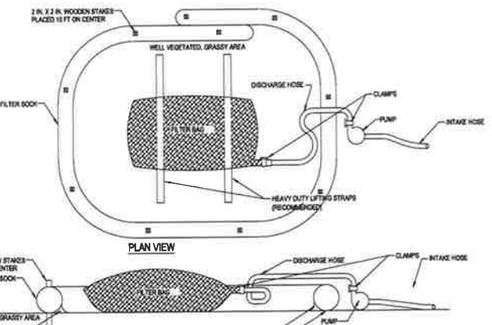
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE

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

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

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

NOT TO SCALE



NOTES:

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	90 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	115 LB
MULLEN BURST	ASTM D-3786	390 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	#2 SIEVE

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

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

AS THE PROPOSED DEVELOPMENT IS WITHIN AN IMPAIRED WATERSHED, ALL FILTER BAGS MUST BE SURROUNDED BY A COMPOST FILTER SOCK RING OR OPERATED IN CONJUNCTION WITH A RUMP PIT.

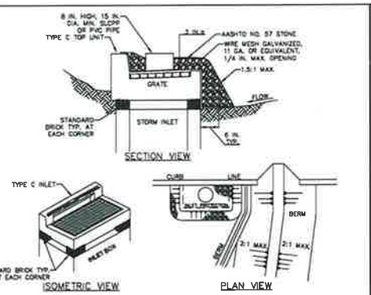
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

STANDARD CONSTRUCTION DETAIL #3-16 (ABACT)
PUMPED WATER FILTER BAG

NOT TO SCALE



NOTES:

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS OR SEDIMENT TRAPS. ALTERNATE TYPE C INLET PROTECTION CAN BE USED ON ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD.

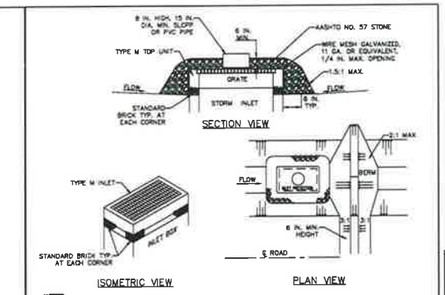
BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT LOW POINTS. EARTHEN BERMS SHALL BE STABILIZED WITH VEGETATION AND MAINTAINED UNTIL ROADWAY IS STONED OR TRIBUTARY AREA IS PERMANENTLY VEGETATED. ROAD SUBBASE BERMS SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED

INLETS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

#4-22	STANDARD CONSTRUCTION DETAIL #4-22 ALTERNATE TYPE C INLET PROTECTION - NOT AT GRADE

NOT TO SCALE



NOTES:

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS OR SEDIMENT TRAPS. ALTERNATE TYPE C INLET PROTECTION CAN BE USED ON ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD.

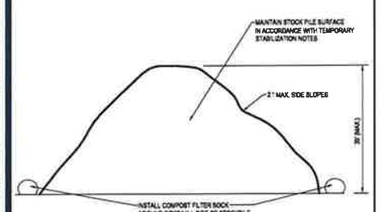
BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT LOW POINTS. EARTHEN BERMS SHALL BE STABILIZED WITH VEGETATION AND MAINTAINED UNTIL ROADWAY IS STONED OR TRIBUTARY AREA IS PERMANENTLY VEGETATED. ROAD SUBBASE BERMS SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED

INLETS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 INCH THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

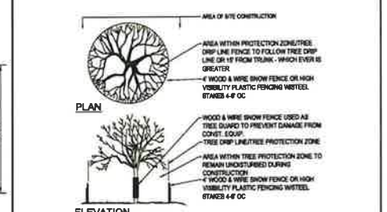
#4-23	STANDARD CONSTRUCTION DETAIL #4-23 ALTERNATE TYPE M INLET PROTECTION - NOT AT GRADE

NOT TO SCALE



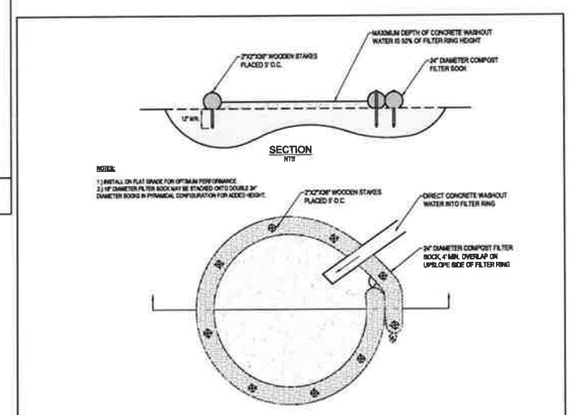
X-8	TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



X-11	TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE



NOTES:

1.) INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2.) 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

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

CONCRETE WASHOUT NOTES:

-UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
-WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
-SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 10 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS.
-THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10 MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.
-ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
-ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
-PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

X-13	TYPICAL COMPOST SOCK WASHOUT INSTALLATION

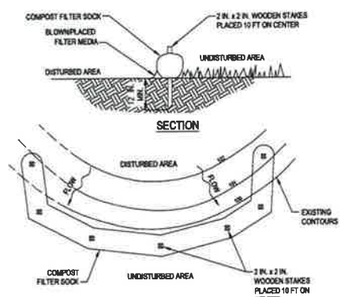
NOT TO SCALE

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil MOIST Photo-degradable	5 mil MOIST Photo-degradable	3 mil MOIST Bio-degradable	Multi-filament Polypropylene (BP/PP) Photo-degradable	Heavy Duty Multi-filament Polypropylene (BP/PP) Photo-degradable
Material Characteristics	12"	12"	12"	12"	12"
	18"	18"	18"	18"	18"
Sock Diameters		24"	24"	24"	24"
		32"	32"	32"	32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		28 psi	28 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	6 months	6 months	1 year	2 years
Inner Containment Netting	Two-ply systems				
	Continuously wound				
	Fusion-welded junctions				
	3/4" x 3/4" Max. aperture size				
Outer Filtration Mesh	Composite Polypropylene Fabric (woven layer and non-woven fleece mechanically fussed via needle punch)				
	3/16" Max. aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less					

TABLE 4.2
Compost Standards

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.5
Moisture Content	30% - 60%
Particle Size	30% - 60%% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum



NOTES:

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

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

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

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

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

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

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

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHANGED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.PAOneCall.com
20220041701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-08
2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

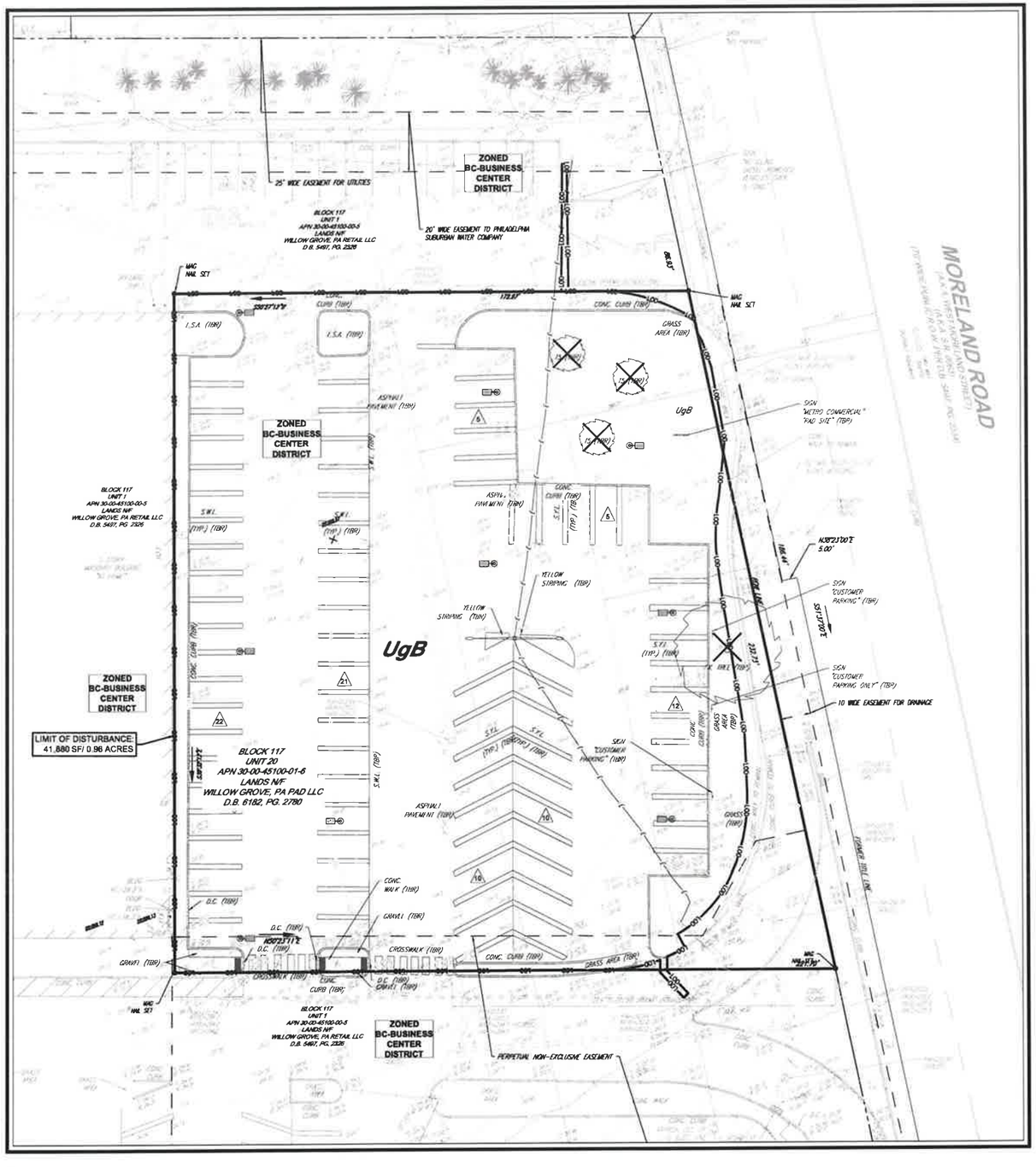
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA — Kevin Ritter — REGISTERED ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

SHEET NUMBER:
C3.3
7 OF 28

REVISION 1 - 2023-04-10



LOCATION MAP
SCALE: 1" = 500'

REFER TO SHEET C2.0 FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION REMOVAL PURPOSES ONLY

EXISTING CONTOUR INFORMATION ARE BASED ON THE NAVD88 DATUM.

ABINGTON SANITARY SEWER DATUM = PLAN ELEVATIONS - 4.57

SOIL DESCRIPTION WITHIN PROJECT SITE

SOIL	DESCRIPTION	SOIL GROUP
UgB	- URBAN LAND, 0 TO 8 PERCENT SLOPES	C

REFER TO NOTES SHEET C3-1 FOR SOIL USE LIMITATIONS.

LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
SOIL TYPE	UgB

LEGEND
TO BE REMOVED

EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

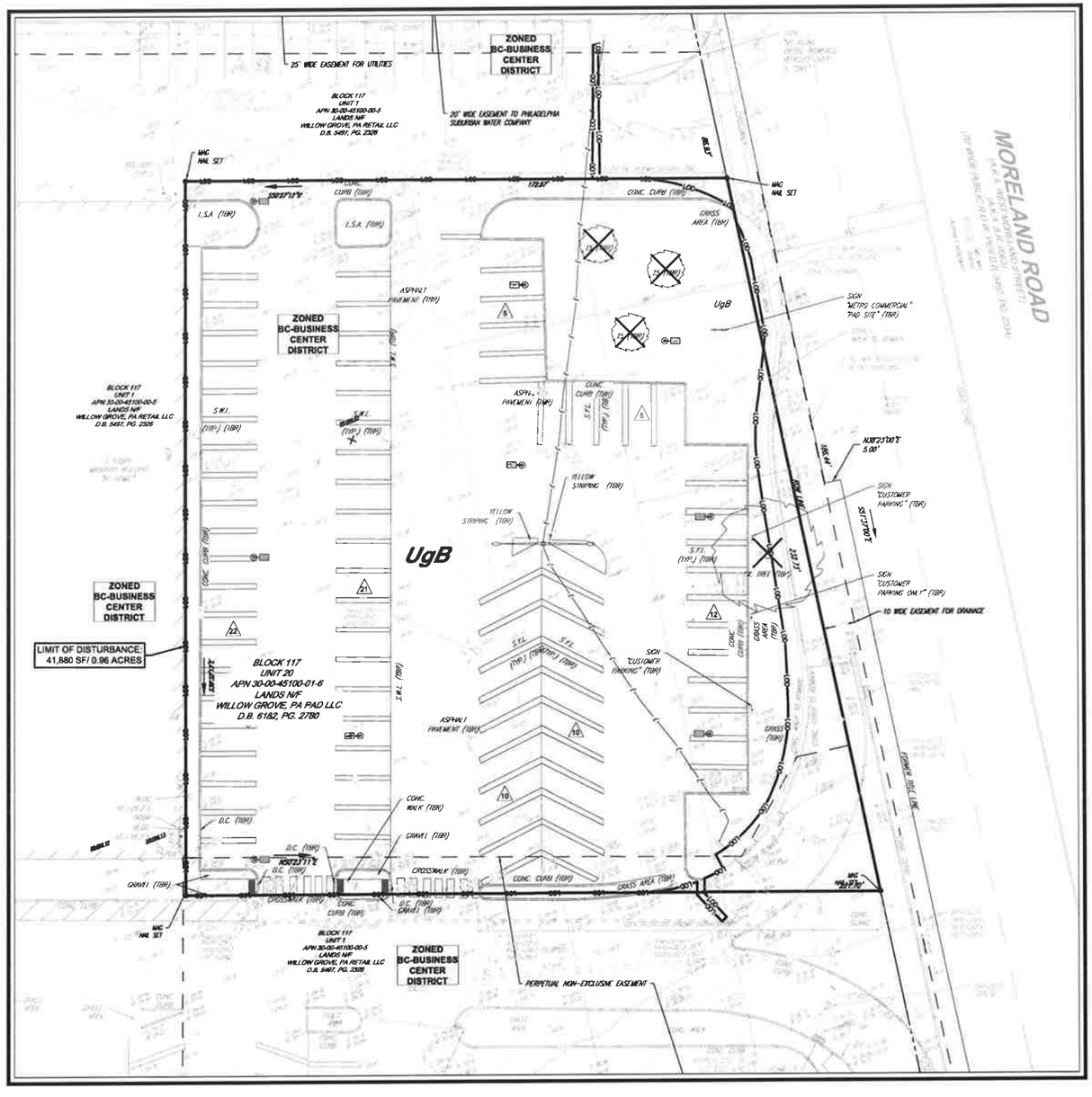
COMMONWEALTH OF PENNSYLVANIA
Kevin Tuttle
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C4.0
8 OF 26

REVISION 1 - 2023-04-10

M:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SUITE 11\MXD\PP2270001-LDSP-1A.----A.MXD 07:49 AM CM



20 10 5 0 20

1" = 20'

LOCATION MAP
SCALE: 1" = 500'

THERE IS NO EVIDENCE OF PONDS, LAKES, STREAMS, WETLANDS, HYDRIC SOILS, VERNAL POOLS, STREAM BUFFERS, FLOODPLAINS, OR RECHARGE AREAS.

LEGEND	
EXISTING	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
SOIL TYPE	UgB

LEGEND	
TO BE REMOVED	
EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paol.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.28.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06
2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

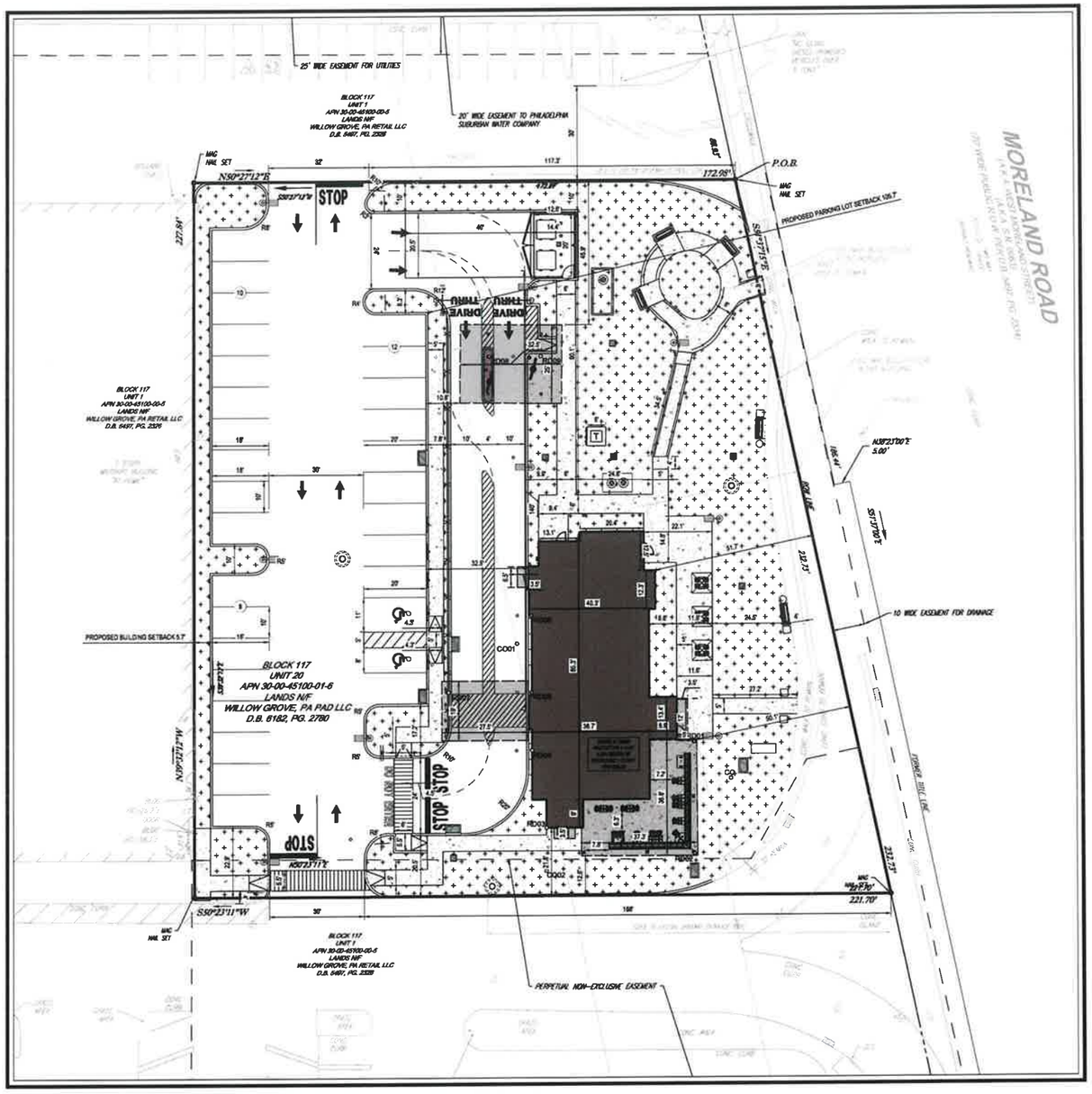
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

KRISTOPHER WILLIAM TATTER — COMMONWEALTH OF PENNSYLVANIA — NOTARIAL SEAL

SHEET TITLE:
EXISTING RESOURCES AND SITE ANALYSIS MAP PLAN

SHEET NUMBER:
C4.1
9 OF 28

REVISION 1 - 2023-04-10



LOCATION MAP
SCALE: 1" = 500'

LEGEND	
PROPOSED	
BUILDING	
CANOPY	
CONCRETE	
LANDSCAPE	
PARKING COUNT	
RAMP	
SIGN	
BOLLARD	
HANDRAIL	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	C/O
HOUSE TRAP	HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

LEGEND	
EXISTING	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD C/O
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa811.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2520 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

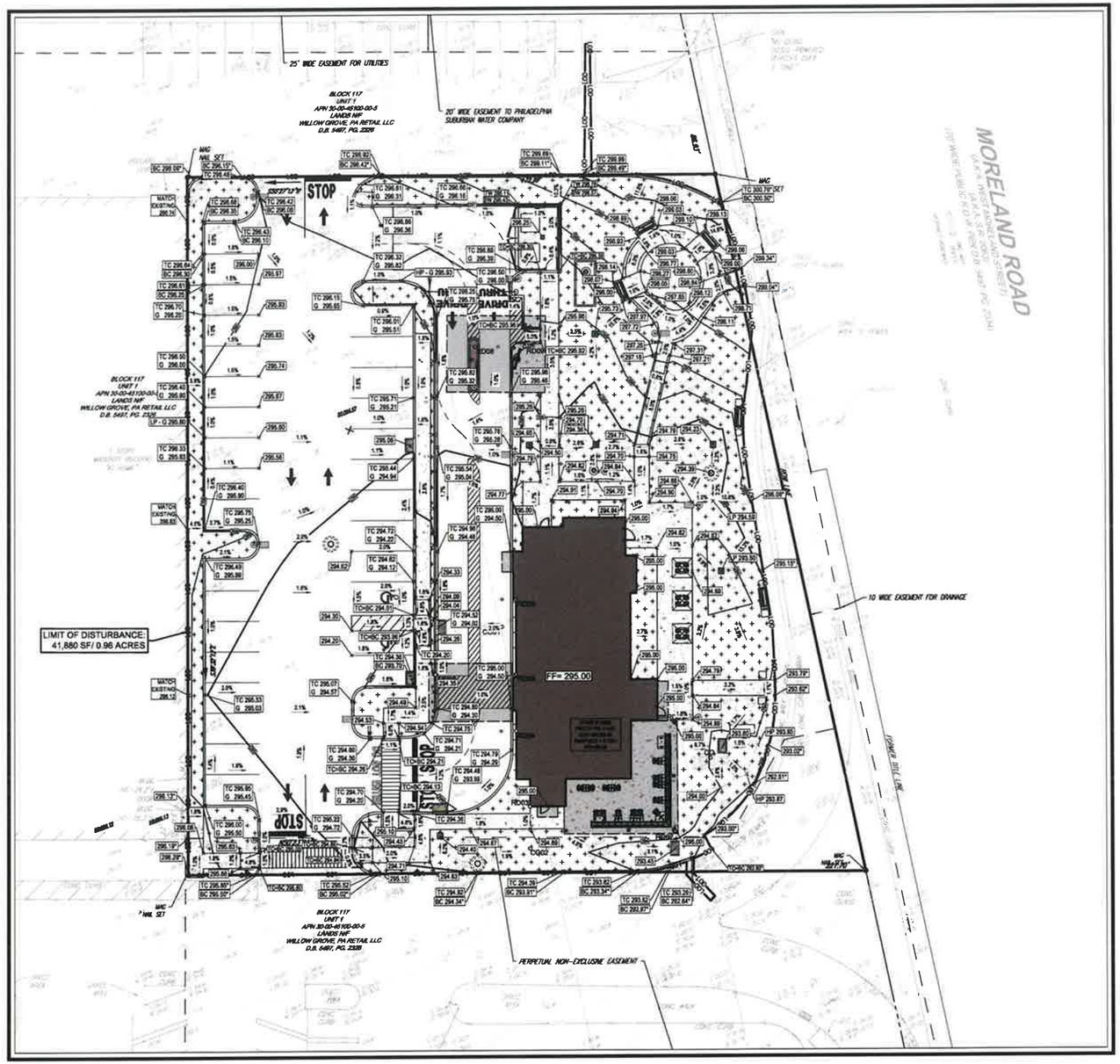
KRISTOPHER R. TATTER — COMMONWEALTH OF PENNSYLVANIA — NOTARIAL SEAL

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
C5.0
10 OF 28

REVISION 1 - 2023-04-10

© 2022 BOHLER



EXISTING CONTOUR INFORMATION ARE BASED ON THE NAVD88 DATUM.

ABINGTON SANITARY SEWER DATUM = PLAN ELEVATIONS - 4.57

THIS PLAN TO BE UTILIZED FOR GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

LEGEND
PROPOSED

LIMIT OF DISTURBANCE/ NPDES DISTURBANCE AREA	LOD
BUILDING	
CANOPY	
CONCRETE	
LANDSCAPE	
RAMP	
SIGN	
BOLLARD	
FENCE	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SLOPE	5.0%
CONTOUR	123.00
SPOT ELEVATION	TC 125.50 BC 123.00

LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
CONTOUR	
SPOT ELEVATION	

LOCATION MAP
SCALE: 1" = 500'

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER ITS ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paonecall.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2520 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENN&YLVANIA

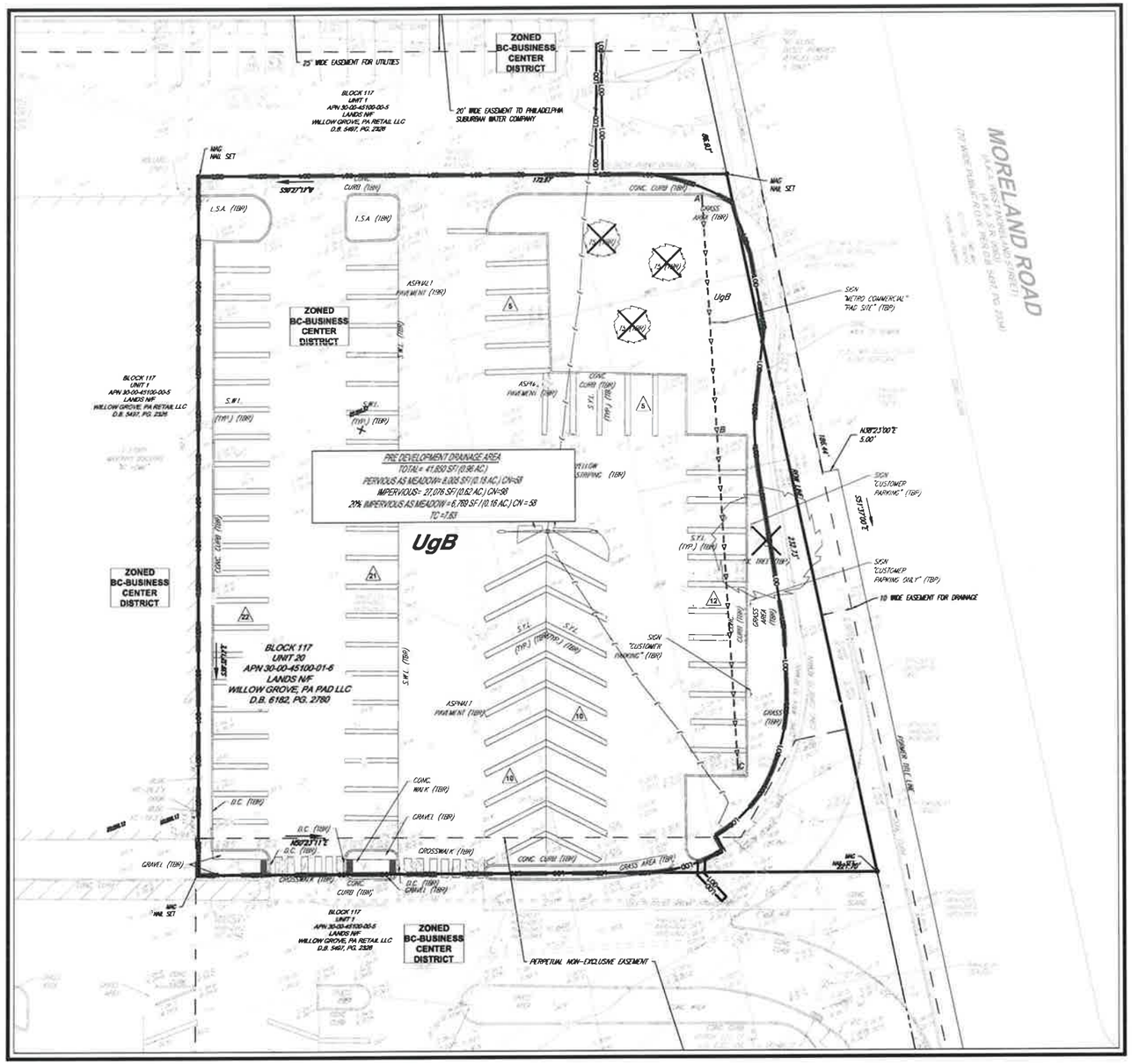
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
Kevin Tuttle
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C6.0
11 OF 26

REVISION 1 - 2023-04-10



LOCATION MAP
SCALE: 1" = 500'

Time of Concentration (Tc) or (Tt) Calculations

Project: Willow Grove

Description: Pre-development

Note: Space for as many as three segments per flow type can be used for each worksheet

Sheet Flow (Applicable to Tc only)	Segment ID	AB			
1 Surface Description (table 3-1)		Lawns			
2 Manning's roughness coeff., n (table 3-1)		0.250			
3 Flow length, L (total L ≤ 150 ft)	ft	78			
4 Two-yr 24-hr rainfall, P_2	in	3.30			
5 Land slope, s*	ft/ft	0.0760			
6 $Tt=0.007(nL)^{0.8}/P_2^{0.5}s^{0.4}$	Compute Tt hr	0.1151	+	=	0.1151

*S is averaged

Shallow Concentrated Flow	Segment ID	BC			
7 Surface Description (paved or unpaved)		Paved			
8 Flow length, L	ft	109			
9 Watercourse slope, s*	ft/ft	0.0150			
10 Average velocity, V	ft/sec	2.51			
11 Tt = L / 3600V		0.0121	+	=	0.0121
Shallow Concentrated Flow	Segment ID				

Channel Flow	Segment ID				
12 Cross sectional flow area, a	ft				
13 Wetted perimeter, p	ft				
14 Hydraulic radius, r = a/wp	ft				
15 Channel Slope, s	ft/ft				
16 Manning's roughness coeff., n					
17 $V=1.49r^{2/3}s^{1/2}/n$					
18 Flow length, L	ft				
19 Tt = L / 3600V			+	=	0.1272
20 Watershed or subarea T_c or T_t (add T_t in steps 6,11, and 19)					

Tc = 7.63 minutes

LEGEND

PRE-DEVELOPMENT DRAINAGE AREA	
OVERALL DRAINAGE AREA	- - - - - -

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig. PENNSYLVANIA. YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.paonecall.org # 20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

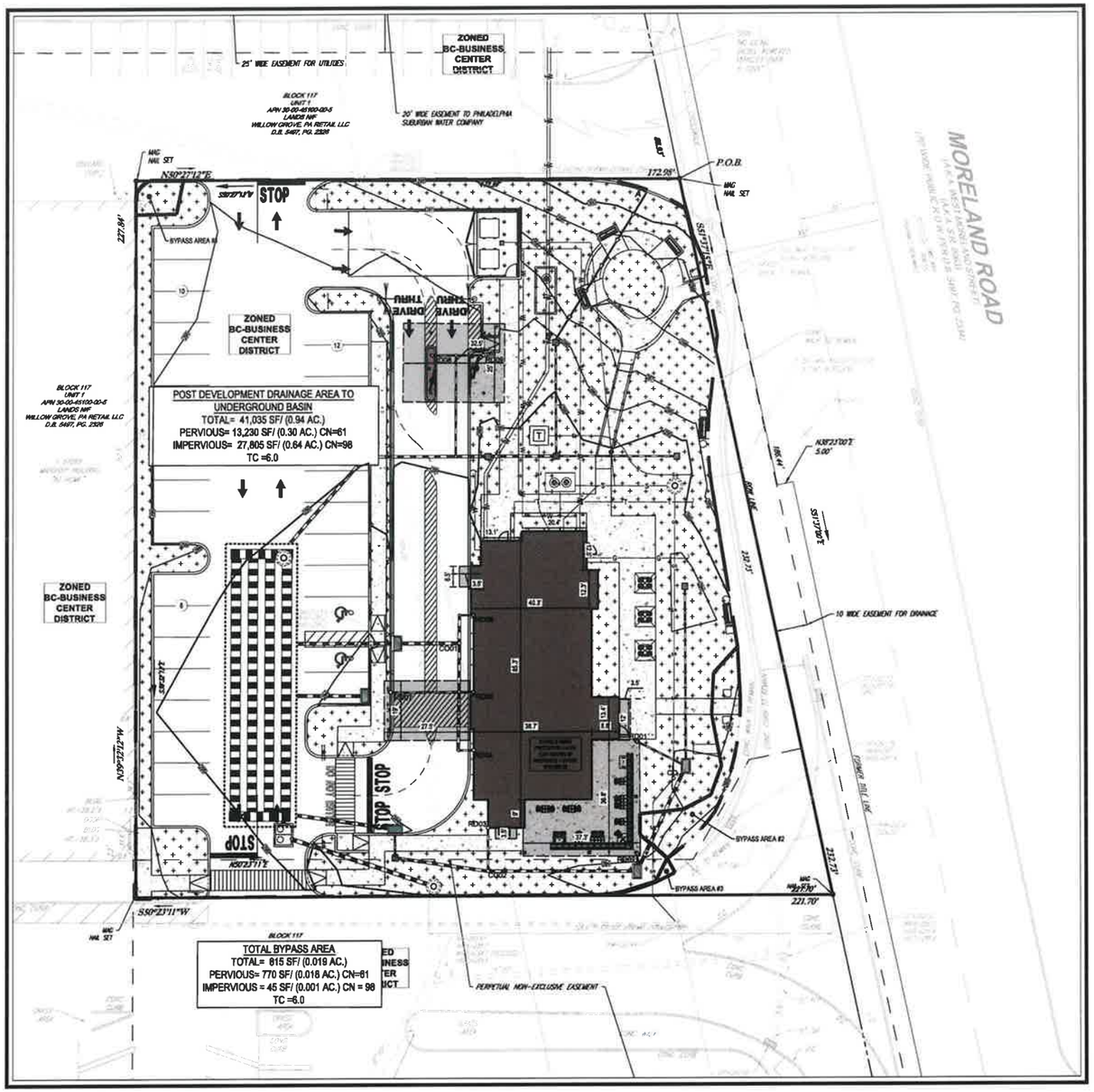
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

SHEET TITLE:
PRE DEVELOPMENT PLAN

SHEET NUMBER:
C6.1
12 OF 26

REVISION 1 - 2023-04-10

© 2022 BOHLER ENGINEERING
C:\USERS\BMOORE\DESKTOP\PP2270001_PRE DEV PLAN_22OCT26.DWG, 10/26/2022 2:54:39 PM, BMOORE



LOCATION MAP
SCALE: 1" = 500'

Time of Concentration (Tc) or (Tt) Calculations

Project: 1130 North Delaware

Description: Post-development

Note: Space for as many as three segments per flow type can be used for each worksheet

Sheet Flow (Applicable to Tc only)	Segment ID	AB			
1 Surface Description (table 3-1)		Lawns			
2 Manning's roughness coeff., n (table 3-1)		0.250			
3 Flow length, L (total L ≤ 150 ft)	ft	60			
4 Two-yr 24-hr rainfall, P_2	in	3.30			
5 Land slope, s*	ft/ft	0.0860			
6 $Tt = 0.007(nL)^{0.8} / P_2^{0.5} s^{0.4}$	Compute Tt hr	0.0897	+	+	= 0.0897

**S is averaged*

Shallow Concentrated Flow	Segment ID				
7 Surface Description (paved or unpaved)		Paved			
8 Flow length, L	ft				
9 Watercourse slope, s*	ft/ft				
10 Average velocity, V	ft/sec				
11 Tt = L / 3600V			+	+	=

Channel Flow	Segment ID				
12 Cross sectional flow area, a	ft²				
13 Wetted perimeter, p	ft				
14 Hydraulic radius, r = a/wp	ft				
15 Channel Slope, s	ft/ft				
16 Manning's roughness coeff., n		0.010			
17 $V = 1.49 r^{2/3} s^{1/2} / n$					
18 Flow length, L	ft				
19 Tt = L / 3600V			+	+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6,11, and 19)					0.0897

Tc = 6.38 minutes

LEGEND

PROPOSED

DRAINAGE AREA TO BMP	
BUILDING	
BUILDING ABOVE	
CONCRETE SIDEWALK	
LANDSCAPE AREA	
DRAINAGE INLET	
YARD DRAIN	
MANHOLE	
CLEANOUT	

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	ISSUED BY / ISSUED TO
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pa1call.org # 20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.28.22
CAD I.D.: PP2270001-X-TTLS-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0852
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

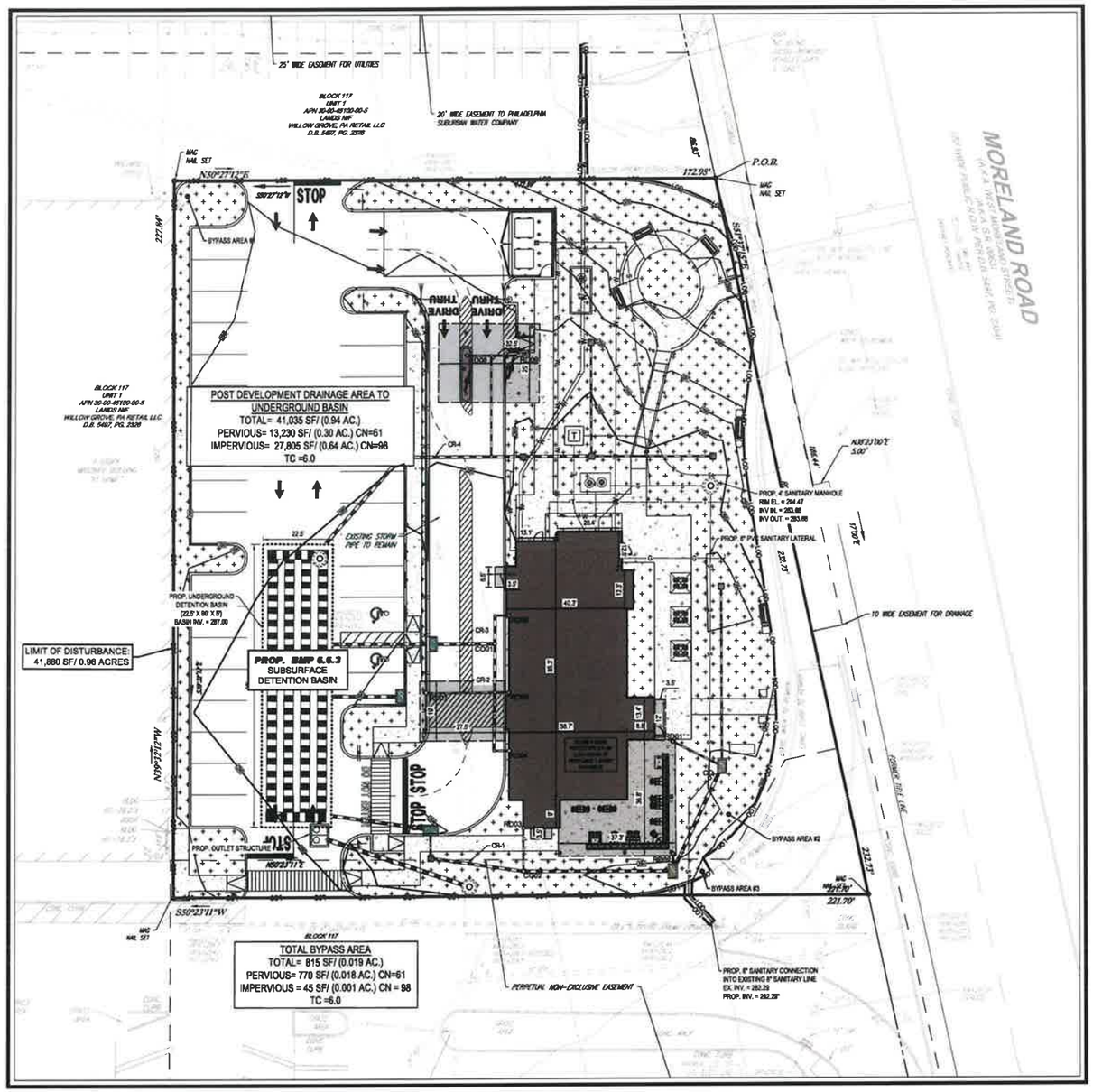
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

Kevin Tatlow

SHEET TITLE:
POST DEVELOPMENT PLAN

SHEET NUMBER:
C6.2
15 OF 28

REVISION 1 - 2023-04-10



20 10 5 0 20

1"=20'

LEGEND

PC&M PLAN

PROPERTY LINE

LIMIT OF DISTURBANCE/ PROJECT SITE BOUNDARY — LOD —

ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP. A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE TOWNSHIP OR CONSERVATION DISTRICT FOR APPROVAL.

APPLICANT: _____

I, (DESIGN ENGINEER), ON THIS DATE _____, HEREBY CERTIFIED THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S REGULATIONS AND THIS CHAPTER.

_____

(MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS DATE _____, HAS REVIEWED AND HEREBY CERTIFIED THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICPAL ORDINANCE NO._____

_____

PCSM - GENERAL DESCRIPTION

RAISING CANE'S RESTAURANTS, LLC PROPOSES TO DEVELOP THE SITE WITH A 3,082 SF 1 STORY RESTAURANT, A DRIVE-THRU, AND AN ADJACENT PARKING LOT. THE PROPOSAL ALSO INCLUDES THE INSTALLATION OF UTILITIES AND STORMWATER MANAGEMENT CONTROLS NECESSARY TO SUPPORT THE DEVELOPMENT INCLUDING INLETS, YARD DRAINS, AND AN UNDERGROUND DETENTION BASIN. THE TOTAL LIMIT OF DISTURBANCE FOR THE SITE IS 0.98 ACRES PERTINENT DATA CHARACTERIZING THE EXISTING AND FUTURE SITE CONDITIONS ARE SHOWN ON THE ACCOMPANYING LAND DEVELOPMENT PLANS PREPARED BY BOHLER ENGINEERING.

PCSM - GENERAL BMP NOTES

1. A SITE INSPECTION AND APPROVAL BY THE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO THE REMOVAL OR CONVERSION OF SEDIMENT BASINS AND TRAPS.

2. BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.

3. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE PROPOSED BMP BOTTOMS.

4. REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED STORMWATER MANAGEMENT BMPs.

5. REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.

6. AS-BUILT PLANS OF THE STORMWATER BMPs FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL SURVEYOR.

7. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPs.

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

§102.8(f)(10)

1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
2. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
3. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, THE SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.
4. HEAVY CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON OR DRIVEN OVER BMP FACILITIES AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY EQUIPMENT, INCLUDING MOWERS.
5. INSPECT DETENTION FACILITIES AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. INSPECT FOR ACCUMULATION OF SEDIMENT; DAMAGE TO OUTLET CONTROL STRUCTURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SIGNS OF EROSION.
6. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED. FOR ABOVE-GROUND DETENTION FACILITIES, REMOVE AND REPLACE SANDSTONE LAYER AS NECESSARY IF FACILITY DEWATERING TIME EXCEEDS 72 HOURS.
7. RAISING CANE'S RESTAURANTS, LLC IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN.

LONG-TERM OPERATION AND MAINTENANCE TABLE

BMP NO.	DESCRIPTION	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE INDICATORS
STORM DRAINAGE SYSTEM	INLETS, MANHOLES, AND STORMWATER PIPING.	EVERY 3 MONTHS	• INSPECT INLETS, MANHOLES, AND STORMWATER PIPING	CLEAR SEDIMENT AND DEBRIS FROM ALL ON-SITE INLETS, MANHOLES, AND STORMWATER PIPING.	EXCESSIVE PONDING AROUND THE INLET GRATES COULD INDICATE THAT THERE MAY BE SEDIMENT/DEBRIS BUILDUP.
SWALES	DRAINAGE CHANNELS THAT CONVEY STORMWATER OVER LAND.	ANNUALLY OR AFTER EACH STORM >3"	• INSPECT FOR EROSION AND/OR SEDIMENT ACCUMULATION	AREAS OF EROSION SHALL BE REGRADED AND STABILIZED AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.	CHANNEL EROSION OR VEGETATION FAILS TO ESTABLISH OR DIES OFF.
BMP 6.6.3 DETENTION BASIN	AN DETENTION BASIN IS A SHALLOW IMPOUNDMENT THAT STORES AND INFILTRATES RUNOFF OVER A LEVEL, UNCOMPACTED, (PREFERABLY UNDISTURBED AREA) WITH RELATIVELY PERMEABLE SOILS.	AFTER EACH STORM >3"	• INSPECT WATER DRAWDOWN TIME TO BE WITHIN 72 HOURS	ACCUMULATED DEBRIS AND SEDIMENT IN INLETS OR YARD DRAINS SHOULD BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.	IF ANY DETENTION BASIN IS OBSERVED TO FAIL TO DEWATER WITHIN THE ALLOWABLE 72 HOURS THE OWNER SHALL NOTIFY THE ENGINEER OF RECORD OR QUALIFIED GEOTECHNICAL ENGINEER TO DEVELOP A PLAN TO ADDRESS THE DEFICIENCY.
		4 TIMES PER YEAR	• INSPECT FOR ANY PONDING WATER		
		2 TIMES PER YEAR	• INSPECT STRUCTURES • INSPECT FOR SEDIMENT ACCUMULATION • INSPECT VEGETATIVE COVER CONDITION		
		ANNUALLY	• INSPECT FOR INVASIVE PLANT SPECIES		

LOCATION MAP
SCALE: 1" = 500'

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	ISSUED BY / DESIGNED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20223041701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #CH852
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
Ken Tatlow
REGISTERED ENGINEER

SHEET TITLE:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
C6.3
14 OF 28

REVISION 1 - 2023-04-10

OVERALL SITE CONSTRUCTION SEQUENCE

§102.8(f)(7)

A. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

B. REFERENCES TO 'CONSERVATION DISTRICT' USED THROUGHOUT THIS SEQUENCE ARE MEANT TO REFER TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

C. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

D. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CONSERVATION DISTRICT. THE OPERATOR 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.

E. THE TERM 'PERMANENT STABILIZATION' USED THROUGHOUT THIS SEQUENCE IS MEANT TO DESCRIBE THE PROPER PLACING, GRADING, CONSTRUCTING, REINFORCING, LINING, AND COVERING OF SOIL, ROCK OR EARTH TO ENSURE THEIR PERMANENT RESISTANCE TO EROSION, SLIDING OR OTHER MOVEMENT. FOR AN EARTH DISTURBANCE TO BE PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

F. FOR EACH OF THE 'CRITICAL STAGES' SPECIFIED BELOW, THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SAID BMP, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

G. SEDIMENT CONTROL FACILITIES, SUCH AS BASINS AND TRAPS, MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES. REFER ALSO TO THE MONITORING, INSPECTION AND REPORTING REQUIREMENTS PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS DURING CONSTRUCTION.

H. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

1. INSTALL CONSTRUCTION ENTRANCE AND STAGING AREAS AS DESIGNATED ON THE PLANS.

2. INSTALL ALL TREE PROTECTION FENCING AND CONSTRUCTION FENCING WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED. PERIMETER E&S CONTROL DELIBERATELY LIGHT AS SITE CONSTRUCTION OUTSIDE OF PARK AVENUE ROW DRAINS TO PROTECTED INLETS WITHIN SITE. ALL WORK WITHIN ROW AND POTENTIAL TO DRAIN TO PARK AVE TO BE STABILIZED IMMEDIATELY.

3. INSTALL INLET PROTECTION TO ALL INLETS AS DESIGNATED ON SHEET C3.0 OF THIS PLAN SET. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE PER DETAIL #4-15 AND #4-16. AS NEW INLETS ARE INSTALLED IN SUBSEQUENT PHASES, INSTALL INLET PROTECTION PER DETAILS #4-22 AND #4-23 WITH TEMPORARY BERMS AS SPECIFIED ON THE DETAILS UNTIL SURROUNDING PAVEMENT IS INSTALLED, THEN CONVERT TO #4-15 AND #4-16 AS NEEDED.

4. NOTIFICATION OF THE TOWNSHIP ENGINEER SHALL BE DONE FOLLOWING INSTALLATION OF PROTECTIVE BARRIERS AND PRIOR TO EARTH DISTURBANCE.

5. DEMOLISH EXISTING BUILDING.

6. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.

7. INSTALLATION OF A TEMPORARY BASIN, SEEPAGE BED, ROOF COLLECTION SYSTEM, AND CONNECTION TO AN EXISTING STORM SEWER MAY COMMENCE. NOTIFICATION OF THE TOWNSHIP ENGINEER FOR INSPECTION OF THE INSTALLATION OF THE SEEPAGE BED AND PIPING SHALL BE DONE PRIOR TO INSTALLATION.

8. **CRITICAL STAGE 1:** INITIATE STORM SEWER AND UNDERGROUND DETENTION BED WITH WQ JELLYFISH FILTER INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. [SEE ADDITIONAL FACILITY SEQUENCING, INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE UNDERGROUND DETENTION BED WITH WQ JELLYFISH FILTER.] THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF UNDERGROUND DETENTION BASIN. INLETS DISCHARGING TO UNDERGROUND DETENTION BED MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE UNDERGROUND DETENTION BED. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE UNDERGROUND DETENTION BED TO AVOID DAMAGING THE UNDERGROUND DETENTION BED OR OVER-COMPACTING THE SUBSURFACE SOILS.]

9. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE.

10. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS.

11. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

12. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS. UPON INSTALLATION OF CONCRETE SIDEWALKS WITHIN PARK AVENUE ROW, EARTHWORK IS ONLY TO OCCUR WHERE IMMEDIATE STABILIZATION CAN OCCUR.

13. **CRITICAL STAGE 2:** INSTALL FINAL VEGETATION INCLUDING ALL LANDSCAPE RESTORATION, AND GRASSED AREAS.

14. **CRITICAL STAGE 3:** UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING INLET PROTECTION, ROCK CONSTRUCTION ENTRANCE WITH WASH RACK, TREE PROTECTION FENCE, CONCRETE WASHOUTS, AND SOIL STOCKPILES. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.

15. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.

16. DEMOBILIZE.

17. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

RECEIVING SURFACE WATERS

§102.8(f)(5)

1. THE SUBJECT SITE DRAINS TO PENNYPACK WATERSHED DISTRICT A, WHICH HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

2. THE DEVELOPMENT IS IN NEITHER AN HQ NOR AN EV WATERSHED AND THEREFORE, NO BOUNDARIES ARE SHOWN.

3. THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

GENERAL PCSM PLANNING AND DESIGN

§102.8(b)

THE FOLLOWING MEASURES WERE TAKEN TO PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM:

- DIRECT RUNOFF FROM IMPERVIOUS SURFACES TO BMPS
- THE USE OF NATIVE SPECIES REQUIRES LESS FERTILIZATION AND CHEMICAL APPLICATION THAN NONNATIVE SPECIES.

THE FOLLOWING MEASURES WERE TAKEN TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF:

- MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME:

- PROVIDE AN SUBSURFACE INFILTRATION BED AND AN UNDERGROUND DETENTION BASIN TO HELP REDUCE RUNOFF VOLUME
- RE-VEGETATE DISTURBED AREAS TO HELP REDUCE RUNOFF VOLUME
- MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL.

MEASURES WERE TAKEN TO MINIMIZE IMPERVIOUS AREAS.

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCES

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE LAND CLEARING AND GRADING:

- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCES
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEASURES WERE TAKEN TO UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMPS THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF:

- DIRECT RUNOFF TO AN SUBSURFACE INFILTRATION BED AND AN UNDERGROUND DETENTION BASIN TO HELP REDUCE RUNOFF VOLUME
- RE-VEGETATE DISTURBED AREAS TO HELP REDUCE RUNOFF VOLUME
- MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

RECYCLING OR DISPOSAL OF MATERIALS

§102.8(f)(11)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:

- ORGANIC MATERIAL (CLIPPING FROM GRASS, MEADOW, AND SHRUBS)
- TRASH AND DEBRIS
- LEAVES
- ANY SEDIMENT ACCUMULATED IN PCSM BMPs

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 Pa. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

GEOLOGIC FORMATIONS OR SOIL CONDITIONS

§102.8(f)(12)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

BELOW ARE INSTRUCTIONS FOR THE PROPER HANDLING AND/OR DISPOSAL OF ALL MATERIALS THAT COULD CAUSE POLLUTION:

1. ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

2. MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

3. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

4. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

5. THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

6. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT (610-489-4506).

7. AS PER THE PA GENERAL PERMIT, ANY TIME THE PERMITTEE OR CO-PERMITTEE BECOMES AWARE OF ANY INCIDENT CAUSING OR THREATENING POLLUTION AS DESCRIBED IN 25. PA CODE SECTION 91.33, AS REQUIRED BY 25. PA CODE SECTION 92A.41(B), THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.

8. TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

(1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

(2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

(3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.

a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

(4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

(5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

(6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

RIPARIAN FOREST BUFFER MANAGEMENT PLAN

§102.8(f)(14)

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING:

- THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

USGS MAP

SOIL MAP

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHKD BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig. PENNSYLVANIA. YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pailand.org # 20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PRPO

PROJECT:

PRELIMINARY! FINAL MAJOR LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

SHEET TITLE:

POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

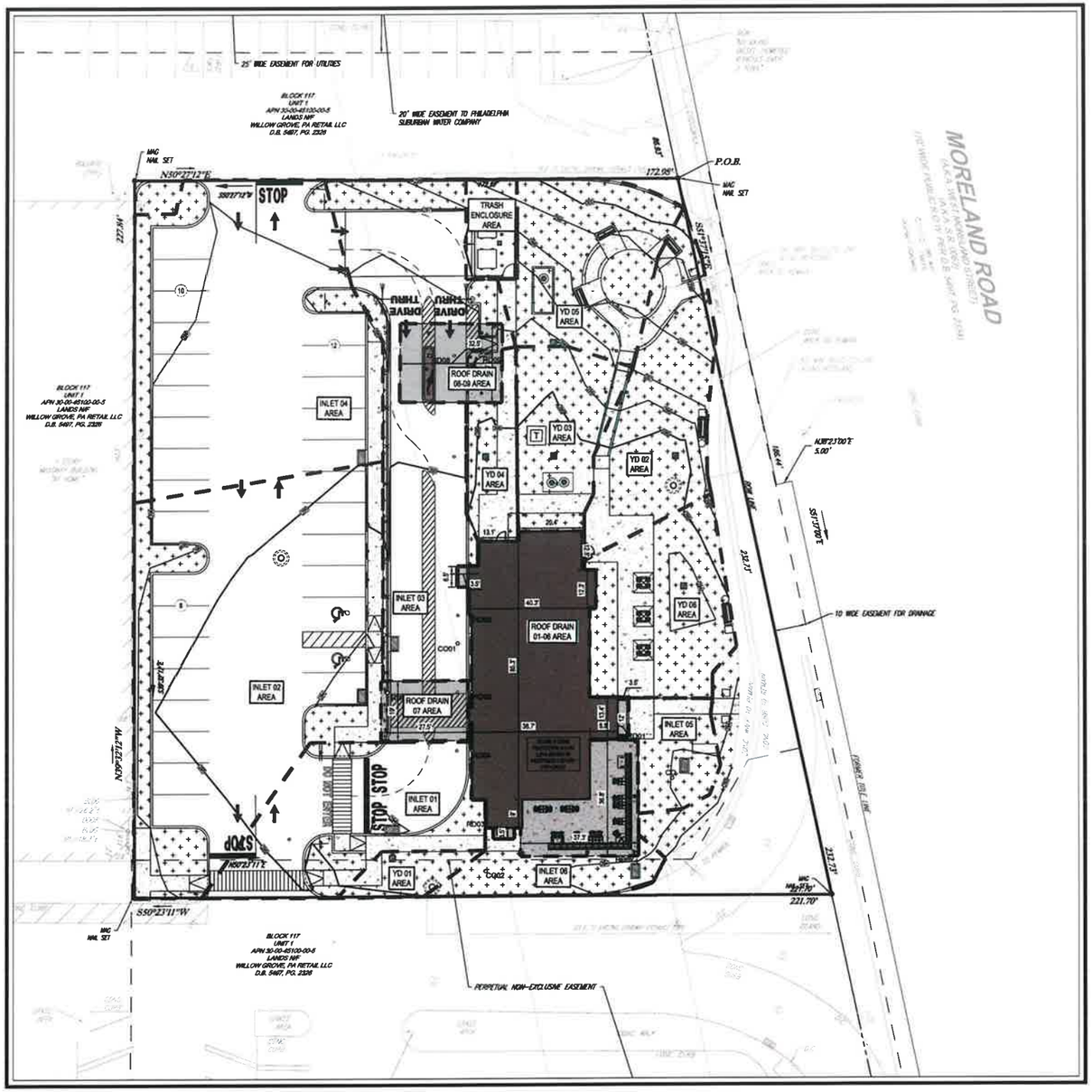
SHEET NUMBER:

C6-4

15 OF 28

REVISION 1 - 2023-04-10

COPYRIGHT © 2022 BOHLER ENGINEERING PA, LLC



LOCATION MAP
SCALE: 1" = 500'

Catchment Areas

Description	HSG B / CN Open Space (Lawns), Good Condition 61	Impervious Impervious 98	Total Area (Ac)	Composite CN
Yard Drain 01	0.02		0.02	61
Yard Drain 02	0.04	0.02	0.06	73
Yard Drain 03	0.03	0.01	0.04	68
Yard Drain 04	0.01	0.01	0.02	80
Yard Drain 05	0.05	0.01	0.06	65
Yard Drain 06	0.03	0.01	0.04	70
Inlet 01	0.02	0.06	0.08	89
Inlet 02	0.02	0.15	0.17	94
Inlet 03	0.02	0.10	0.12	92
Inlet 04	0.02	0.14	0.16	93
Inlet 05	0.02		0.02	61
Inlet 06	0.02		0.02	61
RD01-06		0.10	0.10	98
RD07		0.01	0.01	98
RD08-09		0.02	0.02	98
Trash Enclosure		0.01	0.01	98
Totals:	0.30	0.64	0.94	

LEGEND

PROPOSED	
DRAINAGE AREA TO BMP	
BUILDING	
BUILDING ABOVE	
CONCRETE SIDEWALK	
LANDSCAPE AREA	
DRAINAGE INLET	
YARD DRAIN	
MANHOLE	
CLEANOUT	CO

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM KT

811 Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.paonecall.org # 20220541701

PROJECT No.: PP22700001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP22700001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #CH052
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

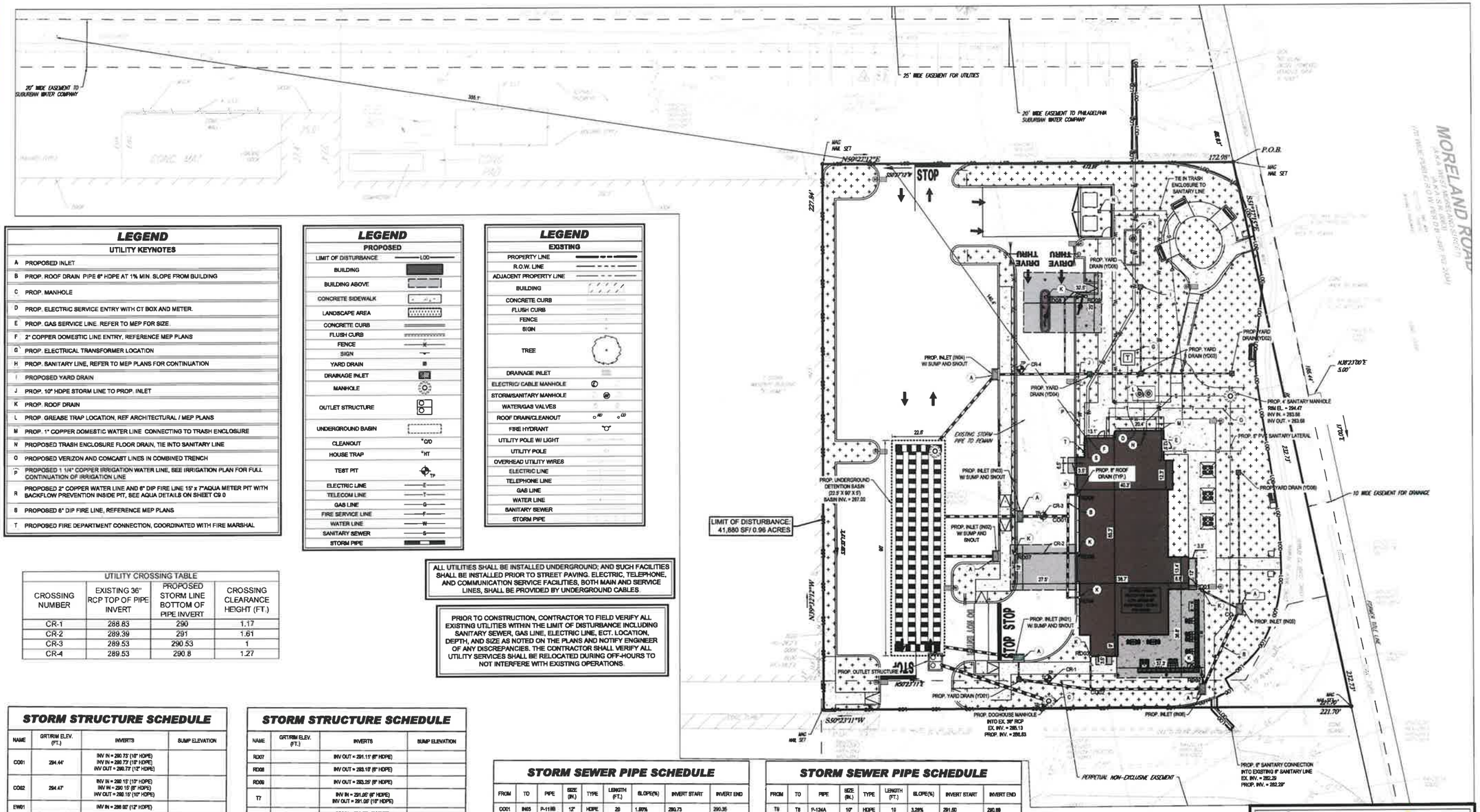
KRISTEN R. THOMAS — COMMONWEALTH OF PENNSYLVANIA — NOTARIAL SEAL

SHEET TITLE:
DRAINAGE AREA PLAN

SHEET NUMBER:
C6.5
18 OF 25

REVISION 1 - 2023-04-10

R:\2022\PP22700001\CAD\DRAWINGS\PLAN SET\SCI\PLAN SET PLANS\PP22700001-SCI-PLAN-----11-X-FULL C6.5 DRAINAGE AREA PLAN



LEGEND
UTILITY KEYNOTES

A	PROPOSED INLET
B	PROP. ROOF DRAIN PIPE 6" HDPE AT 1% MIN. SLOPE FROM BUILDING
C	PROP. MANHOLE
D	PROP. ELECTRIC SERVICE ENTRY WITH CT BOX AND METER.
E	PROP. GAS SERVICE LINE. REFER TO MEP FOR SIZE.
F	2" COPPER DOMESTIC LINE ENTRY, REFERENCE MEP PLANS
G	PROP. ELECTRICAL TRANSFORMER LOCATION
H	PROP. SANITARY LINE, REFER TO MEP PLANS FOR CONTINUATION
I	PROPOSED YARD DRAIN
J	PROP. 10" HDPE STORM LINE TO PROP. INLET
K	PROP. ROOF DRAIN
L	PROP. GREASE TRAP LOCATION, REF ARCHITECTURAL / MEP PLANS
M	PROP. 1" COPPER DOMESTIC WATER LINE CONNECTING TO TRASH ENCLOSURE
N	PROPOSED TRASH ENCLOSURE FLOOR DRAIN, TIE INTO SANITARY LINE
O	PROPOSED VERIZON AND COMCAST LINES IN COMBINED TRENCH
P	PROPOSED 1 1/4" COPPER IRRIGATION WATER LINE, SEE IRRIGATION PLAN FOR FULL CONTINUATION OF IRRIGATION LINE
R	PROPOSED 2" COPPER WATER LINE AND 6" DIP FIRE LINE 15' x 7'AQUA METER PIT WITH BACKFLOW PREVENTION INSIDE PIT, SEE AQUA DETAILS ON SHEET C9.0
S	PROPOSED 6" DIP FIRE LINE, REFERENCE MEP PLANS
T	PROPOSED FIRE DEPARTMENT CONNECTION, COORDINATED WITH FIRE MARSHAL

LEGEND
PROPOSED

LIMIT OF DISTURBANCE	LOD
BUILDING	
BUILDING ABOVE	
CONCRETE SIDEWALK	
LANDSCAPE AREA	
CONCRETE CURB	
FLUSH CURB	
FENCE	
SIGN	
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	
OUTLET STRUCTURE	
UNDERGROUND BASIN	
CLEANOUT	C/O
HOUSE TRAP	HT
TEST PIT	TP
ELECTRIC LINE	E
TELECOM LINE	T
GAS LINE	G
FIRE SERVICE LINE	F
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	

LEGEND
EXISTING

PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURBS	
FENCE	
SIGN	
TREE	
DRAINAGE INLET	
ELECTRIC/ CABLE MANHOLE	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

UTILITY CROSSING TABLE			
CROSSING NUMBER	EXISTING 36" RCP TOP OF PIPE INVERT	PROPOSED STORM LINE BOTTOM OF PIPE INVERT	CROSSING CLEARANCE HEIGHT (FT.)
CR-1	288.83	290	1.17
CR-2	289.39	291	1.61
CR-3	289.53	290.53	1
CR-4	289.53	290.8	1.27

ALL UTILITIES SHALL BE INSTALLED 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.

PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRIC LINE, ECT. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH EXISTING OPERATIONS.

STORM STRUCTURE SCHEDULE

NAME	GRT/RIM ELEV. (FT.)	INVERTS	SUMP ELEVATION
CO01	294.44'	INV IN = 290.72' (10" HDPE) INV IN = 290.73' (10" HDPE) INV OUT = 290.72' (12" HDPE)	
CO02	294.47'	INV IN = 290.15' (10" HDPE) INV IN = 290.16' (8" HDPE) INV OUT = 289.19' (10" HDPE)	
EW01		INV IN = 288.02' (12" HDPE)	
EW02		INV IN = 288.00' (12" HDPE)	
EW03		INV IN = 288.00' (12" HDPE)	
EW05		INV IN = 288.00' (12" HDPE)	
IN01	293.98'	INV IN = 289.40' (8" HDPE) INV OUT = 289.41' (12" HDPE)	286.30
IN02	293.76'	INV OUT = 290.76' (12" HDPE)	287.76
IN03	294.04'	INV IN = 290.35' (12" HDPE) INV OUT = 290.35' (12" HDPE)	287.35
IN04	295.09'	INV IN = 290.72' (10" HDPE) INV OUT = 290.72' (12" HDPE)	287.72
IN05	293.91'	INV IN = 290.77' (8" HDPE) INV IN = 290.77' (8" HDPE) INV OUT = 290.77' (12" HDPE)	
IN06	293.43'	INV IN = 290.41' (8" HDPE) INV IN = 290.41' (12" HDPE) INV OUT = 290.41' (10" HDPE)	
MH01	294.84'	INV IN = 288.53' (15" RCP)	283.63
OS01	294.69'	INV OUT = 287.00' (15" RCP)	284.00
RD01		INV OUT = 292.00' (6" HDPE)	
RD02		INV OUT = 290.86' (6" HDPE)	
RD03		INV OUT = 291.75' (6" HDPE)	
RD04		INV OUT = 291.85' (6" HDPE)	
RD05		INV OUT = 290.94' (6" HDPE)	
RD06		INV OUT = 291.19' (6" HDPE)	

STORM STRUCTURE SCHEDULE

NAME	GRT/RIM ELEV. (FT.)	INVERTS	SUMP ELEVATION
RD07		INV OUT = 291.11' (6" HDPE)	
RD08		INV OUT = 293.16' (6" HDPE)	
RD09		INV OUT = 293.29' (6" HDPE)	
T7		INV IN = 291.05' (6" HDPE) INV OUT = 291.05' (10" HDPE)	
T8		INV IN = 290.89' (6" HDPE) INV IN = 290.89' (6" HDPE) INV IN = 290.89' (10" HDPE) INV OUT = 290.89' (10" HDPE)	
T9		INV IN = 291.50' (6" HDPE) INV OUT = 291.50' (10" HDPE)	
T10		INV IN = 293.02' (6" HDPE) INV IN = 293.02' (6" HDPE) INV OUT = 293.02' (8" HDPE)	
T11		INV IN = 291.02' (10" HDPE) INV IN = 291.02' (8" HDPE) INV OUT = 291.02' (10" HDPE)	
YD01	294.55'	INV IN = 289.89' (10" HDPE) INV OUT = 289.89' (6" HDPE)	
YD02	294.23'	INV OUT = 291.73' (6" HDPE)	
YD03	294.36'	INV IN = 291.34' (8" HDPE) INV IN = 291.34' (6" HDPE) INV OUT = 291.34' (10" HDPE)	
YD04	294.92'	INV IN = 291.12' (10" HDPE) INV OUT = 291.12' (10" HDPE)	
YD05	295.74'	INV OUT = 292.75' (6" HDPE)	
YD06	293.92'	INV OUT = 291.37' (6" HDPE)	

STORM SEWER PIPE SCHEDULE

FROM	TO	PIPE	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	INVERT START	INVERT END
CO01	IN03	P-119B	12"	HDPE	20	1.80%	290.73	290.35
CO02	YD01	P-115B	10"	HDPE	30	1.00%	290.16	289.86
IN01	EW01	P-126	12"	HDPE	32	4.47%	289.41	288.00
IN02	EW02	P-102	12"	HDPE	22	12.81%	290.76	288.00
IN03	EW03	P-103	12"	HDPE	32	7.46%	290.35	288.00
IN04	EW05	P-107	12"	HDPE	36	7.46%	290.72	288.00
IN05	IN06	P-112A	12"	HDPE	37	0.98%	290.77	290.41
IN06	CO02	P-115A	10"	HDPE	47	0.55%	290.41	290.15
OS01	MH01	P-121	15"	RCP	48	0.78%	287.00	286.63
RD01	IN05	P-112C	6"	HDPE	18	7.91%	292.00	290.77
RD02	IN06	P-115	8"	HDPE	6	7.90%	290.86	290.41
RD03	CO02	P-116	6"	HDPE	14	11.53%	291.75	290.15
RD04	T9	P-124	6"	HDPE	6	7.23%	291.85	291.50
RD05	T8	P-117	6"	HDPE	5	1.10%	290.94	290.89
RD06	T7	P-118	6"	HDPE	4	1.13%	291.10	291.05
RD07	T8	P-120	6"	HDPE	22	1.00%	291.11	290.89
RD08	T10	P-122	6"	HDPE	8	0.97%	293.10	293.02
RD09	T10	P-123	6"	HDPE	9	2.63%	293.26	293.02
T7	CO01	P-118A	10"	HDPE	9	3.57%	291.05	290.73
T8	CO01	P-115D	10"	HDPE	15	1.04%	290.89	290.73

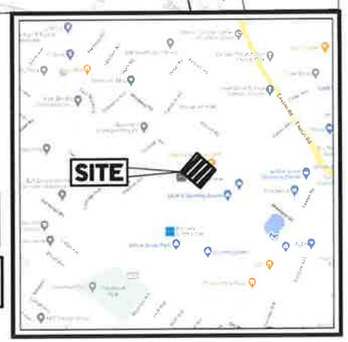
STORM SEWER PIPE SCHEDULE

FROM	TO	PIPE	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	INVERT START	INVERT END
T9	T8	P-124A	10"	HDPE	18	3.28%	291.50	290.89
T10	T11	P-126	8"	HDPE	32	5.23%	293.02	291.02
T11	IN04	P-113B (1)	10"	HDPE	29	1.04%	291.02	290.72
YD01	IN01	P-127	8"	HDPE	8	4.62%	289.86	289.40
YD02	YD03	P-113	8"	HDPE	30	1.00%	291.73	291.34
YD03	YD04	P-113A	10"	HDPE	22	1.00%	291.34	291.12
YD04	T11	P-113B	10"	HDPE	10	1.01%	291.12	291.02
YD05	YD03	P-111	6"	HDPE	36	3.89%	292.75	291.34
YD06	IN05	P-112	6"	HDPE	57	1.05%	291.37	290.77

INLETS (IN01, IN02. IN03, IN04) SHALL HAVE SUMPS AND SNOUTS INSTALLED

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

A MINIMUM OF TWO FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.



LOCATION MAP
SCALE: 1" = 500'

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paclic.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: SMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

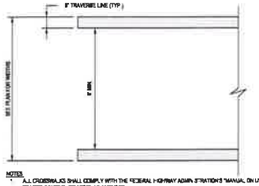
BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C7.0
17 OF 26

REVISION 1 - 2023-04-10

R:\2022\PP2270001\C-ADD&MWN\SITE\PLAN SET\CIVIL SITE PLANS\PP2270001-DVP-1A---LAYOUT C1.0 UTILITY PLAN



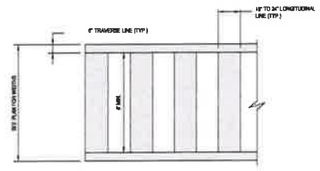
T-24 **STANDARD CROSSWALK DETAIL**

NOT TO SCALE

CROSSWALK DESIGN NOTES

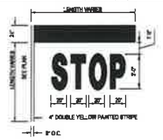
§2504.F(1 & 2)

CROSSWALKS SHALL BE AT LEAST 6 FEET WIDE BUT SHALL NOT EXCEED 10 FEET WIDE. IN THE BC BUSINESS CENTER ZONING DISTRICT, CROSSWALKS SHALL BE CONSTRUCTED OF PATTERNED SURFACE DRESSING, TEXTURED PAVING, OR STONE/BRICK/CONCRETE PAVERS THAT ARE EASILY SEEN AND DISTINGUISHED FROM THE ROADWAY. CROSSWALK BORDERS SHALL BE HIGHLIGHTED WITH A CONTRASTING COLOR AND/OR TEXTURE AT LEAST 6 INCHES IN WIDTH. INSTALLATION AND SELECTED MATERIALS SHALL BE DURABLE AND ABLE TO WITHSTAND VEHICULAR TRAFFIC.



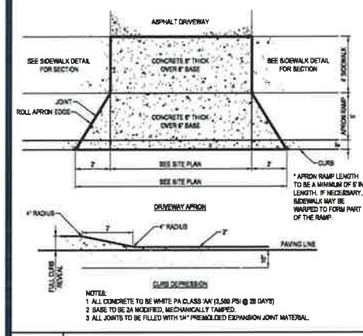
T-6 **WHITE PAINTED STOP BAR DETAIL**

NOT TO SCALE



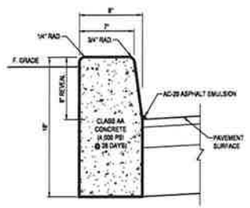
T-5 **WHITE PAINTED STOP BAR & "STOP" LETTERING DETAIL**

NOT TO SCALE



P-8 **CONCRETE DRIVEWAY APRON DETAIL**

NOT TO SCALE

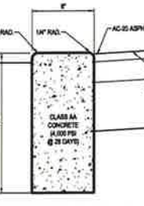


P-1 **TYPICAL CONCRETE CURB DETAIL**

NOT TO SCALE

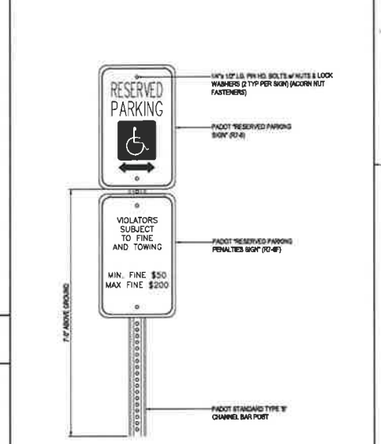
T-21 **HIGH VISIBILITY CROSSWALK DETAIL (PERPENDICULAR TO INTERSECTION)**

NOT TO SCALE



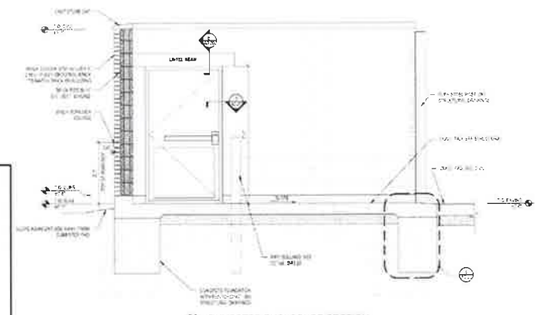
T-7 **WHITE PAINTED TRAFFIC ARROW DETAIL**

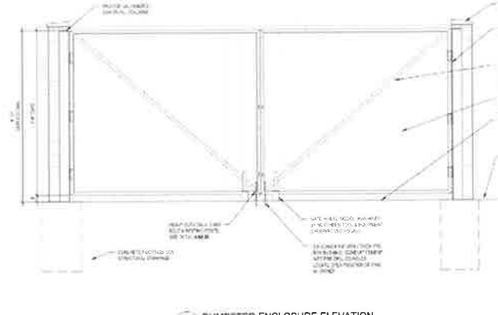
NOT TO SCALE

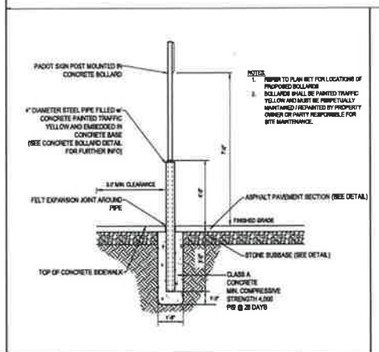


T-15 **RESERVED PARKING SPACE & PENALTIES SIGNS**

NOT TO SCALE

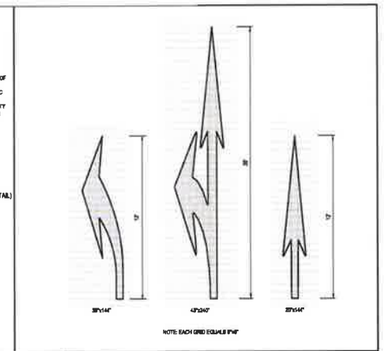






T-19 **SIGN WITHIN BOLLARD IN ASPHALT DETAIL**

NOT TO SCALE



T-10 **WHITE PADOT PAVEMENT MARKING ARROW DETAIL**

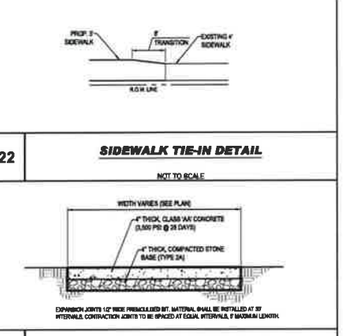
NOT TO SCALE

LIST OF APPLICABLE PADOT DETAILS & STANDARDS

SIGNAGE: PA.D.O.T. PUBLICATION 236
PEDESTRIAN SIGN - W11-2 (30" x 30" W/ FLUORESCENT YELLOW-GREEN BACKGROUND)
DOWNWARD POINTING ARROW SIGN - W16-7P (24" x 12" W/ FLUORESCENT YELLOW-GREEN BACKGROUND)

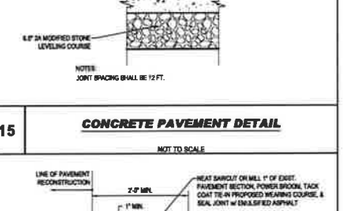
ADDITIONAL DETAILS ASSOCIATED WITH ON-SITE STORMWATER STRUCTURES AND PADOT ROAD IMPROVEMENTS ARE ON THE FOLLOWING STANDARD DETAILS FROM THE LATEST EDITION OF PennDOT PUBLICATION 72M:
(THE PERMITTEE IS REQUIRED TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS)

STANDARD DRAWING NUMBER	DRAWING NAME
RC - 26M	CONCRETE PAVEMENT REHABILITATION
RC - 28M	OVERLAY TRANSITIONS AND PAVING NOTCHES
RC - 30M	SUBSURFACE DRAINS
RC - 35M	STORMWATER MANHOLES
RC - 64M	CURBS AND GUTTERS
RC - 65M	CONCRETE MOUNTABLE CURBS
RC - 67M	CURB RAMPS AND SIDEWALKS



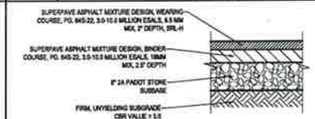
P-2 **TYPICAL FLUSH CONCRETE CURB DETAIL**

NOT TO SCALE



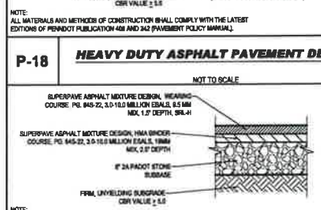
P-18 **HEAVY DUTY ASPHALT PAVEMENT DETAIL**

NOT TO SCALE



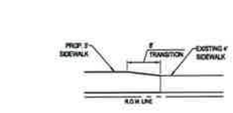
P-17 **STANDARD ASPHALT PAVEMENT DETAIL**

NOT TO SCALE



P-22 **SIDEWALK TIE-IN DETAIL**

NOT TO SCALE

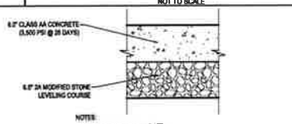


P-21 **CONCRETE SIDEWALK DETAIL**

NOT TO SCALE

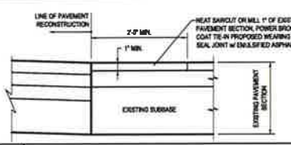
P-15 **CONCRETE PAVEMENT DETAIL**

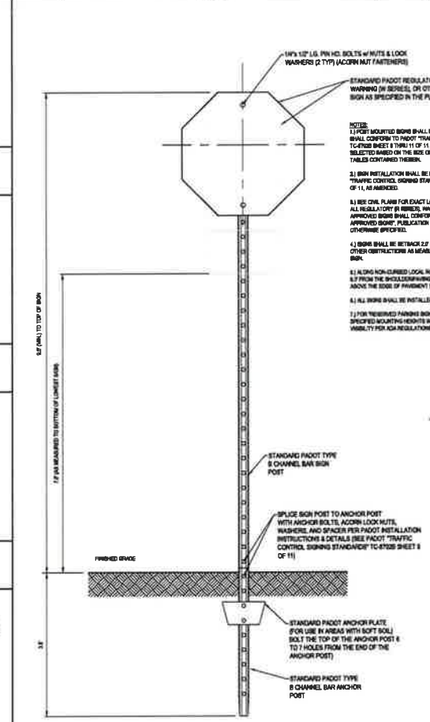
NOT TO SCALE



P-13 **PAVEMENT TIE-IN DETAIL**

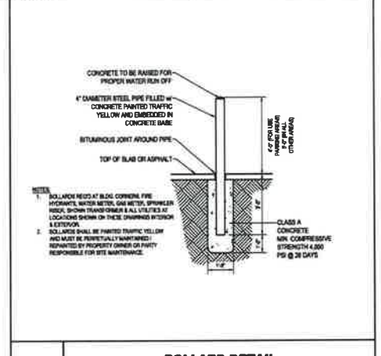
NOT TO SCALE





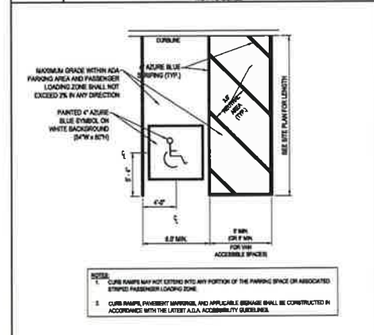
T-11 **STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL**

NOT TO SCALE



T-20 **BOLLARD DETAIL**

NOT TO SCALE



T-13 **ADA ACCESSIBLE PARKING SPACE STRIPING (1 SPACE)**

NOT TO SCALE

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	ISSUED BY (MM/DD/YY)
1	2023-04-18	PER ABINGTON TOWNSHIP COMMENTS	CM KT

811 Know what's below. Call before you dig. PENNSYLVANIA. YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pa1call.org # 20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA Kevin Tuttle REGISTERED ENGINEER

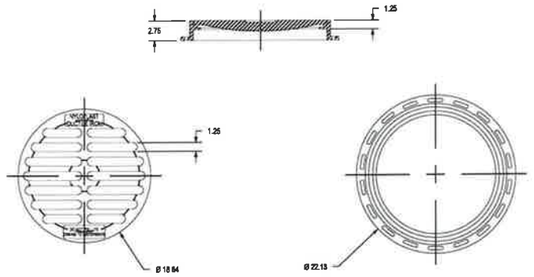
SHEET TITLE:
DETAILS

SHEET NUMBER:
C8.0
18 OF 28

REVISION 1 - 2023-04-18

1899CGS

APPROX. DRAIN AREA = 115.72 SQ IN
APPROX. WEIGHT WITH FRAME = 68.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-029

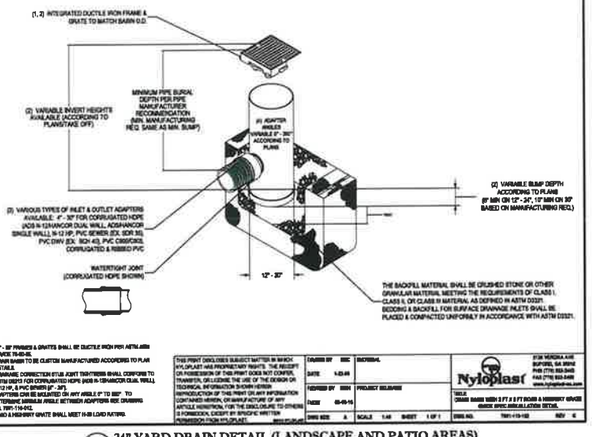
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	ESC	MATERIAL	DUCTILE IRON
DATE	03-06-08		
REVISED BY	CCA	PROJECT RELEASE	
DATE	05-30-13		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

3130 VERONA AVE.
BUFORD, GA 30518
PHN: (770) 932-2440
FAX: (770) 932-2486
www.nyloplast-us.com

TITLE: 18 IN STANDARD GRATE ASSEMBLY - TYPE C
DWG NO. 7001-110-213 REV D

NYLOPLAST 2 FT X 2FT ROAD & HIGHWAY STRUCTURE: 32 _ _ AGS _ _ X



1 - 12" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CORRECTION STUB JOINT TIGHTENER SHALL CONFORM TO ASTM D8210 FOR CORRUGATED HDPE (ADS N-12/ADVANCOR DUAL WALL N-12 HP, & PVC SEWER (8" - 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-116-012.
5 - NDAS 2 AGS HEAVY GRATE SHALL MEET H-20 LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	ESC	MATERIAL	
DATE	1-23-08		
REVISED BY	DSH	PROJECT RELEASE	
DATE	03-05-15		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE.
BUFORD, GA 30518
PHN: (770) 932-2440
FAX: (770) 932-2486
www.nyloplast-us.com

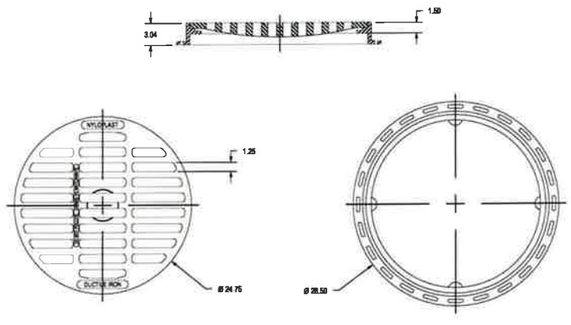
TITLE: GRADE BASIN WITH 2 FT X 2 FT BOARD & WITHERBY GRATE (GRADE RING) INSTALLATION DETAIL
DWG NO. 7001-110-102 REV C

24" YARD DRAIN DETAIL (LANDSCAPE AND PATIO AREAS)
SCALE: N.T.S.

2499CGS

APPROX. DRAIN AREA = 194.80 SQ IN
APPROX. WEIGHT WITH FRAME = 124.90 LBS

EFFECTIVE WEIR LENGTH CALCULATIONS:
Area=
194.80=πR²
R= 7.87 IN.
D= 15.74 IN.



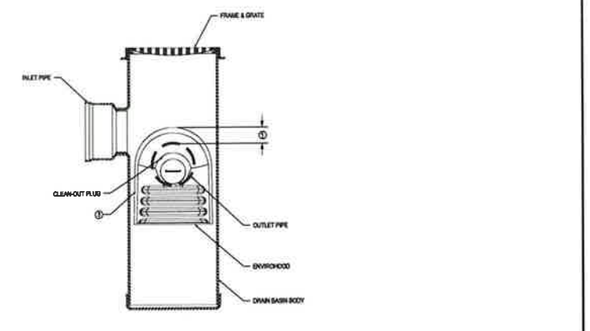
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-024

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	RSC	MATERIAL	DUCTILE IRON
DATE	03-06-08		
REVISED BY	CCA	PROJECT RELEASE	
DATE	05-30-13		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

3130 VERONA AVE.
BUFORD, GA 30518
PHN: (770) 932-2440
FAX: (770) 932-2486
www.nyloplast-us.com

TITLE: 24 IN STANDARD GRATE ASSEMBLY - TYPE B
DWG NO. 7001-110-217 REV D



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	JJC	MATERIAL	
DATE	8-28-13		
APVD BY	JJC	PROJECT RELEASE	
DATE	8-28-13		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE.
BUFORD, GA 30518
PHN: (770) 932-2440
FAX: (770) 932-2486
www.nyloplast-us.com

TITLE: ENVIROHOOD FIELD INSTALLATION
DWG NO. 7004-110-113 REV A

YARD DRAIN ENVIROHOOD DETAIL
SCALE: N.T.S.

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paonecall.org
20220641701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

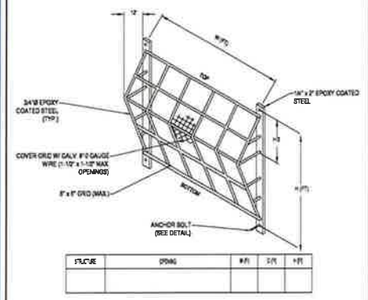
BOHLER //
1515 MARKET STREET, SUITE 620
PHILADELPHIA, PA 19102
Phone: (267) 402-9400
Fax: (267) 402-3401
www.BohlerEngineering.com

KENNETH R. TATTAN — Ken Tattan — COMMONWEALTH OF PENNSYLVANIA — NOTARIAL SEAL

SHEET TITLE:
DETAILS

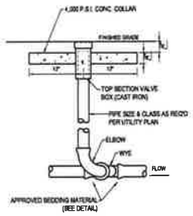
SHEET NUMBER:
C8.1
18 OF 26

REVISION 1 - 2023-04-10



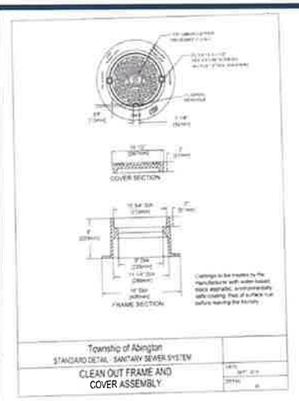
R-8 ***TRASH RACK-SAFETY GRATE FOR OUTLET STRUCTURE WEIR***

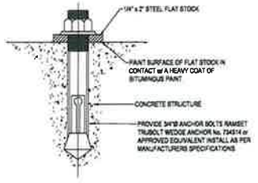
NOT TO SCALE



S-13 ***TYPICAL CLEANOUT DETAIL (LANDSCAPE AREAS)***

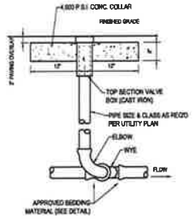
NOT TO SCALE





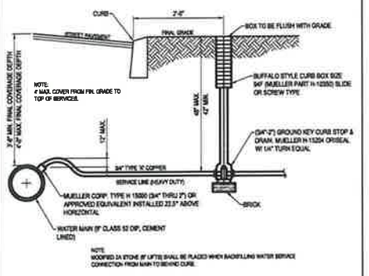
R-10 ***ANCHOR BOLT FOR TRASH RACKS***

NOT TO SCALE



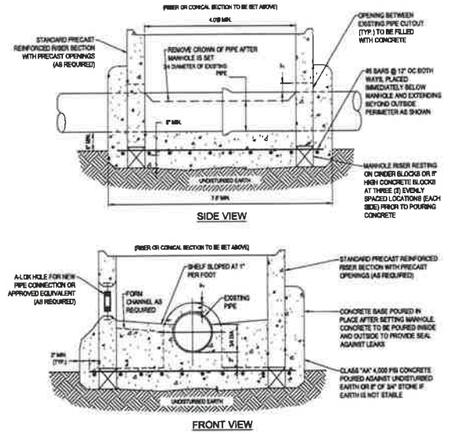
S-12 ***TYPICAL CLEANOUT DETAIL (PAVED AREAS)***

NOT TO SCALE



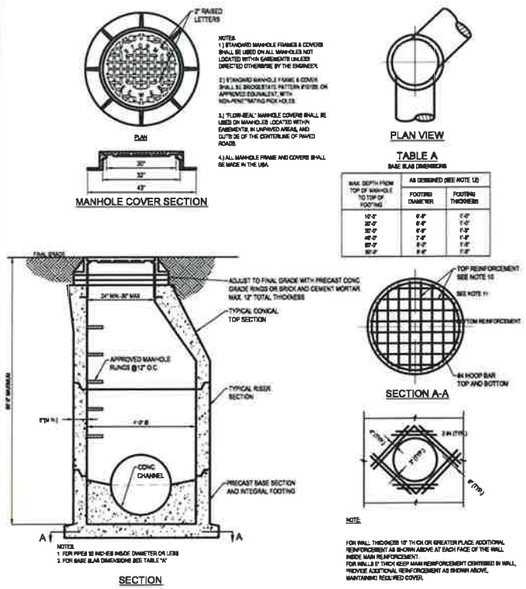
W-2 ***WATER SERVICES CONNECTION DETAIL***

NOT TO SCALE



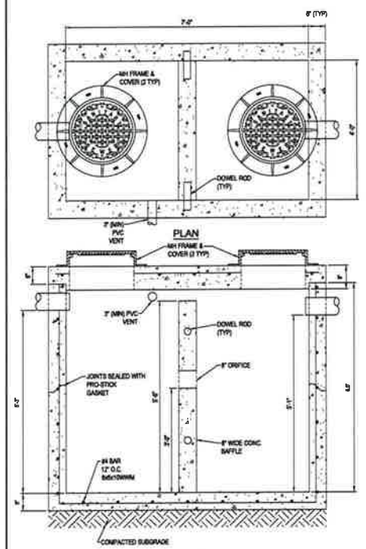
R-5 ***DOGHOUSE MANHOLE DETAIL***

NOT TO SCALE


2" RAISED LETTERS
NOTES:
1.) STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
2.) STANDARD MANHOLE FRAME & COVER SHALL BE BROOKSTONE PATTERN #10100, OR APPROVED EQUIVALENT, WITH NON-PENETRATING PICK HOLES.
3.) "FLOW-SEAL" MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, AND OUTSIDE OF THE CENTERLINE OF PAVED ROADS.
4.) ALL MANHOLE FRAME AND COVERS SHALL BE MADE IN THE USA.
PLAN
30"
32"
43"
MANHOLE COVER SECTION
PLAN VIEW
TABLE A
BASE SLAB DIMENSIONS
MAX. DEPTH FROM TOP OF MANHOLE TO TOP OF FOOTING
AS DESIGNED (SEE NOTE 12)
FOOTING DIAMETER
FOOTING THICKNESS
10'-0" 6'-0" 1'-0"
20'-0" 6'-0" 1'-0"
30'-0" 6'-0" 1'-0"
40'-0" 6'-0" 1'-0"
50'-0" 6'-0" 1'-0"
60'-0" 6'-0" 1'-0"
FINAL GRADE
24" MIN. 36" MAX
ADJUST TO FINAL GRADE WITH PRECAST CONC GRADE RINGS OR BRICK AND CEMENT MORTAR, MAX. 12" TOTAL THICKNESS
TYPICAL CONICAL TOP SECTION
APPROVED MANHOLE RUNGS @12" O.C.
TYPICAL RISER SECTION
PRECAST BASE SECTION AND INTEGRAL FOOTING
CONC. CHANNEL
A
A
NOTES:
1. FOR PIPES 30 INCHES INSIDE DIAMETER OR LESS
2. FOR BASE SLAB DIMENSIONS SEE TABLE "A"
SECTION
TOP REINFORCEMENT SEE NOTE 11
SEE NOTE 11
BOTTOM REINFORCEMENT
#4 HOOP BAR TOP AND BOTTOM
SECTION A-A
3 IN (TYP.)
4" (TYP.)
FOR WALL THICKNESS 10" THICK OR GREATER PLACE ADDITIONAL REINFORCEMENT AS SHOWN ABOVE AT EACH FACE OF THE WALL INSIDE MAIN REINFORCEMENT.
FOR WALLS 8" THICK KEEP MAIN REINFORCEMENT CENTERED IN WALL. PROVIDE ADDITIONAL REINFORCEMENT AS SHOWN ABOVE, MAINTAINING REQUIRED COVER.
REINFORCEMENT DETAIL AT OPENINGS
NOTES:
1. PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 714, MAY BE SUBSTITUTED FOR THE STANDARD CAST-IN-PLACE MANHOLE.
2. CONSTRUCTION NOTES:
A. CONSTRUCT IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS, SECTIONS 639, 906, 714 AND ASTM C-478-95, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, AS MODIFIED HERE IN.
B. MINIMUM CONCRETE CLASS AA.
C. PROVIDE EPOXY COATED STEEL REINFORCEMENT (IN ACCORDANCE WITH ASTM A-884), STEEL WELDED WIRE FABRIC (IN ACCORDANCE WITH ASTM A-885 & A615), PLAIN BILLET STEEL BARS (IN ACCORDANCE WITH ASTM A615) OR DEFORMED BILLET STEEL BARS. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 PSI.
D. CLEAR COVER FOR STEEL: WALLS 3" FOOTINGS 3" (TOP BARS), 1 1/2" (BOTTOM BARS) 1 1/2" SIDE COVER.
3. PROVIDE 12" MINIMUM HORIZONTAL CLEARANCE BETWEEN OPENINGS LOCATED AT THE BASE DEPTH. PIPES NOT LOCATED AT THE BASE DEPTH MUST BE LOCATED VERTICALLY AT LEAST ONE TIMES MAXIMUM OPENING DIAMETER APART.
4. FOR RISERS OR BASE SECTIONS WITH OPENINGS, PROVIDE A MINIMUM HEIGHT OF SECTION EQUAL TO TWO TIMES THE LARGEST OPENING. CENTER OF OPENING TO BE LOCATED AT LEAST ONE TIMES THE OPENING FROM THE CLOSEST JOINT BETWEEN RISERS.
5. FOR PRECAST RISER OR BASE SECTIONS WITH ONE OPENING LOCATED AT DEPTHS TO 20' OR FOR SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT A DEPTH OF 14 FEET AND LESS, PROVIDE CIRCUMFERENTIAL REINFORCEMENT IN ACCORDANCE WITH REINFORCEMENT DETAIL AT OPENINGS.
FOR RISERS OR BASE SECTIONS WITH 1 OR MORE OPENINGS, LOCATED AT A DEPTH GREATER THAN 14 FEET, BUT LESS THAN OR EQUAL TO 28 FEET, PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.44 INCH VERTICAL POST FOR THE DEPTH OF THE RISER OR BASE SECTION
FOR RISERS OR BASE SECTIONS WITH 2 OR MORE OPENINGS, LOCATED AT DEPTHS GREATER THAN 28 FEET, USE A 10 INCH THICK WALL RISER OR BASE SECTION WITH CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.15 INCH VERTICAL POST EACH FACE
RISERS OR BASE SECTIONS WITH HOLES TO BE CLEARLY MARKED WITH MINIMUM ALLOWABLE DEPTH.
6. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND OPENINGS AS SHOWN ON REINFORCEMENT DETAILS AT OPENINGS
7. PROVIDE MANHOLE STEPS MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 903(2). ALTERNATE CONFIGURATIONS AND DIMENSIONS, AS APPROVED BY THE ENGINEER, MAY BE USED.
8. PROVIDE MINIMUM 7" SECTION DIMENSION FOR METAL STEPS. PROVIDE MINIMUM 9" SECTION DIMENSION FOR NON-DETERIORATING MATERIAL STEPS.
9. MECHANICAL ANCHOR REQUIRED FOR INSTALLATION OF STEPS WITHOUT HOOKS.
10. FOR FOOTING TOP REINFORCEMENT, BOTH DIRECTIONS, USE NO. 10 @ EARS AT 12" FOR DEPTHS TO 20' OR LESS (HPFT 9999' FOR DEPTHS TO 30' AND (LES HPFT 9999' FOR DEPTHS GREATER THAN 30' 4" MAXIMUM SPACING FOR 9999'.
11. FOR FOOTING BOTTOM REINFORCEMENT, BOTH DIRECTIONS, USE NO. 10 (a) EARS AT 12" FOR DEPTHS TO 40' OR LESS (HPFT 9999' FOR DEPTHS TO 20' AND A HPFT 9999' FOR DEPTHS GREATER THAN 30'. 6" MAXIMUM SPACING FOR 9999'.
12. A SAFE BEARING CAPACITY OF 2.5 TONS PER SF) UNDER THE ENTIRE SLAB IS ASSUMED TO DETERMINE THE BASE SIZE. WHEN THE SUBSOIL IS EXTREMELY POOR, PROCEED WITH CONSTRUCTION ONLY AFTER THE ENGINEER SPECIFIES ADEQUATE BASE DESIGN

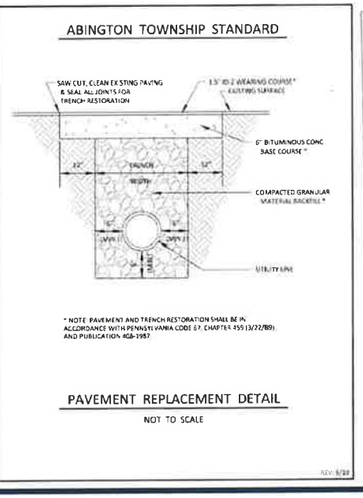
R-4 ***PRECAST STORM MANHOLE DETAILS***

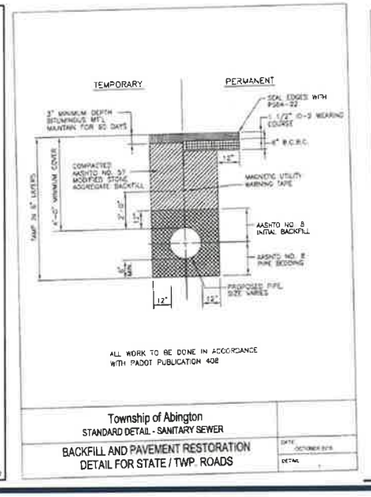
NOT TO SCALE

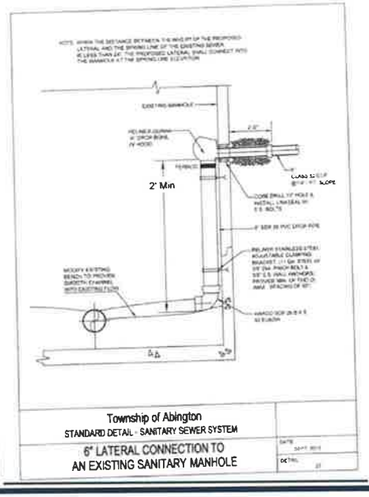


S-10 ***GREASE TRAP DETAIL***

NOT TO SCALE







Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pa1call.org # 20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06
2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

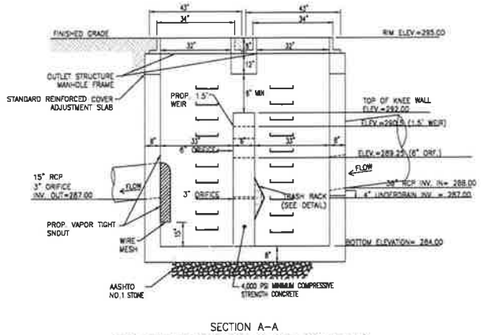
COMMONWEALTH OF PENNSYLVANIA Ken Tatter REGISTERED ENGINEER

SHEET TITLE:
DETAILS

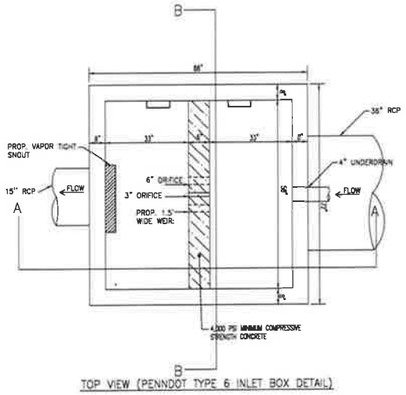
SHEET NUMBER:
C8.2
20 OF 26

REVISION 1 - 2023-04-10

© 2022 BOHLER ENGINEERING, ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED AND IS TO BE RETURNED UPON REQUEST.



SECTION A–A
SIDE VIEW (PENNDOT TYPE 6 INLET BOX DETAIL)

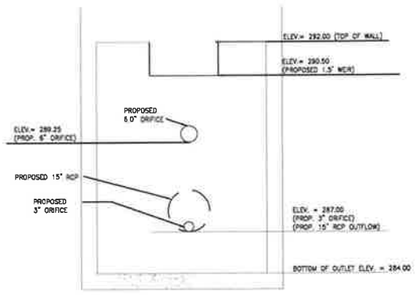


TOP VIEW (PENNDOT TYPE 6 INLET BOX DETAIL)

NOTES:

1.) FURNISH OUTLET BOX WITH COPOLYMER PROPYLENE STEPS.
2.) ALL JOINTS WITHIN OUTLET STRUCTURE TO BE WATERTIGHT.
3.) IF THE STRUCTURE IS NOT MONOLITHIC, PROVIDE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
4.) CONCRETE SHALL BE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH.
5.) A 30" MINIMUM INTERIOR CLEAR OPENING SHALL BE REQUIRED IN THE COVER ADJUSTMENT SLAB.
6.) WEIR WALL TO BE ATTACHED TO INLET BOX WITH 4" REBAR.
7.) WEIR WALL WITHIN OUTLET CONTROL STRUCTURE MUST BE POURED MONOLITHICALLY.

DB 6 **PROB. BASIN OUTLET STRUCTURE OS01**
SCALE: N.T.S. REV.: 2017.06.06



SECTION B–B
FRONT VIEW (NTS)

PCSM - GENERAL BMP NOTES

1. BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.
2. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE PROPOSED BMP BOTTOMS.
3. REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED STORMWATER MANAGEMENT BMPs.
4. REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.
5. AS-BUILT PLANS OF THE STORMWATER BMPs FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL SURVEYOR.

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

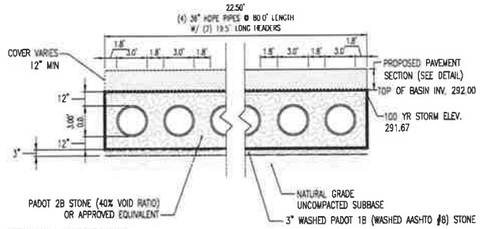
§102.8(f)(10)

1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
2. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
3. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, THE SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.
4. HEAVY CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON OR DRIVEN OVER BMP FACILITIES AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY EQUIPMENT, INCLUDING MOWERS.
5. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED.

PRESSER REALTY LP IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN.

UNDERGROUND DETENTION BASIN GEOTEXTILE NOTES:

1.) GEOTEXTILE MUST CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS (AASHTO CLASS 1 OR CLASS 2 GEOTEXTILE IS RECOMMENDED):
GRAB TENSILE STRENGTH (ASTM-D4632): ≥ 120 LBS
MULLEN BURST STRENGTH (ASTM-D3786): ≥ 225 PSI
FLOW RATE (ASTM-D4491): ≥ 95 GAL/MIN/FT2
UV RESISTANCE AFTER 500 HRS (ASTM-D4355): ≥ 70%
HEAT-SET OR HEAT-CALENDARED FABRICS ARE NOT PERMITTED.



STORMWATER DETENTION BASIN SPECIFICATIONS:

1.) UTILIZE A UNIFORMLY GRADED CRUSHED STONE (2B), PROVIDED THAT THE STONE IS PROPERLY CLEANED AND THAT A MINIMUM VOID RATIO OF 40% IS PROVIDED. HIGHER VOID THE RATIOS MAY BE SELECTED BY THE DESIGN ENGINEER, AND IF SO, THE DESIGN VOID RATIO SHALL GOVERN. IN ORDER TO INSURE THAT THE STONE USED IS PROPERLY CLEANED, IN ADDITION TO AASHTO DESIGNATION: M43-88 GRADATION, THE PERCENT PASSING THE NO. 200 SIEVE SHALL NOT EXCEED 0.2%

2.) A CERTIFICATION FROM THE MANUFACTURER DOCUMENTING THE FULL GRADATION AND VOID RATIO SHALL BE OBTAINED.

3.) WHEN IN THE OPINION OF THE TOWNSHIP INSPECTOR OR THE GEOTECHNICAL ENGINEER THE STONE IS NOT CONSISTENT WITH THE APPROVED SAMPLE, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE STONE RETESTED AND CERTIFIED BEFORE ANY ADDITIONAL STONE IS INSTALLED OR DELIVERED.

4.) ALL STONE SAMPLES AND CERTIFICATIONS SHALL BE SUBMITTED TO THE TOWNSHIP 14 DAYS PRIOR TO THE START OF STORMWATER DETENTION BASIN CONSTRUCTION.

5.) THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.

6.) ONLY CLEAN AGGREGATE, FREE OF DEBRIS, SHALL BE ALLOWED.

7.) THE TOP, BOTTOM AND ALL SIDES OF THE BEDS SHALL BE COVERED WITH CONTINUOUS NON-WOVEN GEOTEXTILE, MIRAFI 140N, AMOCO 4547, GEOTEX 451, OR APPROVED EQUIVALENT.

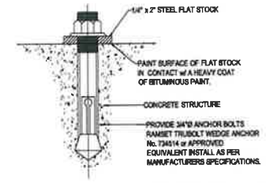
8.) CONSTRUCTION OF THE FACILITY SHALL PREVENT SILT FROM CLOGGING THE AGGREGATE BACKFILL.

9.) CONTRACTOR TO REVIEW AND IMPLEMENT PIPE BEDDING AND BACKFILL REQUIREMENTS RECOMMENDED BY THE SPECIFIC PIPE MANUFACTURER.

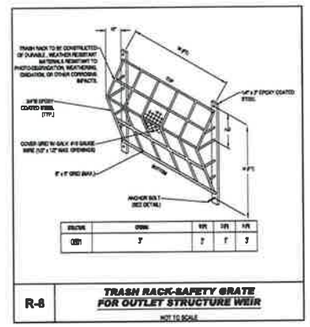
10.) THE BEDS SHALL BE BACKFILLED WITH CLEAN WASHED AGGREGATE AND SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS CONTAMINATED THESE ITEMS, THE MATERIALS SHALL BE REPLACED AND/OR CLEANED AS NECESSARY.

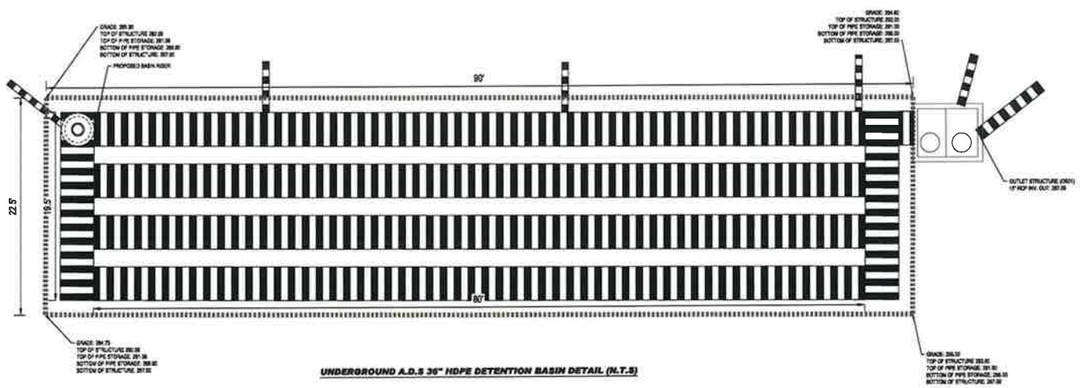
11.) THE USE OF WATERTIGHT CONNECTIONS IS REQUIRED IN SINKHOLE AREAS.

B S3 CROSS SECTION OF SUBSURFACE DETENTION BASIN (UB#1)
SCALE: N.T.S.



R S7 ANCHOR BOLT DETAIL FOR TRASH RACKS
SCALE: N.T.S. REV.: 2019.07.17





UNDERGROUND A.D.S 36" HDPE DETENTION BASIN DETAIL (N.T.S)

© 2022 BOHLER ENGINEERING PA | ALL RIGHTS RESERVED | THIS PLAN IS COPYRIGHTED UNDER THE ... COPYRIGHT ACT OF 1976.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paonecall.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.28.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06
2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

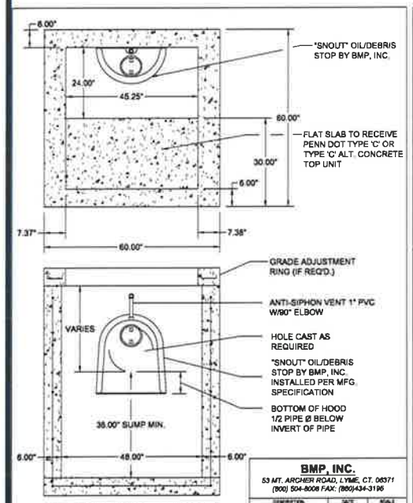
BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA — KEVIN TUTTLE — PROFESSIONAL ENGINEER

SHEET TITLE:
DETAILS

SHEET NUMBER:
C9.0
21 OF 26

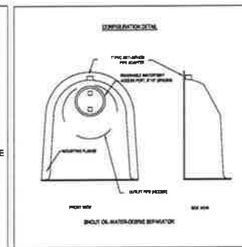
REVISION 1 - 2023-04-10

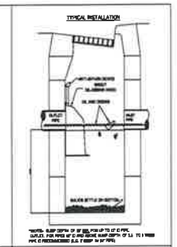


NOTE: PRECAST CONCRETE REINFORCED WITH WELDED CAGE OF #3 REBAR, 16" O.C., BOTH WAYS

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3196

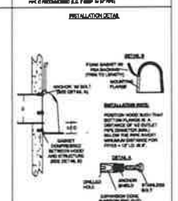
DESCRIPTION	DATE	SCALE
PRECAST CONCRETE WATER QUALITY INLET STRUCTURE	09/22/99	NONE
	DRAWING NUMBER	
	99-0922	





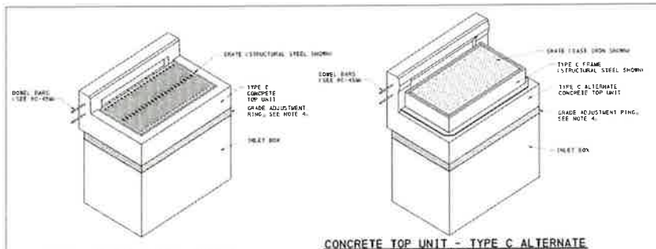
NOTES:
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS SPECIFIED BY BMP, INC. 53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860)434-3196
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED POLYESTER COMPOSITE WITH GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A SERVICEABLE ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS SHOWN (SEE CONFIGURATION DETAIL).
- THE SIZE AND PORTION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SHOULD SIZE ALWAYS UNDER THAN PIPE SIZE).
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARDS A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES =<12".
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3' AND A MAXIMUM OF 12' ACCESSIBLE TO STRUCTURE CONSTRUCTION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE REMOVED FLUSH TO WALL.
- ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" DIAMETER STAINLESS STEEL BOLTS AND OIL RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. SEE INSTALLATION DETAIL.
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED HOOD. INSTALLATION KIT SHALL INCLUDE:
  A. INSTALLATION INSTRUCTIONS
  B. PVC ANTI-SIPHON VENT PIPE AND ADAPTOR
  C. OIL-RESISTANT COLORED CEL. FOAM GASKET WITH PSA BACKING
  D. (4) 3/8" STAINLESS STEEL BOLTS
  E. ANCHOR SHIELDS

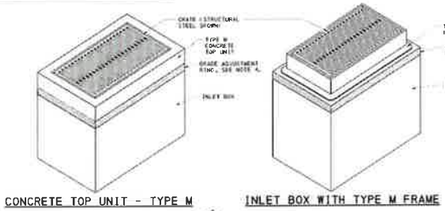
JS Peterik® EXCEL, PWP-304, PWP-316, 6W-3000
Canada Patent # 2265144, 2265145, 2265155 others pending

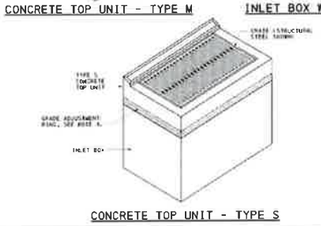


HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

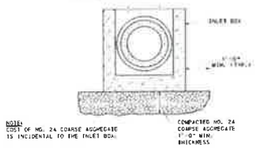
DESCRIPTION	DATE	SCALE
OIL/DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/05/15	NONE
	DRAWING NUMBER	
	SP-SN	





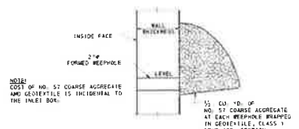


NOTES:
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
2. STANDARD INLET BOXES SHOWN, PROVIDE TOP SLANT FOR OTHER INLET BOX TYPES.
3. SEE RC-45M FOR DETAILS FOR THE CONCRETE TOP UNITS, FRAMES, AND GRATES.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC-45M FOR DETAILS.



NOTE:
COST OF NO. 2A COARSE AGGREGATE IS INCIDENTAL TO THE INLET BOX.

INLET BOX SUBBASE PREPARATION DETAIL
(SEE FIELD CONSTRUCTION NOTES ON SHEET 1)



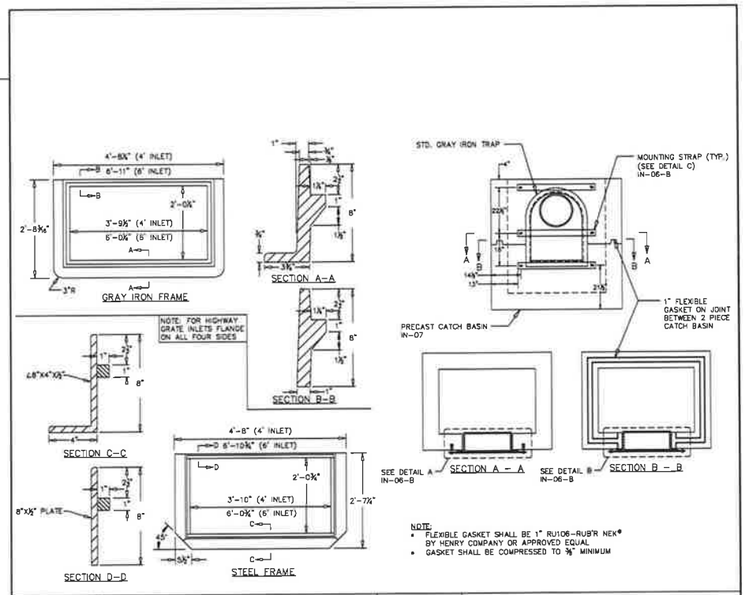
NOTE:
COST OF NO. 57 COARSE AGGREGATE AND GEOTEXTILE IS INCIDENTAL TO THE INLET BOX.

WEEPHOLE DETAIL
(SEE GENERAL NOTE 15 ON SHEET 1)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY

INLET BOXES
INLET ASSEMBLIES - 1

RECOMMENDED SEPT. 15, 2010	RECOMMENDED SEPT. 15, 2010	SHT. 6 OF 34
CHIEF, ENGINEERING DISTRICT	DIRECTOR, BUREAU OF PROJECT DELIVERY	RC-46M



NOTE:
- FLEXIBLE GASKET SHALL BE 1" RU106-RUB'R NEK® BY HENRY COMPANY OR APPROVED EQUAL
- GASKET SHALL BE COMPRESSED TO ⅜" MINIMUM

PWD	INLET FRAMES			PWD	INLET & TRAP INSTALLATION		
DRAWN BY:	D&B GUARINO	DATE: JAN. 2019		DRAWN BY:	D&B GUARINO	DATE: JAN. 2019	
CHECKED BY:	WD	DETAIL ID: INLET-11	REV: 0	CHECKED BY:	WD	DETAIL ID: INLET-06-A	REV: NEW

I-8

INLET FRAMES
INLET & TRAP INSTALLATION
NOT TO SCALE

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811
Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPO

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

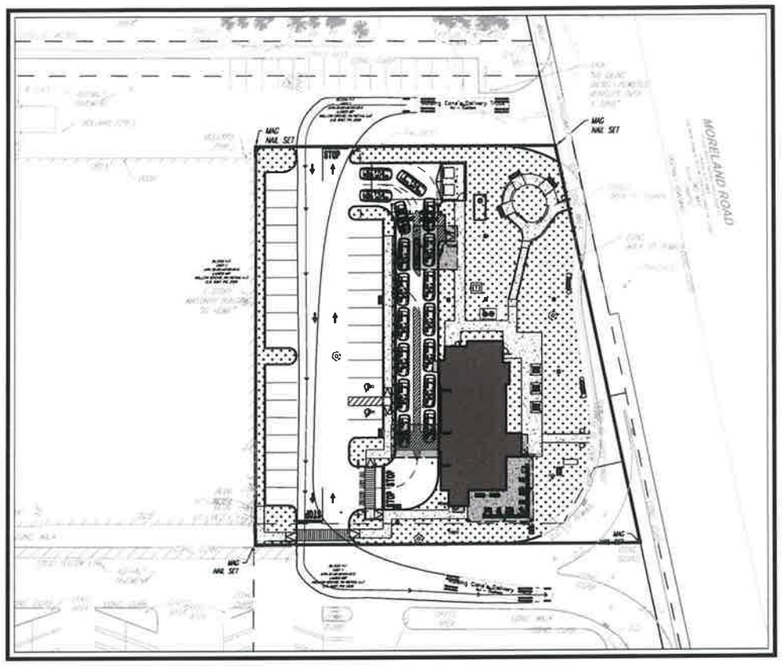
Kristen Tatta
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NOTARY PUBLIC

SHEET TITLE:
DETAILS

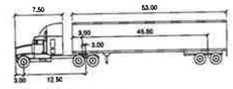
SHEET NUMBER:
C9.1
22 OF 26

REVISION 1 - 2023-04-10

© 2022 BOHLER ENGINEERING PA SOLELY OWNS THE COPYRIGHT IN THESE PLANS. ALL RIGHTS RESERVED.



RAISING CANE'S DELIVERY TURNING PLAN



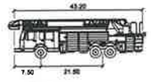
Raising Cane's Delivery Truck

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

Raising Cane's Delivery Truck
NJ - Custom

ON-SITE DELIVERIES TO TAKE PLACE DURING OFF HOURS WHEN STORE IS CLOSED.

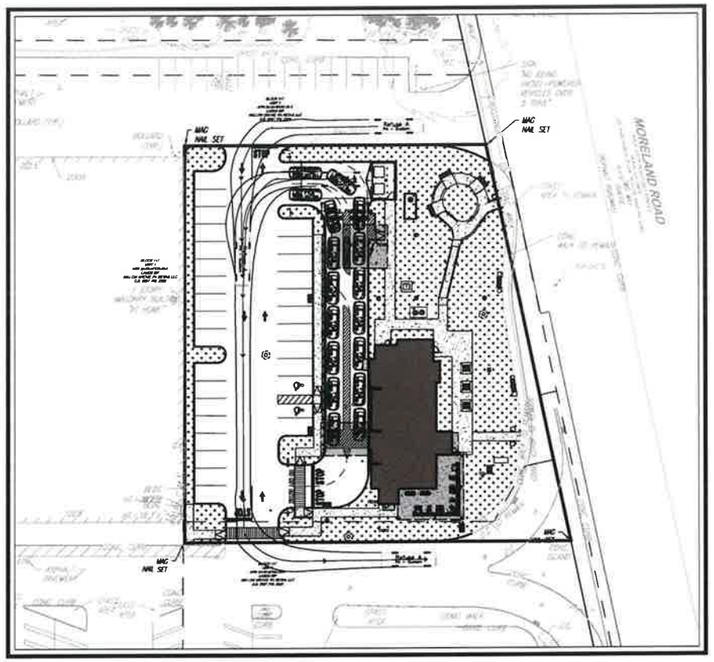
LOCATION MAP
SCALE: 1" = 500'



Fire-Truck

	feet
Width	: 7.83
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

Fire-Truck
PA - Fire

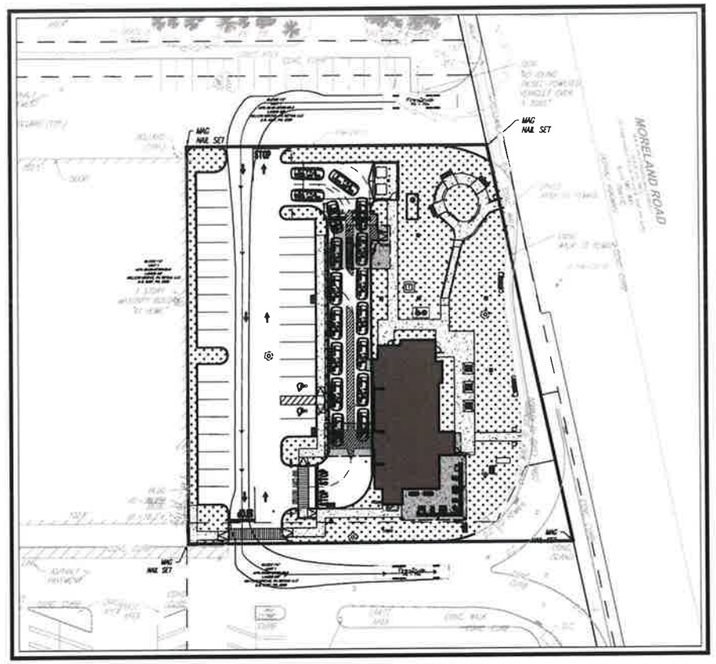


GARBAGE TRUCK TURNING PLAN

Refuse A

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Refuse A
PA - Custom



FIRE TRUCK TURNING PLAN

40 20 10 0 40
1"=40'

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-18	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2820 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

KEVIN R. TATTAR — COMMONWEALTH OF PENNSYLVANIA — NOTARIAL SEAL

SHEET TITLE:
VEHICLE TURNING PLAN

SHEET NUMBER:
C10.0
23 OF 26

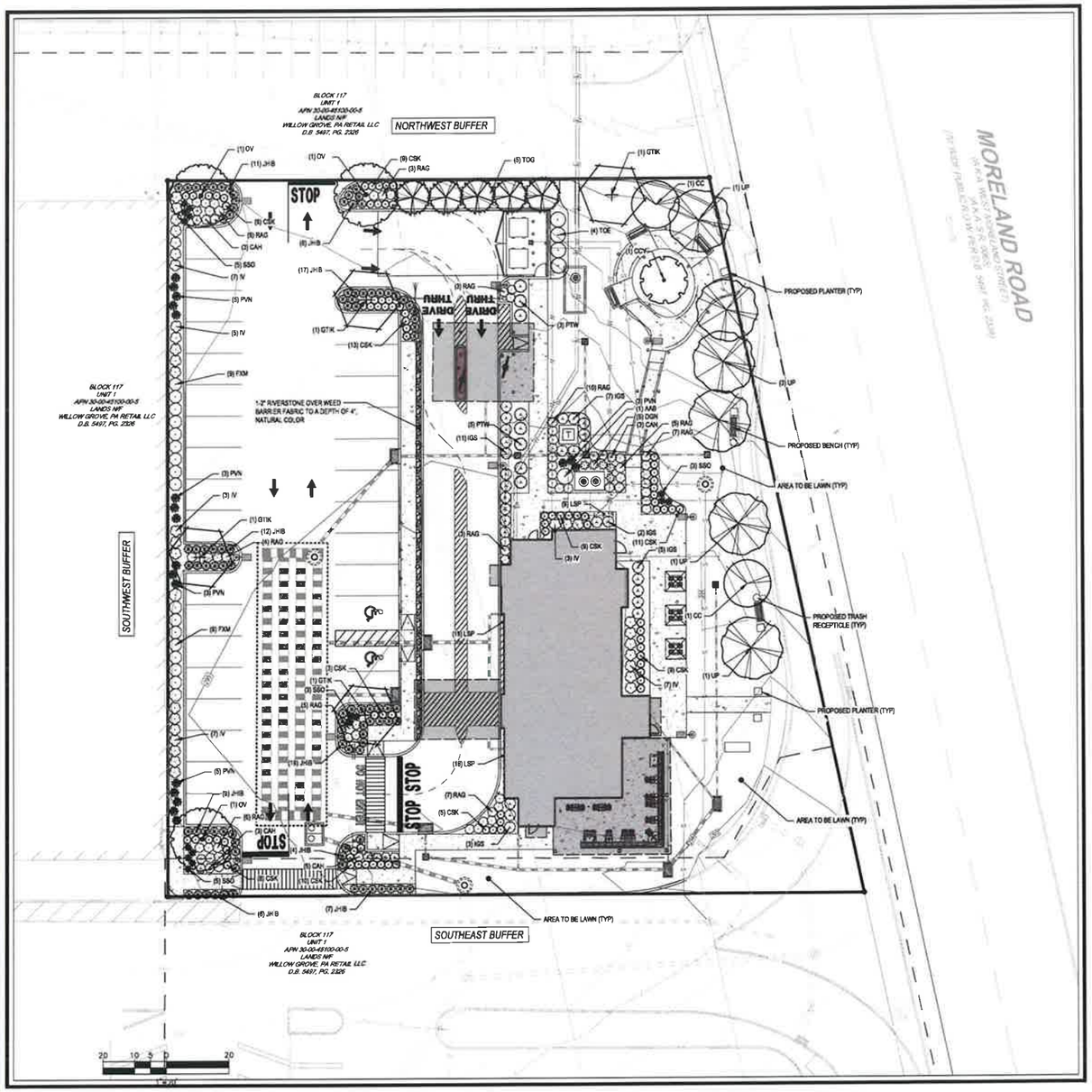
REVISION 1 - 2023-04-18

D:\BOHLER\PROJECTS\RAISING CANES\PP2270001\CAD\SHEETS\PHASE SITE PLANS\PP2270001-X-TTLB-PHPD.DWG - 10/26/2022 - 2:49:43 PM - KTATTAR

GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C , UNLESS OTHERWISE STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. IRRIGATION IS REQUIRED BY THE APPROVING MUNICIPALITY. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A PERMANENT IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

20 10 5 0 20
1"=20'



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
GTK	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	3" CAL.	B&B	
OV	3	OSTRYA VIRGINIANA	AMERICAN HOP HORNBEAM	3" CAL.	B&B	
UP	6	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3" CAL.	B&B	
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	
TOG	5	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT.	B&B	
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL	B&B	
CCY	1	COTINUS OBOVATUS	AMERICAN SMOKETREE	5-6'	B&B	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	
AAB	1	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	3-4'	B&B	
CAH	14	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"	CONTAINER	
CSK	83	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	15-18"	CONTAINER	
DGN	5	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	CONTAINER	
FXM	18	FOTHERGILLA X 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24-30"	B&B	
IGS	26	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	36" MIN.	CONTAINER	
IV	32	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER	
JHB	91	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRC	CONTAINER	
PTW	8	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK (DWARF)	24-30"	CONTAINER	
RAG	59	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER	
TOE	4	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	6' MIN.	B&B	
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	
PVN	19	PANICUM VIRGATUM 'NORTH WIND'	NORTH WIND SWITCH GRASS	1 GAL.	CONTAINER	
SSO	18	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	1 GAL.	CONTAINER	
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
LSP	43	LIRIOPE SPICATA	CREEPING LILY TURF	1 GAL	CONTAINER	15" o.c.

LOCATION MAP
SCALE: 1" = 500'

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 3%, A PH RANGE BETWEEN 5.5 & 7.5 THAT SHALL BE FREE OF DEBRIS, ROOTS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 4 BELOW.
1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
2. SOD SHALL BE STRONG-T-ROOTED, MIXED AND FREE OF PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
2. FOR THE PURPOSE OF SEEDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE SOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO CHANGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, SUNS OR LAYING.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMEN AS INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ANNUAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL ETIMDATION THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIFENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR SEEDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT SOILS THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK UP TO 30% BY VOLUME, AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXCESSIVELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST BE THREE-EIGHTHS GRADE LESS THE REQUIRED TOPSOIL THICKNESS (TH).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SUBFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS PERPENDICULAR TO ONE ANOTHER FOR EACH ONE THOUSAND SQUARE FOOT AREA - FOR SIZE PURPOSES ONLY (SEE SPECIFICATION #A.5):
I. 20 POUNDS NITROGEN/1000 SF OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER.
II. 20 POUNDS NITROGEN (COURSE) 50-0-0 SLOW CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. RECOGNIZE THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BARRETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS MARCH 15TH TO DECEMBER 15TH
II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE DUG AT THE NURSERY DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA PANICULATA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART COMPOST OR PEAT MOSS
II. 3 PARTS TOPSOIL BY VOLUME
III. 21 GRAM JURRIPLANT PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 5 TABLETS PER 5 GALLON PLANT
C) 7 TABLETS PER 15 GALLON PLANT
D) ADDITIONAL PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET FOR GROWTH. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

L. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR BASCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTED TREES SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 3.F., ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 15TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES OVER LESS THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS ON LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTORS RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR WOODY/SOIL HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCESSIVE PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 50% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, RESEEDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WAITING IS IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paonecall.org
© 2022051701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

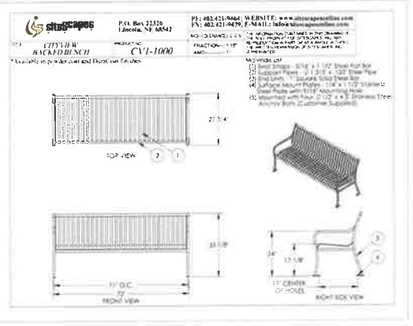
BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone (267) 402-3400
Fax (267) 402-3401
www.BohlerEngineering.com

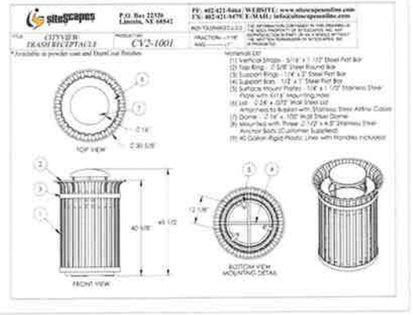
D. T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

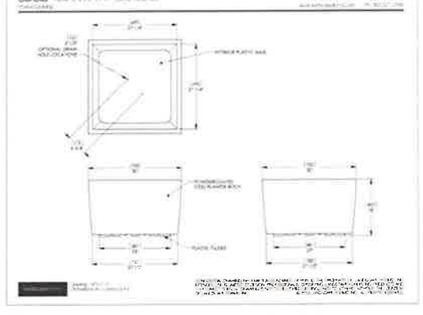
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C11.0
24 OF 26

REVISION 1 - 2023-04-10



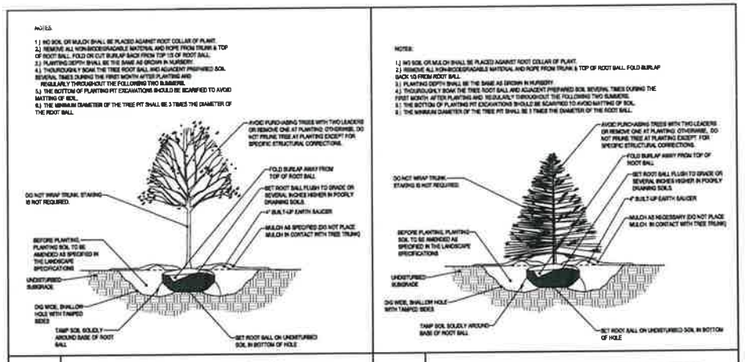




COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
540.DO 146-39 LANDSCAPING	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 AND 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.	SEE ZONING SECTION 24328.2.c. BELOW FOR MORE STRICT REQUIREMENT.	SEE BELOW
	B.(2)(a) MINIMUM TREE/SHRUB PLANTINGS FOR THE GREEN AREA SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS OR EVERGREEN TREE OF TWO-AND-ONE-HALF-INCH CALIPER, MEASURED AT A HEIGHT OF THREE FEET ABOVE GRADE, FOR EACH 1,000 SQUARE FEET OF GREEN AREA. THREE EVERGREEN SHRUBS OF 2 1/2 FEET IN HEIGHT MAY BE SUBSTITUTED FOR ONE TREE FOR A MAXIMUM OF 50% OF THE TREE REQUIREMENT. THE TREE/SHRUB REQUIREMENT MAY BE MET BY PRESERVING EXISTING TREES AS PROVIDED IN SUBSECTION B(4).	TOTAL GREEN AREA PROVIDED ON SITE = 13,374± SF REQUIRED: 13,374 / 1,000 = 13.374 13.374 x 1 = 13,374 OR 13 TREES PROVIDED: 4 OV, 2 OC, 1 CCY 3 GTW, 5 TOG, 8 UP (21 TREES ALSO COUNTING TOWARDS OTHER REQUIREMENTS. SEE ZONING SECTIONS BELOW)	COMPLIES
	B.(3)(a)(1) AT LEAST 5% OF THE TOTAL AREA DEVOTED TO PARKING AREA, NOT INCLUDING BUFFERS OR YARDS ON THE PERIMETER, SHALL NOT BE PAVED BUT SHALL BE USED FOR INTERIOR LANDSCAPING WITHIN A PARKING AREA.	SEE ZONING SECTION 2402.A.6. BELOW FOR MORE STRICT REQUIREMENT.	SEE BELOW
	B.(3)(a)(2) FOR ANY LAND USE WHERE THE TOTAL NUMBER OF PARKING SPACES EXCEEDS 10 STALLS, AT LEAST ONE TWO-AND-ONE-HALF-INCH CALIPER DECIDUOUS OR EVERGREEN TREE SHALL BE PLANTED WITHIN THE PARKING AREA. AN ADDITIONAL TREE OF THE SAME SIZE SHALL BE PLANTED FOR EACH ADDITIONAL 15 SPACES OR PORTION THEREOF.	SEE ZONING 2402.A.2. A.(1)(2) BELOW FOR MORE STRICT REQUIREMENT.	SEE BELOW
ZONING 1105 THE PUBLIC REALM STREETSCAPE, OPEN SPACE THE PEDESTRIAN SYSTEM AND TRANSIT	B. STREET FURNITURE. 3. BENCHES AND TRASH AND RECYCLING RECEPTACLES SHALL BE PROVIDED AT LEAST EVERY 100'. 4. PLANTERS SHALL BE PROVIDED AT LEAST ONCE EVERY 50'. 5. BIKE RACKS SHALL BE PROVIDED AT A RATE OF AT LEAST ONE PER EVERY 250 PARKING SPACES. EACH BIKE RACK SHALL ACCOMMODATE AT LEAST TEN BIKES. EACH BUILDING AND MAIN BUILDING ENTRANCE SHALL BE LOCATED WITHIN 200 FEET OF A BIKE RACK. AT LEAST HALF OF ALL REQUIRED BIKE RACKS STORAGE SPACES SHALL CONSIST OF BIKE LOCKER SPACES OR COVERED BIKE RACK SPACES.	TOTAL LENGTH ALONG MORELAND ROAD = 233±LF (EXCLUDING LENGTH OF CROSSING DRIVEWAY) REQUIRED: 233 / 100 = 2.33 OR 2 BENCHES / TRASH RECEPTACLES 233 / 50 = 4.66 OR 5 PLANTERS PROPOSED PARKING SPACES = 33 33 / 250 = 0.13 OR 0 BIKE RACKS PROVIDED: 2 BENCHES/TRASH RECEPTACLES, 5 PLANTERS	COMPLIES
2401 PRESERVATION AND PROTECTION OF EXISTING VEGETATION	A.2.b. REPLACEMENT AFTER IMPERVIOUS COVERAGE INCREASE. IF IMPERVIOUS COVERAGE IS INCREASED BY AT LEAST 500 SQUARE FEET, AND SUCH AN INCREASE REQUIRES TREE REMOVAL, EACH REMOVED TREE WITH A CALIPER ≥ 8 INCHES MUST BE REPLACED WITH TWO TREES—EACH WITH A CALIPER ≥ 2.5".	IMPERVIOUS COVERAGE IS DECREASED. NOTHING REQUIRED.	N/A

2402 PARKING LOT LANDSCAPING AND STREET TREES	A.2.a.(2) THERE SHALL BE NO MORE THAN 15 CONTIGUOUS PARKING STALLS IN A ROW WITHOUT A PLANTING ISLAND. AS AN ALTERNATIVE, AN APPLICANT MAY PROVIDE ONE CANOPY TREE FOR EVERY TEN PARKING STALLS IN PLANTING ISLAND AREAS AND/OR PERIMETER PARKING PLANTING AREAS, AT THE DISCRETION OF THE BOARD OF COMMISSIONERS. HOWEVER, REGARDLESS OF WHICH OPTION IS USED, THE ENDS OF ALL PARKING ROWS SHALL BE DIVIDED FROM DRIVES BY PLANTING ISLANDS.	TOTAL OPEN AIR PARKING SPACES PROPOSED =36 REQUIRED: 36 / 10 = 3 CANOPY TREES PROVIDED: 2 OV, 3 GTW (5 TREES ALSO COUNTING TOWARD 2402 a.2.A.(4))	COMPLIES
	A.2.a.(4) EACH PLANTING ISLAND SHALL CONTAIN ONE SHADE TREE PLUS SHRUBS AND/OR GROUNDCOVER TO COVER THE ENTIRE AREA AT MATURITY. PARKING LOT TREES SHALL BE A MINIMUM OF THREE INCHES IN CALIPER, BRANCHING AT 6 FEET TO 8 FEET IN HEIGHT AND OF THE RECOMMENDED SPECIES AS LISTED IN THE RECOMMENDED PLANT MATERIALS LIST IN THE SALDO. PARKING LOT ISLANDS SHALL BE PLANTED IN LAWN OR GROUND COVER ONLY.	TOTAL PROPOSED PLANTING ISLANDS = 5 REQUIRED: 5 SHADE TREES PROVIDED: 2 OV, 3 GTW. (5 TREES ALSO COUNTING TOWARD 2402 A.2.A.(2))	COMPLIES
	A.5. PARKING LOT PERIMETER BUFFER. ALL PARKING LOTS OR AREAS WITH MORE THAN 15 PARKING SPACES SHALL BE BUFFERED ACCORDING TO THE FOLLOWING WHEN ANY PART OF THE PARKING LIES WITHIN 100' OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT (EXCEPTION: THOSE PARKING LOTS TO WHICH THE STREET WALL REQUIREMENT IN ARTICLE XXV: STREETSCAPE APPLIES). a. PARKING LOTS SHALL BE PLANTED WITH A MEDIUM-INTENSITY BUFFER (SEE §2403.B. BUFFER REQUIREMENTS), A MINIMUM OF 10 FEET IN WIDTH, EXCEPT WHERE BUILDINGS, ACCESS DRIVES, AND/OR WALKWAYS ARE LOCATED OPTION A: 2 CANOPY TREES (2-2½' MINIMUM CALIPER), 2 UNDERSTORY TREES (1½" MINIMUM CALIPER), 5 EVERGREEN TREES (6' MINIMUM HEIGHT), AND 5 SHRUBS (24" MINIMUM HEIGHT) PER EACH 100 LINEAR FEET. OPTION B: A DECORATIVE, OPAQUE WALL OR FENCE. A FENCE OR WALL, 6 FEET IN HEIGHT, WHERE THE FENCE OR WALL FACES A PUBLIC STREET OR DISTRICT PERMITTING RESIDENTIAL USES. SHRUBS SHALL LINE THE OUTSIDE OF THE FENCE OR WALL AT A RATIO OF 10 SHRUBS PER 100 LINEAR FEET. NO MORE THAN 50% OF THE SHRUBS SHALL CONSIST OF ANY ONE SPECIES; THEY MAY BE GROUPED INFORMALLY OR SPACED EVENLY.	TOTAL PERIMETER LENGTH ALONG PARKING LOT = 321.25±LF REQUIRED: MEDIUM-INTENSITY BUFFER OPTION A 321.25 / 100 = 3.21 3.21 X 2 = 6.42 OR 6 CANOPY TREES 3.21 X 2 = 6.42 OR 6 UNDERSTORY TREES 3.21 X 5 = 16.05 OR 18 EVERGREEN TREES 3.21 X 5 = 16.05 OR 16 SHRUBS PROVIDED: NONE	VARIANCE
	A.6. MINIMUM GREEN AREA. IN ADDITION TO THE VEGETATION REQUIRED FOR BUFFERS AND SCREENS, A MINIMUM OF 10% OF ANY PARKING AREA OVER 15,000 SQUARE FEET IN GROSS AREA, OUTSIDE CURB TO OUTSIDE CURB, SHALL BE DEVOTED TO LANDSCAPING. THIS MAY BE COUNTED TOWARDS MEETING ANY MINIMUM GREEN AREA REQUIREMENT OF THE RESPECTIVE ZONING DISTRICT IN WHICH THE PARKING IS LOCATED.	TOTAL OPEN AIR PARKING AREA = 15,744.94± REQUIRED: 1,574.50 SF LANDSCAPE AREA (10%) PROVIDED: 1,705.62 ± SF LANDSCAPE AREA (10.8%)	COMPLIES
	B.2.c. TREES SHALL BE PLANTED AT A RATIO OF AT LEAST ONE TREE PER 40 L.F. OF FRONTAGE OR FRACTION THEREOF. TREES SHALL BE DISTRIBUTED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY, ALTHOUGH THEY NEED NOT BE EVENLY SPACED. WHEN FEASIBLE, TREES PLANTED ON DIFFERENT SIDES OF THE SAME STREET SHOULD HAVE ALTERNATING ARRANGEMENT TO MINIMIZE GAPS IN TREE CANOPY COVER.	TOTAL LENGTH ALONG MORELAND ROAD = 233±LF (EXCLUDING LENGTH OF CROSSING DRIVEWAY) REQUIRED: 233 / 40 = 5.83 OR 6 STREET TREES PROVIDED: 6 UP (6 STREET TREES)	COMPLIES
2403 BUFFERS AND SCREENS	FIGURE 24.5 BUFFER REQUIRED BY LAND USE TYPE BUFFER TYPE REQUIRED PROPOSED LAND USE / ADJOINING LAND USE CLASSIFICATION IN (RETAIL) II(RETAIL) / L (LOW INTENSITY BUFFER) B.4.a.IV ACCORDANCE WITH THE DIAGRAM REFERENCED ABOVE, EVERY 100 LINEAR FEET OF PROPERTY LINE TO BE BUFFERED SHALL CONTAIN THE PLANT MATERIALS AND QUANTITIES INDICATED BELOW. THE APPLICABLE PROPERTY LINE BUFFER REQUIREMENTS ARE DETERMINED FROM THE ADJOINING LAND USE CLASSIFICATION ACCORDING TO THE TABLE BELOW. IF AN ADJOINING PARCEL IN A RESIDENTIAL DISTRICT IS VACANT, IT SHALL BE CONSIDERED A "RESIDENTIAL USE" FOR THE PURPOSE OF CALCULATING THE BUFFER REQUIREMENTS. (1) LOW INTENSITY BUFFER. A LOW-INTENSITY BUFFER IS INTENDED TO SOFTEN THE IMPACT OF A LAND DEVELOPMENT WITHOUT SIGNIFICANTLY BLOCKING THE VIEW. IT INCLUDES THE FOLLOWING ELEMENTS PER 100 L.F.: 1 CANOPY TREE (2-2½" MINIMUM CALIPER), 2 UNDERSTORY TREES (1½" MINIMUM CALIPER), AND 2 EVERGREEN TREES (6' MINIMUM HEIGHT)	LENGTH ALONG SOUTHEAST PROPERTY LINE ADJACENT TO RETAIL = 194.18± LF (EXCLUDING RIGHT TURN LANE) REQUIRED: 194.18 / 100 = 1.94 1.94 x 1 = 1.94 OR 2 CANOPY TREES 1.94 x 2 = 3.88 OR 4 UNDERSTORY TREES 1.94 x 2 = 3.88 OR 4 EVERGREEN TREES PROVIDED: NONE	VARIANCE
		LENGTH ALONG SOUTHWEST PROPERTY LINE ADJACENT TO RETAIL = 227.84± LF REQUIRED: 227.84 / 100 = 2.28 2.28 x 1 = 2.28 OR 2 CANOPY TREES 2.28 x 2 = 4.56 OR 5 UNDERSTORY TREES 2.28 x 2 = 4.56 OR 5 EVERGREEN TREES PROVIDED: NONE	VARIANCE
		LENGTH ALONG NORTHWEST PROPERTY LINE ADJACENT TO RETAIL = 172.87± LF REQUIRED: 172.87 / 100 = 1.73 1.73 x 1 = 1.73 OR 2 CANOPY TREES 1.73 x 2 = 3.46 OR 3 UNDERSTORY TREES 1.73 x 2 = 3.46 OR 3 EVERGREEN TREES PROVIDED: 1 OV, 1 GTW (2 SHADE TREES), 3 CC (3 UNDERSTORY TREES), 3 TOG (3 EVERGREEN TREES)	COMPLIES
	FIGURE 24.7 SITE ELEMENT SCREEN REQUIREMENTS SITE ELEMENT / TYPE OF SCREEN REQUIRED ELECTRICAL, HVAC, OR UTILITY EQUIPMENT BOX / LOW INTENSITY BC BUSINESS CENTER: GROUND OR WALL-MOUNTED MECHANICAL, ELECTRICAL, COMMUNICATION, HVAC, AND SERVICE EQUIPMENT, INCLUDIGN SATELLITE DISHES AND VENT PIPES / LOW INTENSITY DUMPSTER OR TRASH CONTAINMENT AREA / MEDIUM INTENSITY DRIVE-THROUGH / MEDIUM INTENSITY, BUT HIGH INTENSITY WHEN ABUTTING OR FACING A RESIDENTIAL DISTRICT C.1. SITE ELEMENT SCREENS SHALL BE REQUIRED IN ALL PROPOSED SUBDIVISION AND LAND DEVELOPMENTS FOR SITE ELEMENTS THAT ARE LOCATED PARTIALLY OR FULLY WITHIN 100 FEET OF THE PROPERTY LINE OR EXISTING ROAD RIGHT-OF-WAY. C.6.a.(1) LOW-INTENSITY SITE ELEMENT SCREEN: SCREEN TYPE #1: EVERGREEN OR DECIDUOUS SHRUBS. THIS SHALL CONSIST OF EVERGREEN OR DECIDUOUS SHRUBS SPACED NO FURTHER THAN THREE FEET ON CENTER, IN A MINIMUM FIVE-FOOT-WIDE BED SURROUNDING THE SITE ELEMENT, AND ARRANGED TO PROVIDE A CONTINUOUS HEDGE-LIKE SCREEN WITH A MINIMUM HEIGHT OF 4 FEET AT MATURITY. SHRUBS MAY BE CLIPPED TO FORM A HEDGE OR LEFT IN THEIR NATURAL HABIT. C.6.b.(1) MEDIUM-INTENSITY SITE ELEMENT SCREEN TYPE #4: OPAQUE FEN CE OR MASONRY WALL WITH SHRUBS. THIS SHALL CONSIST OF AN OPAQUE FENCE OR MASONRY WALL WITH A MINIMUM HEIGHT OF AT LEAST 6 FEET. A FENCE MAY NOT CONSIST OF CHAIN LINK OR WIRE. A WALL SHALL BE CONSTRUCTED OF MASONRY (BUT NOT UNFINISHED CONCRETE MASONRY UNITS). THE FINISHED SIDE OF THE FENCE OR WALL SHALL FACE OUT. THE OUTSIDE OF THE FENCE OR WALL SHALL BE SURROUNDED BY A PLANTING AREA EXTENDING AT LEAST 3 FEET OUTWARDS, PLANTED WITH DECIDUOUS OR EVERGREEN SHRUBS (5' MINIMUM HEIGHT AT TIME OF PLANTING, WITH A HEIGHT OF AT LEAST 6' AT MATURITY) SPACED NO FURTHER THAN 3 FEET ON CENTER. SCREENS FOR DUMPSTERS OR TRASH CONTAINMENT AREAS SHALL COMPLETELY ENCLOSE THE SITE ELEMENT, AND SHALL INCLUDE A SELF-CLOSING GATE. C.6.a.(2) MEDIUM-INTENSITY SITE ELEMENT SCREEN TYPE #5: EVERGREEN HEDGE. THIS SHALL CONSIST OF AN EVERGREEN HEDGE WITH A MINIMUM HEIGHT OF 6 FEET AT TIME OF PLANTING, SPACED NO FURTHER APART THAN 3 FEET ON CENTER.	DRIVE THROUGH SCREENING REQUIRED: MEDIUM-INTENSITY SCREEN TYPE #5 PROVIDED: LAND USE BUFFER MEETS INTENT OF REQUIREMENT, SEE SECTION 2403.B.4.a ABOVE:	COMPLIES
		TRASH CONTAINMENT AREA REQUIRED: MEDIUM INTENSITY SCREEN TYPE #4 PROVIDED: MASONRY WALL ON THREE SIDES WITH A FIVE-FOOT PLANTING AREA WITH EVERGREEN SHRUBS SPACED 3 FEET ON CENTER WHERE FEASIBLE.	COMPLIES
	D.2. A MINIMUM OF 25% OF THE LINEAR AREA (PARALLEL TO THE BUILDING WALL) BETWEEN THE BUILDING FOUNDATION AND SIDEWALKS, ACCESS DRIVES, OR PARKING AREAS SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS (PLEASE REFER TO THE "RECOMMENDED PLANT MATERIALS" LIST IN THE SALDO)	TREES AND SHRUBS HAVE BEEN PROVIDED BETWEEN THE BUILDING FOUNDATION AND THE SIDEWALKS.	COMPLIES
	E.3. ALL AREAS NOT DEVOTED TO BUILDINGS, DRIVEWAYS, WALKS, ACCESSORY STRUCTURES, AND LANDSCAPE ELEMENTS DEFINED HEREIN, SHALL BE PLANTED WITH ALL-SEASON GROUND COVER.	TREES AND SHRUBS HAVE BEEN PROVIDED BETWEEN THE BUILDING FOUNDATION AND THE SIDEWALKS.	COMPLIES
2502 STREET FURNITURE	STREET FURNITURE SHALL INCLUDE (THOUGH NOT BE LIMITED TO) BENCHES, TRASH AND RECYCLING RECEPTACLES, PLANTERS, AND BIKE RACKS. IT IS RECOMMENDED THAT STREET FURNITURE SHALL BE DECORATIVE, FUNCTIONAL, DURABLE, AND PROPERLY SCALED TO THE SPACE, AND FOLLOW RECOMMENDATIONS OF AN ADOPTED OR APPROVED REVITALIZATION PLAN OR OTHER PLAN ADDRESSING THE STREETSCAPE. WHERE LAND IS UNDER COMMON OWNERSHIP, BENCHES, AND TRASH AND RECYCLING RECEPTACLES SHALL BE PROVIDED AT LEAST EVERY 100 FEET, BICYCLE RACKS SHALL BE PROVIDED AT LEAST EVERY 300 FEET (BUT EVERY 200 FEET IN THE MS MAIN STREET AND BC BUSINESS CENTER DISTRICTS), AND PLANTERS SHALL BE PROVIDED AT LEAST EVERY 50 FEET. AT LEAST HALF OF ALL BIKE RACKS SHALL BE COVERED OR SHALL CONSIST OF BIKE LOCKERS.	TOTAL LENGTH ALONG MORELAND ROAD = 233±LF (EXCLUDING LENGTH OF CROSSING DRIVEWAY) REQUIRED: 233 / 100= 2.33 OR 2 BENCHES / TRASH RECEPTACLES 233 / 50 = 4.66 OR 5 PLANTERS PROPOSED PARKING SPACES = 33 33 / 250 = 0.13 OR 0 BIKE RACKS PROVIDED: 2 BENCHES/TRASH RECEPTACLES, 5 PLANTERS	COMPLIES

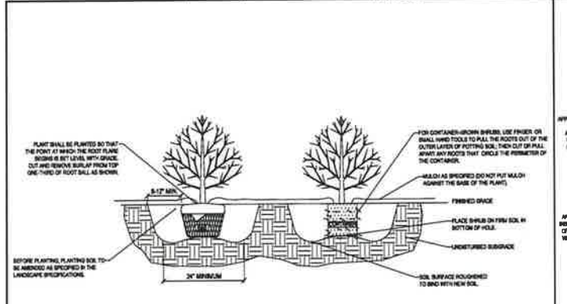


L-1 **DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE

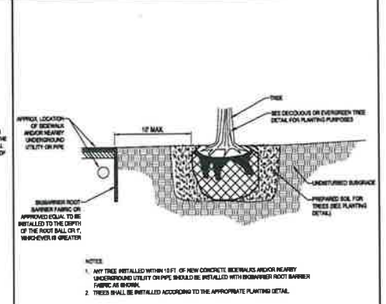
L-2 **EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE



L-5 **SHRUB PLANTING DETAIL**

NOT TO SCALE



L-12 **BIOBARRIER ROOT BARRIER DETAIL**

NOT TO SCALE

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2023-04-10	PER ABINGTON TOWNSHIP COMMENTS	CM / KT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paonecall.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952
LAND DEVELOPMENT #LD-22-06

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone (267) 402-3400
Fax (267) 402-3401
www.BohlerEngineering.com

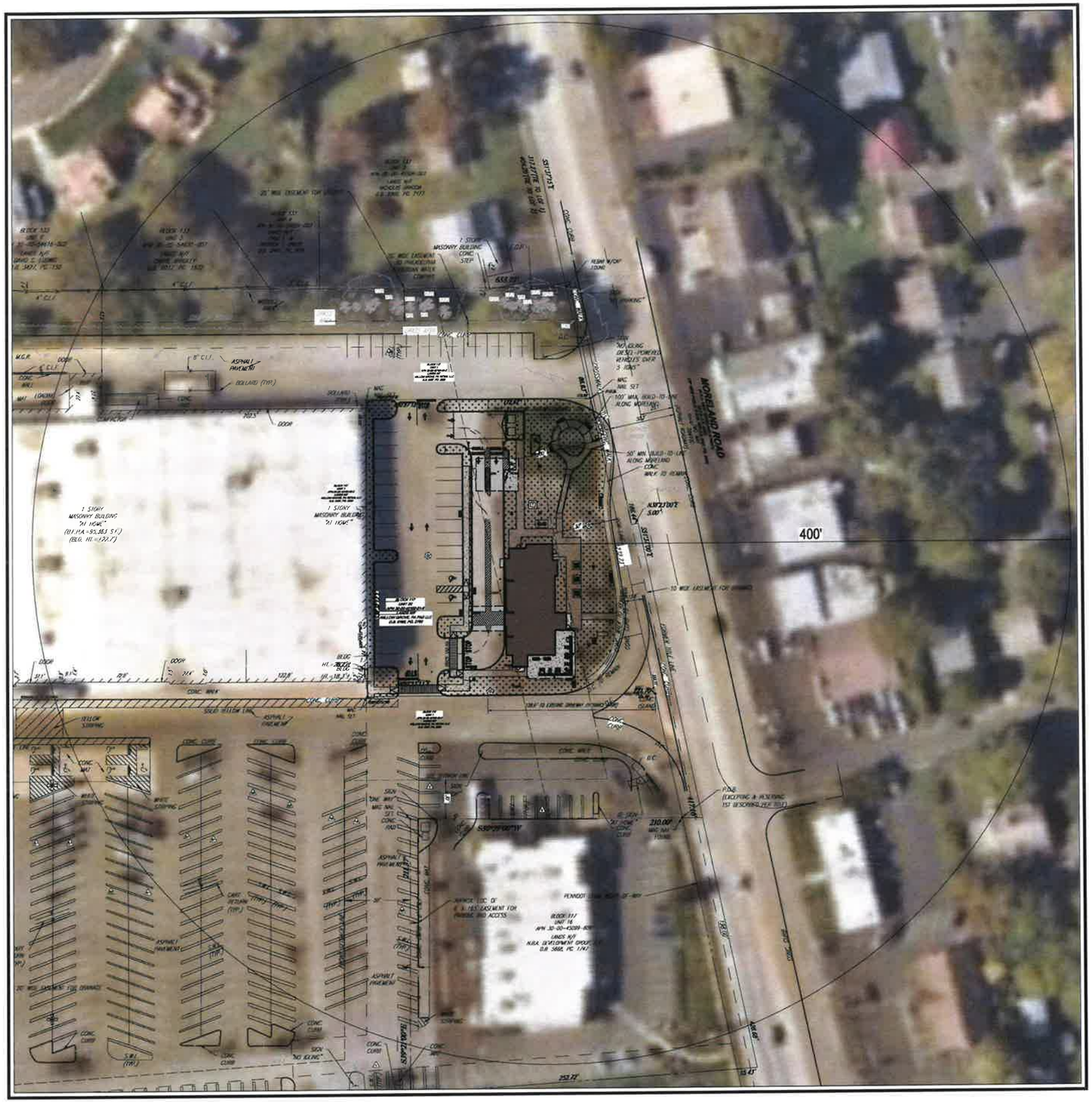
D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
C11.1
25 OF 28

REVISION 1 - 2023-04-10

© 2022 BOHLER ENGINEERING


SITE
MORELAND ROAD
400'
1 STORY MASONRY BUILDING "N HOME"
1 STORY MASONRY BUILDING "N HOME"
ASPHALT PAVEMENT
BOLLARD (TYP.)
CONC. WALK
CONC. CURB
ASPHALT PAVEMENT
SIDEWALK
SIGN
DOOR
SIDEWALK
CONC. CURB
CONC. WALK
ASPHALT PAVEMENT
CONC. CURB
CONC. WALK
CONC. CURB
CONC. CURB
CONC. WALK
CONC. CURB
CONC. CURB
CONC. CURB

1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

April 5, 2023
Via: GWRIGLEY@ABINGTON.ORG

Abington Township Wastewater Treatment
1000 Fitzwatertown Road
Roslyn, PA 19001

ATTENTION: George Wrigley,
Director of Wastewater Utilities

Re: Proposed Restaurant
2620 West Moreland Road
Willow Grove
Abington Township, Montgomery County
Bohler Project No. PP2270001

Dear George:

Regarding the above reference project, please find the following items:

- One (1) copy of the Project Narrative
- One (1) copy of the Application for Sewage Facilities Planning Module Exemption Mailer:
- One (1) copy of the PNDI Project Environmental Review Receipt, dated 09-28-22
- One (1) copy of the USGS Site Location Map
- One (1) copy of Raising Cane's existing Water Bills
- One (1) copy of the Utility Plan prepared by Bohler Engineering

Please accept this letter as a request for an exemption from the planning requirements under the PA Sewage Facilities Act 537 for the above referenced project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

Shannon Heybach-Park, Sr. Design Engineer

1. **Development Information**

Name of Development Rasing Canes

Developer Name Raising Cane's Restaurants, LLC.

Address 6800 Bishop Road, Plano

Texas 75024

Telephone # 770-549-1850

Email acaracci@raisingcanes.com

2. **Location of Development**

a. County Montgomery County

b. Municipality Abington Township

c. Address or Coordinates 2620 West Moreland Rd. Willow Grove, PA 19090

d. Tax Parcel # 30-00-45100-01-6

e. USGS Quad Name Hatboro Quadrangle

inches up 2 over 10

from bottom right corner of map.

f. Located in a High Quality/Exceptional Value watershed?

☐ Yes ☐ No

3. **Type of Development Proposed** (check appropriate box)

☐ Residential ☐ Multi-Residential

Describe

☒ Commercial ☐ Institutional

Describe Restaurant

☐ Brownfield Site Redevelopment

☐ Other (specify)

4. **Size**

a. # of lots 1 # of EDUs 5

b. # of lots since 5/15/72

c. Development Acreage 0.96

d. Remaining Acreage 0

5. **Sewage Flows** 2,000 gpd

6. **Proposed Sewage Disposal Method** (check applicable boxes)

a. ☒ Sewerage System

☒ Existing (connection only) ☐ New (extension)

☒ Public ☐ Private

☐ Pump Station(s)/Force Main ☒ Gravity

Name of existing system being extended

AQUA Pennsylvania

Interceptor Name

Treatment Facility Name

NPDES Permit #

b. ☐ Construction of Treatment Facility

☐ With Stream Discharge

☐ With Land Application (not including IRSIS)

☐ Other

☐ Repair?

Name of waterbody where point of discharge is proposed (if stream discharge)

c. ☐ Onlot Sewage Disposal Systems (check appropriate box)

☐ Individual onlot system(s) (including IRSIS)

☐ Community onlot system

☐ Large-Volume onlot system

d. ☐ Retaining tanks

Number of Holding Tanks

Number of Privies

7. ☐ **Request Sewage Facilities Planning Module forms in electronic format**

8. **Request for Planning Exemption**

a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached.

or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

/

(Signature of Municipal Official) Date

/

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

/

Signature of SEO) Date

/

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

/

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

/

(Signature of Municipal Official) Date

/

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

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

The National Map US Topo

HATBORO QUADRANGLE
PENNSYLVANIA
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 18T

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, June 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1979 - 2019
Hydrography.....National Hydrography Dataset, 2001 - 2018
Contours.....National Elevation Dataset, 2011 - 2017
Boundaries.....Multiple sources; see metadata file 2017 - 2018

Wetlands.....FWS National Wetlands Inventory 1981 - 2013

MN GN
12°12'
217 MILS
0°2'
1 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

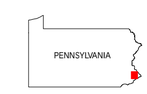
U.S. National Grid
100,000 - m Square ID
VK
Grid Zone Designation
18T

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18



QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

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

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

HATBORO, PA
2019

NSN 7643016391472
USGS REF NO. USGSX24K703027
197

1. PROJECT INFORMATION

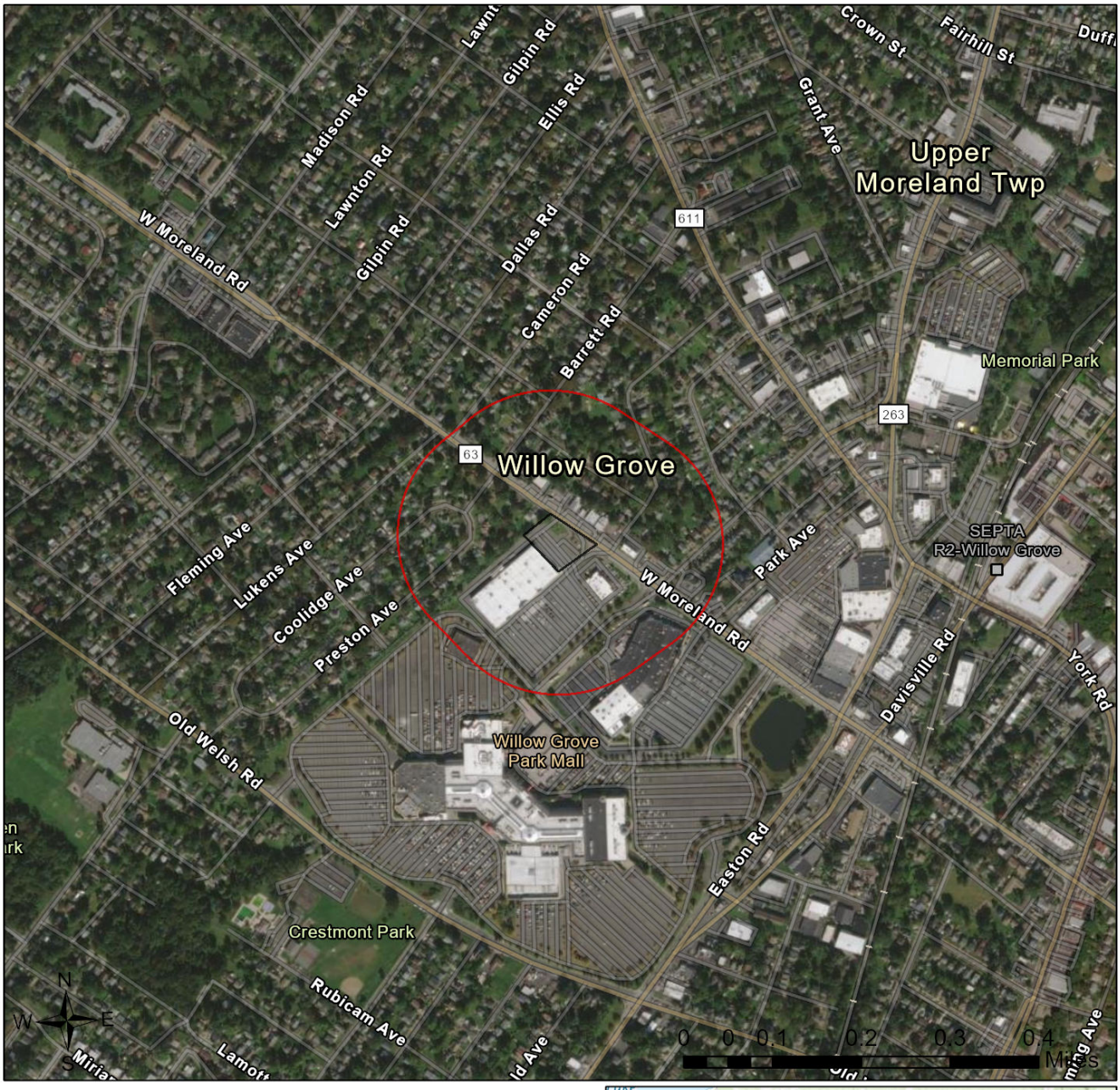
Project Name: **PP227001-2620 West Moreland Road**
Date of Review: **9/28/2022 03:25:50 PM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **1.41 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON TOWNSHIP**
ZIP Code:
Quadrangle Name(s): **HATBORO**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Upper Pennypack Creek**
Decimal Degrees: **40.144174, -75.122418**
Degrees Minutes Seconds: **40° 8' 39.254" N, 75° 7' 20.7045" W**

2. SEARCH RESULTS

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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

PP227001-2620 West Moreland Road

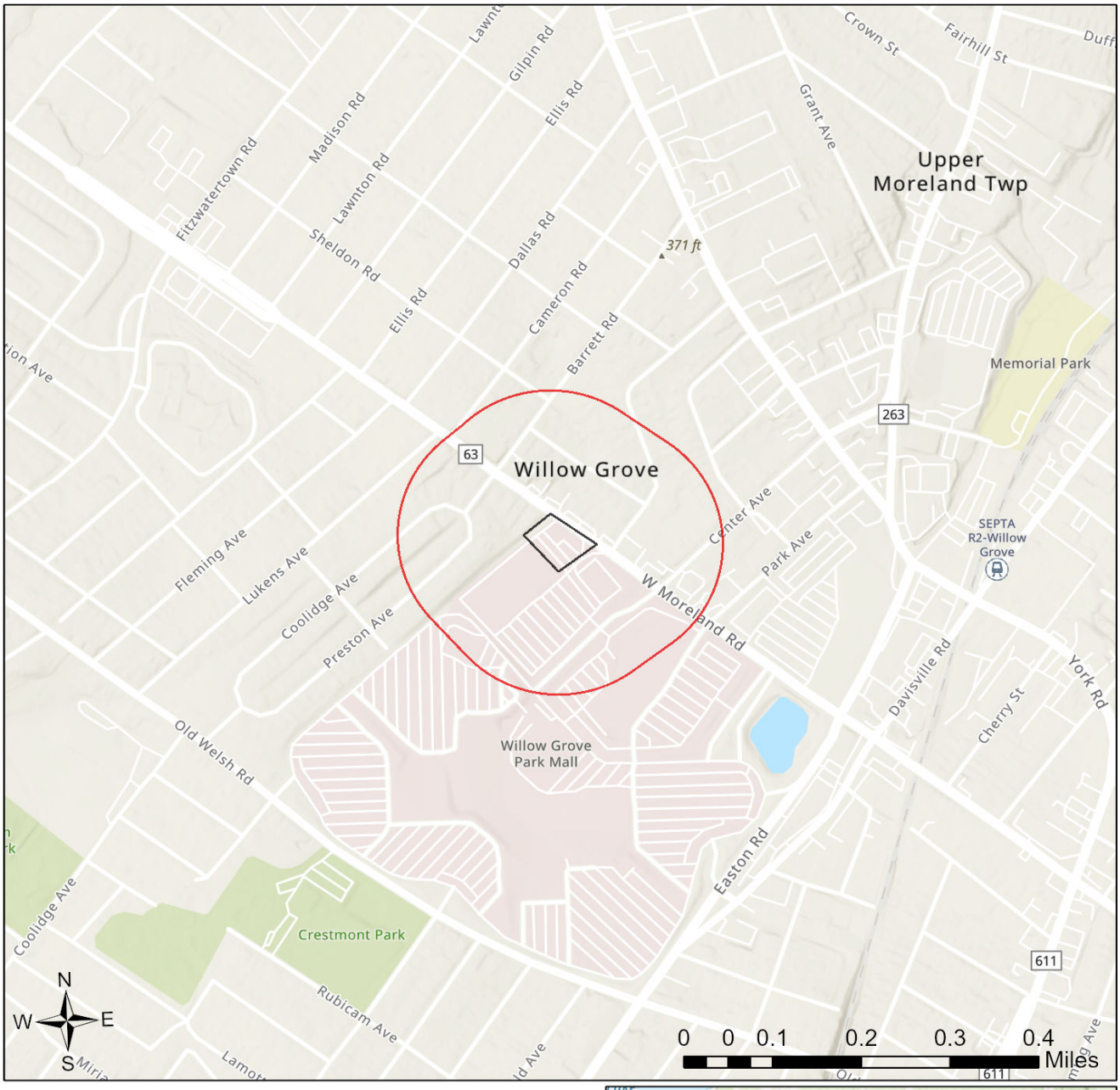


Buffered Project Boundary

Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

PP227001-2620 West Moreland Road



Buffered Project Boundary

Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Kevin Tatlow
Company/Business Name: Bohler Engineering
Address: 1515 Market Street Suite 920
City, State, Zip: Philadelphia, PA 19102
Phone:(267)402-3400 Fax:( )
Email: ktatlow@bohlereng.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Kevin Tatlow 09-28-22

applicant/project proponent signature date

Project Narrative

2620 West Moreland Road

Willow Grove

Abington Township

Montgomery County, PA

PP2270001

Project Description

The Raising Cane's Restaurants, LLC. proposes to develop the site by constructing a proposed 3,062 SF GFA restaurant. The proposal also includes the installation of landscaping, parking, utilities and stormwater management controls necessary to support the development. The total limit of disturbance for the development is approximately 0.96 acres, including both on-site and off-site disturbance. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Land Development Plans, prepared by Bohler Engineering PA, LLC. This development is submitting for Montgomery County Conservation District approval.

Proposed Sewage Disposal Method, Waste Water Flows and SRUs/EDUs

The development will be serviced by public water and sewer. The public water will be provided via a connection to the water main within an existing 20' wide easement to Philadelphia Suburban Water Company adjacent to Moreland Road. The proposed building will have a connection to the 36" RCP located within the site. The site is expected to produce 2,000 GPD or 5 EDUs based on previous water bills of equally sized Raising Cane's restaurants. The previous Water Bills have been provided. The existing use at 2620 West Moreland Road is a parking lot. The proposed use will be a fast-food restaurant.

Alternative Sewage Disposal Investigation

Construction of the proposed restaurant will require 2,000 gallons per day and is proposed to connect to the existing sewer located within the existing Parking Lot, which ultimately leads to Moreland Road. There is no alternative disposal method that is applicable for this site.

McMAHON
a Bowman company

March 29, 2023

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

Re: Response to Traffic Review Comments #1
2620 West Moreland Road – Raising Cane's
Abington Township, Montgomery County, PA

Dear Mr. Manfredi:

On behalf of our client, Raising Cane's, our office provides the following responses to the comments raised by Traffic Planning & Design in their memo dated February 6, 2023 specifically related to their review of the Transportation Impact Assessment report submitted.

Traffic Impact Assessment

Comment #1: *The traffic report assumes 10% of the site trips will utilize intersections not included in the study area. Presumably, these trips will utilize the traffic signal at Moreland Road (S.R. 0063) & Center Road/Willow Grove Park Mall Access. It is recommended that the traffic report be revised to include this intersection and assess the impact that the site may have on it.*

Response: **The traffic assessment does assume that 10% of the traffic generated by the proposed Raising Canes will utilize the mall access road to either come from or go to the existing retail businesses within the area. It should not be assumed that all or any of that traffic will utilize the signalized intersection since the pad site already has viable access to/from Moreland Road via the two unsignalized accesses next to the outparcel. This percent distribution was intended to be trips to/from the existing retail businesses in and around the mall property.**

Comment #2: *The traffic counts included in the traffic report were conducted on Saturday, December 17th and Tuesday, December 20th. Verify that local schools were in session at this time, or a seasonal adjustment factor may be needed.*

Response: **It was verified prior to the completion of the data collection, and also re-verified after receipt of the comments, all schools in the area did have a full-day of classes on December 20th. Schools in the area did not break for the holidays until Friday, December 23rd.**

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
mcmahonassociates.com | bowman.com

Comment #3: *The traffic report utilizes previous studies from three comparable sites in Illinois to determine a site- specific trip generation rate. We note that the comparable trip generation rate is more conservative than published ITE data. However, it appears that these comparable sites all have a single drive- thru lane, rather than the dual drive-thru configuration proposed at this location. Provide additional information related to the trip generation impacts of a dual drive-thru configuration. Our office may have additional comments upon review of revisions to the trip generation calculations that may be needed due to the dual drive-thru configuration.*

Response: **Updated trip generation and drive-thru vehicle queue evaluations of existing sites with the dual drive-thru design are being performed and will be utilized for comparison when available.**

Comment #4: *The weekday morning peak hour was not evaluated as the traffic report indicates these stores typically do not begin operating until 10:00 a.m. It is recommended that an operating time limit be made a condition of any approval.*

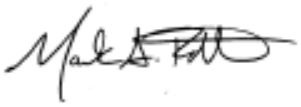
Response: **Although the proposed restaurant does not currently have operating hours during the morning commuter peak hours, it is our understanding that the applicant is not in agreement with the restriction being suggested.**

Comment #5: *The Synchro analysis at the Full Movement Access Driveway to Moreland Road (S.R. 0063) assumed a two-stage left turn maneuver exiting the proposed site with the median storage inputted as two (2) vehicles. The maximum vehicle storage input should be 1 vehicle based on the width of the two-way left-turn lane (TWLTL). We note that this input value has a significant impact on the approach LOS and queue results. Provide further justification that two-stage left turn maneuvers occur at this location. Otherwise, the analysis should assume a one-stage left turn maneuver.*

Response: **Our analysis of the unsignalized full movement driveway access to Moreland Road included a two-stage left-turn for the vehicles exiting the driveway making a left-turn onto Moreland Road. Based on our observations of traffic operations in the area, the center lane area along Moreland Road in this area is currently being utilized to perform this movement, and will continue to be utilized in this manner. Since the 2-stage left-turn movement is currently performed along Moreland Road at other unsignalized driveways, it is our opinion that it is appropriate in this scenario.**

If you have any questions related to our responses, please contact our office. Thank you.

Sincerely,



Mark A. Roth, P.E.
Senior Project Manager

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
mcmahonassociates.com | bowman.com

1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

April 10, 2023
Via: Fedex

Montgomery County Planning Commission
Montgomery County Courthouse • Po Box 311
Norristown, PA 19404-0311

Attention: Mike Narcowich
Phone: 610-278-3722
Email: mnarcowi@montcopa.org

Re: Professional Due Diligence Services
Proposed Raising Cane's Restaurant
2620 Moreland Road
Willow Grove, PA 19090 ("site")
Bohler No. PP2270001
Raising Cane's No. C0952

Dear Mike:

With regard to the above referenced project, enclosed please find the following for your review and approval:

- Preliminary/ Final Major Land Development Plans dated 10.26.22, revised 04.10.23.
- Architectural Elevation Plans
- Greg H email Coordination
- $190 Fee to be Paid online once MCPC receives the proposal.

Below please find an itemized response to the Review letter received from your office, dated December 9, 2022. Our responses are noted in **bold.**

Transportation

1. A. Sidewalks.

   Street front sidewalks are required to be at least ten feet wide along the street, eight feet wide along main access drives, and six feet wide along secondary access drives [Zoning §2504.B]. The sidewalk along Moreland Road is generally four feet wide, with the exception of an area in the easternmost part of the property where it is five feet wide. No sidewalk is proposed along the access drive (the drive located between the proposed restaurant and Chipotle).

   Response: Per coordination between Craig R. Lewis and Gregory Heleniak and Abington Township, Abington Township has deemed the requested sidewalks as a lawful nonconformities. Abington will not require the existing West Moreland Sidewalk Frontage to be replaced. Abington Township will not require the installation of the requested curb ramp on the Raising Cane's property as part of land development provided that an escrow is furnished by the developer to fund future installation of the required curb ramp. Please see the attached email correspondence dated 02/23/23.

2. Decorative Verge. The required sidewalk along the access drive shall be separated from the curb by a minimum four-foot verge. At least 25 percent of the verge area (including those along both Moreland Road and the access drive) shall be planted with a mix of ground cover, shrubs, and trees [Zoning §2504.E] (consistent with the provisions of the variance for planting requirements, the Board of Commissioners may determine that such landscaping is necessary)

   Response: Noted. Verge has been added for access drive sidewalk being proposed. Moreland Road sidewalk remaining as existing due to existing nonconformity.

3. Sidewalks are also required by the SALDO, as are curb ramps [§146-27].

   Response: Per coordination between Craig R. Lewis and Gregory Heleniak and Abington Township, Abington Township has deemed the requested sidewalks as a lawful nonconformities. Abington will not require the existing West Moreland Sidewalk Frontage to be replaced. Abington Township will not require the installation of the requested curb ramp on the Raising Cane's property as part of land development provided that an escrow is furnished by the developer to fund future installation of the required curb ramp. Please see the attached email correspondence dated 02/23/23.

1. B. Crosswalks.

   A crosswalk is required where a street meets an access drive [Zoning §2504.F]. No crosswalk is proposed in this location. The applicant's property includes the right-in turn lane from Moreland Road onto the shopping center's access drive.

   Response: A crosswalk, designed to Abington Standards, has been implemented at the drive access. Please see Sheet C1.1.

2. We recommend that a crosswalk be added where the proposed parking aisle for the restaurant would meet the access drive (at proposed stop bars located closest to Chipotle).

   Response: A crosswalk, designed to Abington Standards, has been implemented at the drive access. Please see Sheet C1.1.

C. Parking. A waiver is required from §146-28 to allow for nine by eighteen foot parking spaces.

   Response: Parking has been revised to match Abington Township dimension standards. Please see Sheet C1.1.

D. Vehicular Circulation. A trash truck servicing the dumpster would block the drive-through lanes. We suggest the applicant explain how timing of trash pickups or other measures will prevent conflicts.

   Response: Raising Canes deliveries will occur during off hours when the store is closed, therefore a dedicated loading space is not needed. Refer to the Vehicle circulation plan , sheet C-10 showing the delivery truck movement as well as a note indicating "deliveries to occur during off hours when store is closed"

<u>Building</u>

A. Corner Buildings. Buildings located on a corner (of streets and/or access drives) in the BC Business Center District shall have a main entrance on (and facing) the corner [Zoning §1104.C.]. This would apply to the intersection of Moreland Road and the access drive (near Chipotle).

Response: There is an access that faces both Moreland Road and the access drive.

B. Building Height. The table should specify that 20 feet is the “minimum” façade height.

Response: Table has been revised to show the corrected height of 20’. Please see Sheet C1.1.

C. Renderings. Renderings are required [§146-11.L]. These are necessary for determining if the proposed building complies with the design requirements of the zoning ordinance [Zoning Article XI], including, but not limited to the following requirements [Zoning §1104.C].

1. Facades facing the street and access drive.
2. Matching of colors of rear, side, and front façades.
3. Use of parapets, pitched roofs, or mansard roofs to conceal flat roofs and rooftop equipment.
4. Window area of 35 to 75 percent on walls facing the street.
5. Minimum 50 percent clear window area on ground floors.

Response: Architectural Elevations have been provided. Please see attached.

LANDSCAPING

As noted above, the applicant received a variance from the minimum planting and buffer requirements (provided that the applicant install landscaping deemed necessary by the Board of Commissioners). We offer the following comments for the Board of Commissioners’ consideration:

A. Street/Shade Trees [Zoning §2402, SALDO §146-39]. The six proposed street trees along Moreland Road are Eastern Redbuds, which are typically considered “ornamental trees.” These trees should be a more appropriate species to meet the intent of street trees (providing shade for the sidewalk and pedestrians using it). The Willow Grove Park Mall vicinity is the largest heat island in the township, so street trees providing shade are all the more important.

Response: The six proposed ornamental street trees have been replaced with shade trees as required (Sheet C11.0).

B. Verge. See comment under TRANSPORTATION: Sidewalks: Decorative Verge, above.

Response: Noted. Verge has been added for access drive sidewalk being proposed. Moreland Road sidewalk remaining as existing due to existing nonconformity.

C. Screening. We recommend that shrubs, perennials, or ornamental grasses be planted in the 5.9-foot wide strip on the plans near the label “Southwest Buffer” to provide visual interest and improve stormwater management.

Response: Shrub and ornamental grasses have been provided, as requested (sheet C11.0).

Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

Kevin Tatlow

Kevin Tatlow, P.E., Senior Project Manager

KT/as
R:\2022\PP2270001\Administrative\Correspondence\County PC\PP2270001_2023-04-10_CRL.docx

1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

April 10, 2023
Via: FedEx – Priority

Abington Township Environmental Advisory Council
1176 Old York Road
Abington, PA 19001

Attention: Susan Myerov, & Patricia Gallagher

Re: Proposed Raising Cane's Pad Site
2620 Moreland Road
Abington Township
Montgomery County, PA
PP2270002

Dear Susan & Patricia:

With regard to the above referenced project, enclosed please find the following for your review and approval:

- Preliminary/ Final Major Land Development Plans dated 10.26.22, revised 04.10.23.

Below please find an itemized response to the Memo letter received from Abington Township Environmental Advisory Council and Shade Tree Commission, dated 12/20/2022. Our responses are noted in **bold.**

General Comments:

1. Both the STC and EAC members feel the site could easily accommodate more trees, especially true canopy trees, in line with Township's desire to reduce heat island effects in highly impervious cover places. More specific landscape comments are noted below.

   Related to our comments above, please address why all of the existing trees along Moreland Road need to be removed. A portion of this area is proposed to be used for green space after construction. Why not keep trees within the proposed green area and incorporate them into the new landscape plan?

   Response: The proposed grading, utilities, and public amenity space will disturb the smaller sized trees along Moreland road. As for the other one that is in the middle of the site's frontage, this tree will also be impacted by grading and utilities. It also appears to be in decline and could be considered a hazard to pedestrians walking by. By removing the existing trees along the frontage, we are able to propose new healthy trees that compliment the proposed design.

2. Based on the layout of the parking lot relative to the restaurant's main entrance, it was noted that patrons need to cross the active drive-thru lanes to access the building. We feel this creates a potential safety concern (pedestrian/car conflict) which should be addressed.

   Response: Additional crosswalk and ADA ramps have been provided.

3. In addition to the new building, plans indicate the addition of landscaped areas on the northeast and southeast sides of the building. The reconstruction of this landscaped area provides a great opportunity for co-design as vegetated bioretention areas (rain gardens) that could be used to capture, slow, clean and infiltrate runoff from a portion of the roof area (specifically at the southeast corner, where site is at its lowest elevation). Would the applicant consider redesigning these grassed areas as a bioretention area?

Response: The site constraints result in not enough space for a bio retention. The project is sheet flowing impervious areas to green areas as shown on the grading plan, sheet C6-0.

4. We also noted that the building's roof top offers excellent opportunity for a green roof application. This should be considered as it would help mitigate the volume and velocity of rooftop runoff, which could impact the size of the underground storage basin. The vegetated element can help moderate the building's energy use and set an example for other similar building types in our commercial and business zones. Green roof systems have also been noted to extend the useful life of the roof as well.

   Response: The installation of a green roof would significantly increase the weight on the roof framing members. Since Raising Cane's employs a very specifically designed wooden roof truss system for their prototypical design, a green roof presents an unacceptable increase in design, cost and construction, in addition to maintenance and upkeep. The proposed plans provide for acceptable underground basin storage capacity for rooftop runoff.

5. Would the applicant clarify drainage for the trash enclosure area for the restaurant? On sheet C7, Utility Plan, the legend indicates that the trash enclosure floor drain ties into the storm sewer system, but the plan indicates tie-in to Sanitary Sewer. We recommend that this be tied to Sanitary Sewer line to capture any pollutants that might run off from trash enclosure areas, especially since this area is not covered.

   Response: This was a typo, the Trash enclosure floor drain is to tie into the sanitary sewer. Please see Sheet C7-0.

Landscape/Habitat Recommendations:

6. The STC found the proposed tree planting plan to be disappointing at best. The developer applied for and received landscaping variances for the parking lot perimeter buffer, the southwest property line, and the southeast property line. Additionally, while the developer proposes to reduce the impervious area of the site from 82.4% (above the 75% maximum paving permitted) to 68.95%, they use the proposed reduction to claim exemption from the requirement to replace the four trees that will be removed. Finally, the developer proposes to plant the absolute minimum number of canopy and understory trees in the remainder of the site where variances were not requested.

   For a corporation with a strong community-oriented marketing strategy ("Let's Work in Together for Our Community"), the STC believes there are significant missed opportunities to align with the mission of the Raising Cane Corporation and make **meaningful improvements** to our community. These opportunities include increasing the tree canopy, replacing removed trees, improving the local habitat, and reducing urban heat island effects by planting shade trees and using innovative stormwater best management practices, all of which would "work together for our community."

   The EAC and STC appreciate that many native species were included in the proposed planting plan. We recommend adding **more urban-tolerant native trees to the plan**, such as American Smoketree (Cotinus obovatus), Apple Serviceberry (Amelanchier x grandiflora 'Autumn Brilliance'), or Black Tupelo (Nyssa sylvatica). American smoketree would grow well in the center circle of the bench seating area.

   Response: Acknowledged.

Specific Comments on Proposed Tree Selection (STC):

7. CCA CARPINUS CAROLINIANA AMERICAN HORNBEAM, which is specified as a canopy tree, is actually an understory tree and should be replaced with a canopy tree. We recommend using Ostrya virginiana (American Hop Hornbeam) which is both a canopy tree and better suited for dry, urban growing conditions.

   We recommend replacing six of the proposed CC CERCIS CANADENSIS EASTERN REDBUD with shade trees. While undeniably beautiful in spring, Eastern redbud is not well suited to the dry conditions and the urban heat island effect in this highly developed area. A predominance of shade trees will shelter the redbuds and increase their likelihood of survival. Suggested shade tree species include Acer rubrum (Red maple), Ulmus americana (American elm), and Nyssa sylvatica (Black tupelo). There are no overhead utility lines at the site that would interfere with planting shade trees. If the developer does not include shade trees in this area, we recommend adding more variety of species to lengthen the bloom time and reduce risk of diseases. Appropriate species include with American Smoketree (Cotinus obovatus), or Apple Serviceberry (Amelanchier x grandiflora 'Autumn Brilliance').

Response: The CCA have been replaced with Ostrya virginiana as requested. A portion of the CC have been replaced with Ulmus americana 'Princeton' as requested (sheet C11.0)

8. The STC also recommends that a tree be planted inside the circular walkway in the seating area to provide visual interest and shading in this proposed public green space. Suitable species are listed in the previous paragraph.

   Response: A tree has been planted within the circular walkway in the seating area as requested (sheet C11.0).

9. With respect to the landscaping specifications (Sheet 20), Notes G and H appear out of date and do not reflect current practice. Specifically, with respect to Note G: Trees can be planted year-round; in the fall, they need to be planted after dormancy, so they should be dug late in the fall. With respect to Note H: Trees should be backfilled with native material. If the native material is unsuitable, the backfill should consist of a mixture of 80% topsoil and 20% compost.

   Response: Notes G and H have been revised slightly (sheet C11.0).

Specific Comments on Proposed Planting Species (EAC and STC):

10. DGN 48 DEUTZIA GRACILIS `NIKKO` SLENDER DEUTZIA 18-24" CONTAINER. - Not native, not considered invasive. Consider substituting some of these with native species such as Rhus aromatica 'Gro Low,' Aronia melanocarpa 'Low Scape Mound,' Erigeron pulchellis 'Lynnhaven Carpet,' Sweetfern (Comptonia peregrine), or, if conditions permit, Ceanothus americanus (New Jersey Tea).

    Response: Acknowledged. All Slender deutzia have been replaced with Rhus aromatica 'Gro Low', as suggested (sheet C11.0).

11. IMBB 24 ILEX X MESERVEAE `BLUE BOY` BLUE BOY HOLLY 36" MIN. CONTAINER. - Not native, not considered invasive. Consider substituting these with male and female cultivars of Ilex opaca (American

holly), such as 'Jersey Knight' and 'Jersey Princess.' Plant one male for every 3 to 7 females. Female plants grow red berries that provide winter interest and food for wildlife.

Response: Acknowledged. All Blue Boy hollies have been replaced with Ilex glabra 'Shamrock' (sheet C11.0).

12. JHIB 112 JUNIPERUS HORIZONTALIS `MONBER` ICEE BLUE JUNIPER 15-18" SPRD CONTAINER. - Not native, not considered invasive. Consider substituting some of these with native Arctostaphylos uva-ursi (Bearberry), Thuja occidentalis 'Concesarini' (Pancake arborvitae) or other Thuja occidentalis cultivar, Erigeron pulchellis 'Lynnhaven Carpet,' Baptisia australis (False Blue Indigo), or a blue-green native sedge species.

    Response: Acknowledged.

13. VR 8 VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM 3-4` B&B. - Not native, considered invasive in a few southern states. Viburnum leaf beetle exists in this area and may kill viburnums, although this species is one of the most resistant ones. Consider substituting some of these with native Physocarpus opulifolius cultivar (Common ninebark), Myrica cerifera (Southern bayberry), Myrica pennsylvanica (Northern bayberry), Leucothoe axillaris (Coastal doghobble), Leucothue fontanesiana 'Rainbow' (Drooping leucothoe), or, if conditions permit, Ceanothus americanus (New Jersey Tea).

    Response: Acknowledged. All Leatherlead Viburnums have been replaced with "Tiny Wine" Ninebark, as suggested. Please see Sheet C11-0.

14. LSP 43 LIRIOPE SPICATA CREEPING LILY TURF 1 GAL. CONTAINER 15" o.c. - Not native, not considered invasive. This tough plant is good for the tough location along the drive thru. Consider substituting Phlox subulata (Moss phlox), Penstemon digitalis 'Husker Red,' Carex plantaginea (Plaintain leaf sedge), or other native species.

    Response: Acknowledged.

Sustainability Comments:

15. We encourage that a specific area be designed to accommodate bicycle parking.

    Response: Noted.

16. As part of the Township's aspirations for climate planning and resiliency, the EAC encourages that the building's operations do not depend on natural gas. It would be preferable instead, to have the HVAC and hot water heating systems to be air sourced heat pumps to minimize the carbon footprint. In addition, please consider pursuing "Designed to Achieve the Energy Star" to reduce greenhouse gas emissions and increase the building's efficiency or using another green building certification such as LEED New Construction or Commercial Interiors.

    Response: Due to the inherent nature of the proposed Raising Cane's restaurant, natural gas plays a crucial part in everyday operations. With numerous fryer batteries and griddles (and hot water heater system), natural gas is already an unavoidable, integral part of the buildings functionality. The HVAC units were selected by Raising Cane's mechanical engineers to provide high efficiency units that meet or exceed minimum energy standards and provide separate, thermostat controlled zone coverage for more efficient utilization. The use of all-electric units would require an increase in the electric service size, and would require a complete redesign of what is an already code compliant building and systems.

Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

Kevin Tatlow

Kevin Tatlow, P.E., Senior Project Manager

KT/jcs
R:\2022\PP2270002\Administrative\Correspondence\Township\PP2270002_2023-04-10_CRL (Twp Shade Tree Commission).docx

1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

April 14th, 2023
Via: Fed-Ex Priority

Abington Township
1176 Old York Road
Abington, PA 19001

Attention: Mr. Richard Manfredi, Township Manager

Re: **LD-22-06-2620**
Proposed Raising Cane's Restaurant
2620 West Moreland Road
Abington Township
Montgomery County, PA
Bohler Project No. PP2270001

Dear Richard:

With regard to the above referenced project, enclosed please find the following for your review and approval:

- Three (3) copies of the Stormwater Management Narrative and Calculations dated April 10th, 2023
- One (1) reduced copy of Proposed Land Development Plans, Size 11" x 17", dated April 10th, 2023
- Ten (10) copies of Proposed Land Development Plans, Size 24" x 36", dated April 10th, 2023
- Two (2) copies of Architectural Plans including Photometric Plan, prepared by ADA Architects, dated 02/02/23
- One (1) copy of the Sign Package prepared by AGI
- Coordination Emails with Allison Lee
- Coordination Emails With Gregory Heleniak
- Waiver Request Letter
- Shade Tree Review/Response Letter
- MCPC Review/Response Letter
- Traffic Review/Response Letter
- MCCD Applications
- Sewer Mailer Exemption Package, revised and resubmitted to George Wrigley 04/05/23

Below please find an itemized response to the letter received from Khaled R. Hassan P.E., with Pennoni Associates, Inc., dated December 5, 2022. Our responses are noted in **bold.**

ZONING COMMENTS

1. Per §1102 – Permitted Uses – In accordance with the Abington Comprehensive Use Matrix, Use C-25 Fast-food Restaurant is a permitted use in the BC Business Center Willow Grove Park Zoning District. Use A-17 Outdoor Dining is also a permitted accessory use to the principal C-25 – Fast Food Restaurant within the BC Business Center Willow Grove Park Zoning District.

   Response: Noted.

2. Per §1103 Figure 11.9 – Dimensional Regulations – The minimum build-to line along public streets shall be 20 feet (50 feet on Moreland Road west of Park Avenue) and the maximum shall be 50 feet (100 feet on Moreland Road west of Park Avenue.) The minimum build-to-line along main access drives shall be 20 feet with a maximum of 25 feet, and along secondary access drives the minimum build-to-line shall be 16 feet with a maximum of 25 feet.
   The site is accessed by two drives that intersect with West Moreland Road. Per Section 201 – Specific Definitions, the access drive to the south provides access from West Moreland Road to internal parking

areas and is therefore classified as a main access drive. In addition, per the definition of building, the steel roof supported by columns on the patio is considered a building. The steel roof structure is only 12.6 feet from the main access drive which is less than the minimum required 20 feet. The plans shall be revised accordingly to show the building setback lines from West Moreland Road as well as the main access drive, and the steel roof structure moved to be located within the build-to-lines; otherwise, a variance from this section of the code will be required.

Response: The proposed canopy will remain and the applicant will request a variance for the minimum build-to-line.

3. Per §1103 Figure 11.9 – Dimensional Regulations – The minimum façade height shall be 20 feet, or 25 feet if a pitched roof. Per the architectural plans, a façade height of 19.8 feet is proposed for the Raising Cane's restaurant which is less than the 20 feet minimum requirement. The façade height shall be revised to conform with the 20 feet minimum requirement; otherwise, a variance from this Code Section will be required.

   Response: The façade heights of proposed Exterior Elevations have been revised to 20'-0".

4. Per §1104.C.9.c – Design Standards – Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. Walls in these locations shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade. A window area calculation shall be provided for the proposed façade that faces West Moreland Road to ensure that there is a window area between 35% and 75% for this façade.

   Response: The façade facing West Moreland Road has a window area (including glass storefront entrance door) of 235 square feet on the façade whose overall square footage is 1,636 square feet. This yields a window area of 14.36%. A window area of 35% to 75% is not achievable without the building failing the required Building Envelope COMcheck for compliance with the locally adopted energy code. In general, the COMcheck software is used by architects, builders, designers, and contractors to determine whether a new commercial building meets the requirements of the IECC and ASHRAE Standard 90.1, as well as several state-specific codes, in this case, the 2018 International Energy Code.

5. Per §1105.B.1, 3, & 4 – Street Furniture – The following shall be provided; benches, trash and recycling receptacles, planters, and bike racks. Benches and trash and recycling receptacles shall be provided at least every 100 feet and planters shall be provided at least once every 50 feet. An open space area with benches has been provided on the plans. Trash and recycling receptacles as well as planters shall be provided along with the benches and be spaced as required by this Code Section. A detail of each street furniture element shall be provided on the plans.

   Response: Trash and recycling receptacles and planters have been added to the landscape plan as required (sheet C11.0). Details for each have been added to the landscape detail sheet (sheet C11.1).

6. Per §1105.C.4 – Public Open Space – A minimum of 30% of the area shall be landscaped with a mixture of trees, shrubs, or ground cover. Such areas shall have benches, trash containers, and lighting fixtures. There is no lighting proposed in the open space area. A lighting plan shall be provided to ensure there is adequate lighting for the site.

   Response: A Photometric Site Plan is included with this response letter which shows a pole mounted light fixture in the open space area, and adequate lighting for the overall site.

7. Per §1106 – Lighting – Lighting shall be provided for the proposed development that meets the requirements of the above code section. There is no lighting plan provided as part of this plan submission. A lighting plan shall be provided showing the number and type of lights provided with mounting heights. Depending on the type of lighting proposed, point-by-point calculations may have to be provided.

Response: A detailed Photometric Site Plan is included with this response letter which shows the number and type of light fixtures, including the height of the light poles and mounted height of the light fixtures.

8. Per §1107 – Trash, Loading, and Utilities – Trash, loading, and utilities shall be regulated by §2601.0 and §2312. A detail of the trash enclosure shall be provided on the plans for review and approval to ensure compliance with this Code Section.

   Response: A trash enclosure plan and details are included as shown on sheet C8.0.

9. Per §1107.C – Trash Loading, and Utilities – All wall-mounted or ground-mounted mechanical, HVAC, utility, or communication equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping, or other approved means. The Applicant shall confirm that the HVAC and mechanical equipment is screened from public view as indicated in this Code Section.

   Response: Confirmed. The rooftop HVAC and mechanical equipment is screened from public view as shown on sheet A4.10

10. Per §1107.D – Trash, Loading, and Utilities – Service and loading areas must be located to the side or rear of buildings and must be visually screened. Loading doors, service doors, and loading docks shall not be located on any façade facing a street, or on any portion of a façade within 35 feet of a street. On the architectural plans provided, it appears that there is a service door with a 4-digit wall mounted key lock located on the façade facing West Moreland Road. No service door shall be located on the front façade of a building. This door shall be relocated along the side or rear facades. In addition, the loading area for deliveries shall be shown on the plans.

    Response: The door in question is the building's rear exit, which is required to meet the building code's egress requirements. The door cannot be located to the rear façade due to the location of the electric service meter, disconnect, and main switchgear cabinets. Additionally, the door cannot be relocated to the opposite side of the building due to the kitchen and drive-thru layout. The proposed loading area is located within the parking lot.

11. Per §2103.A Use A-17.1 – Outdoor Dining – Outdoor dining shall be enclosed by a removeable partition, such as planters, or posts with ropes, that clearly demarcate the boundary of the outdoor dining area. Construction barricades shall not be used for such a purpose. Opening in the partition for ingress/egress shall not be wider than five (5) feet. Based on the land development and the architectural plans provided, it appears that the Applicant is proposing two locations where outdoor seating is provided. Under the proposed canopy there are (16 seats) and between the front of the building and West Moreland Road there are (12 seats). The seating between the building and West Moreland Road is shown on the land development plans but is not shown in the architectural plans; and the seating beneath the canopy is shown in gray tone on the architectural plans and is not shown on the land development plans. The Applicant shall clarify and confirm the intent of the outdoor seating areas as well as clarify the total proposed outdoor seating. There also does not appear to be a connected accessible path to the outdoor seating area beneath the canopy. The outdoor seating area shown on the LD plans between the building and West Moreland Road shall be partitioned as required per this Code Section.

    Response: The outdoor seating area of (12) seats under umbrellas is separated from the sidewalk along West Moreland Road by an area of landscaping which clearly defines the boundary of that seating area, while the patio seating beneath the canopy is separated by perimeter bench seating which creates an architectural barrier clearly defining the patio seating area. The openings to the patio are greater than 5'-0", and dimensions have been added to demonstrate this. To clarify, seating counts have been added to the architectural plan: there are (12) seats between the front of the building and West Moreland Road, and there are (29) seats under the proposed canopy – the

comment above does note account for the bench seating across from the chairs at the tables along the perimeter of the patio area, yielding a total outdoor seating count of (41) seats.

12. Per §2103.A Use A-17.2 – Outdoor Dining – Outdoor dining must not obstruct with pedestrian circulation on or off-site and must have unobstructed aisles and entrances. A minimum sidewalk or pathway of five feet free of obstacles shall be maintained. Based on our measurements, the proposed outdoor seating provides a pathway clearance of approximately 4'-8" which is less than the required 5' minimum. The pathway shall be revised to provide a minimum of 5' of clearance.

    Response: The pathway in question is greater than 5'-0" clear and dimensions have been added to the architectural plan to clearly demonstrate this.

13. Per §2103.A Use A-17.7 – Outdoor Dining – The outdoor furniture shall be stored inside the restaurant after normal operating hours. Furniture affixed to the ground, enclosed by a wall, secured, or located in a secured area are exempt from this requirement. A note shall be provided on the plans stating compliance with this Code Section.

    Response: The outdoor tables are fixed to the ground, and the chairs will be secured after normal operating hours. A note has been added to sheet C1.1.

14. Per §2103.A Use A-17.8 – Outdoor Dining – The outside dining area must be secured and kept sanitary, neat, and clean at all times. It shall be kept free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter. The restaurant must participate in an approved rodent control program. A note shall be provided on the plans stating compliance with this Code Section.

    Response: A note has been added to sheet C1.1.

15. Per Article XXII – Signs – The Applicant shall submit details and dimensions for the proposed signs to the Township Zoning Officer for review and approval.

    Response: Refer to the attached sign package.

16. Per §2304.A.13 – Parking Use Requirements, Use A-17 Outdoor Dining – 1 space for every 3 outdoor seats shall be provided. It appears that the Applicant is proposing a total of 28 seats total for the outdoor dining areas between the building and West Moreland Road and beneath the canopy. Based on our calculations with the 28 total outdoor seats, a total of ten (10) parking spaces will be required for the outdoor seating; however, the Applicant shall confirm the total number of outdoor seats. A parking calculation shall be provided on the plans distinguishing the required parking for the outdoor seating and the indoor sit-down restaurant seating.

    Response: The zoning chart on the Record Plan C1.1 is revised to list the Parking Use requirements A-17.

17. Per §2304.C.24 – Parking Use Requirements, Use C-25 Fast-food Restaurant – 1 parking space for every 50 SF of gross leasable floor area devoted to customer or patron use for sit-down restaurants, or one parking space for every 3 seats, whichever requires the lesser number of spaces. The Applicant has provided a seating capacity of 97 total seats based on one (1) parking space for every three (3) seats for the proposed land development. However, the Applicant shall provide the gross leasable floor area for the indoor sit-down restaurant and a calculation based on the gross leasable floor area on the plans to confirm that the parking spaces provided are the lesser number of spaces being provided per this Code Section. These calculations should be separated to distinguish the parking requirement for the outdoor dining areas.

    Response: The zoning chart on the Record Plan C1.1 is revised to list the Parking Use requirements C-25.

18. Per §2312.A thru K – Off-Street Loading Requirements – There is no loading berth/area shown on the plans. Since the proposed fast-food restaurant will be receiving deliveries of food and supplies to the site, a loading berth/area shall be provided. The plans shall indicate where the loading berth/area will be provided on the site. The loading berth/area shall adhere to the requirements of this Code Section. Per Figure 23.2, the fast-food restaurant is classified as an other use and is required to have 1 loading berth/area for the first 20,000 SF of gross floor area.

    Response: Raising Cane's deliveries will occur during off hours when the store is closed, therefore a dedicated loading space is not needed. Refer to Vehicle circulation plan, Sheet C-10 showing the delivery truck movement as well as a note indicating "deliveries to occur during off hours when store is closed".

19. Per §2402.A.2.a.(4) – Planting Islands – Each planting island shall contain one shade tree plus shrubs and/or groundcover to cover the entire area at maturity. Parking lot trees shall be a minimum of three inches in caliper, branching at 6 feet to 8 feet in height and of the recommended species as listed in the 'Recommended Plant Materials' List in the SALDO. Parking lot islands shall be planted in lawn or ground cover only. The proposed planting island adjacent to the drive-through exit and the underground BMP is planted with shrubs and groundcover but no shade tree. This island shall be planted with a shade tree.

    Response: A shade tree has been provided within the island as required (sheet C11.0).

20. Per §2402.A.2.a.(5) – Planting Islands – Shade trees located within any parking island which is less than 300 SF measured from outside curb to outside curb will require permanently installed irrigation. There are multiple parking islands on site that are less than 300 SF and have a shade tree planted in the island and will require permanently installed irrigation. These irrigation lines shall be shown in the plans and a note shall also be added to the plans.

    Response: General Note #4 has been modified to specify a permanent irrigation system to be installed as required (sheet C11.0). Irrigation will be handled as design build.

21. Per §2402.B.2.c – Street Trees – Trees shall be planted at a ratio of at least one tree per 40 LF of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced. The Applicant is providing six (6) shade trees along West Moreland Road, which is the required number of street trees along the site frontage based on our calculations. The Applicant shall provide a street tree calculation on the landscape plans to document compliance with this Code Section.

    Response: Project complies. Street tree calculations have been provided in the Compliance Chart on the Landscape Detail sheet (sheet C11.1).

22. Per §2403.C.6.b.(1) – Site Element Screens – Medium-Intensity Site Element Screen, Screen Type #4 – Opaque Fence or Masonry Wall with Shrubs. Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. The Applicant shall provide a dumpster detail to comply with the site element screen type #4 requirements of this Code Section.

    Response: The trash enclosure details are provided on Sheet C8.0.

23. Per §2504.B.1 thru 4 – Sidewalks and Crosswalks – Street front sidewalks in the BC Business Center Zoning District shall meet the requirements of these above Code Sections. The existing sidewalk along West Moreland Road is not proposed to be replaced and is only 4 feet in width. However, per these code sections, a minimum width of 10 feet for sidewalk and crosswalks along West Moreland Road, a public

street, in the BC – Business Center zoning district shall be provided. In addition, the access roads abutting the site can be considered secondary access drives and shall have sidewalk and crosswalks along these drives with a minimum width of 6 feet. The plans shall be updated to show new sidewalk and crosswalks along West Moreland Road and the secondary access drives to provide an accessible route to/from the site. ADA compliant ramps shall also be provided at these locations to allow for maneuverability of persons with disabilities.

Response: As confirmed by the Township's solicitor, the sidewalks on the property are lawful nonconformities that will remain. Further, it was determined that the Applicant will not be required to install the requested curb ramp as part of the land development but, in lieu thereof, shall furnish an escrow to fund future installation. Please see attached email confirmation dated 02/23/23.

Sidewalk and crosswalk along Southern secondary access drive has been added to Plans. Please see Sheet C1.1.

24. Per §2504.E – Sidewalk and Crosswalks – Streets and access drives shall be separated from sidewalks by a decorative verge area, so as to allow for street trees and furnishings such as benches and light fixtures. Street furniture surrounded by hardscaping may be located in the decorative verge. At least 25% of the decorative verge area shall be landscaped with a mix of groundcover, shrubs, and trees. The width of the verge in the BC Business Center Zoning District shall be 6 feet along public streets and 4 feet along access drives. Since this site is within the BC Business Center Zoning District, a verge will be required along both West Moreland Road and the access drives. The plans shall be revised to include the required verge areas.

    Response: As confirmed by the Township's solicitor, the sidewalks on the property are lawful nonconformities that will remain. Further, it was determined that the Applicant will not be required to install the requested curb ramp as part of the land development but, in lieu thereof, shall furnish an escrow to fund future installation. Please see attached email confirmation dated 02/23/23.

    Sidewalk and crosswalk along Southern secondary access drive has been added to Plans. Please see Sheet C1.1.

25. Per §2504.F.1 & 2 – Sidewalk and Crosswalks – Crosswalks shall be provided at all intersections of streets with access drives of other curb cuts in public streets (including those for private streets and parking areas). Crosswalks shall be at least 6 feet wide but shall not exceed 10 feet wide. In the BC Business Center Zoning District, crosswalks shall be constructed of patterned surface dressing, textured paving, or stone/brick/concrete pavers that are easily seen and distinguished from the roadway. Crosswalk borders shall be highlighted with a contrasting color and/or texture at least 6 inches in width. Installation and selected materials shall be durable and able to withstand vehicular traffic. Crosswalks shall be provided across the drive aisle within the parking lot and along both access drives intersecting West Moreland Road. The crosswalks shall be decorative per this Code Section.

    Response: Crosswalk has been added to the Southern Access Drive. Note for Crosswalk construction has been added to C8.0 matching the code section.

26. Per §2601.H.1 thru 11 – Lighting Standards – All on-lot public parking areas, aisles, and access ways for any nonresidential use shall be provided with a minimum of one-half (0.5) foot candles of light at any point on the ground. The Applicant is proposing outdoor wall mounted lighting attached to the building. A site lighting plan has not been provided as part of this submission. A lighting plan, showing point-by-point calculations for the entire site shall be provided to ensure all parking areas are provided with a minimum of 0.5-foot candles at any point on the ground and that the lighting spillover meets the requirements of this Code Section.

Response: Acknowledged. A detailed Photometric Site Plan showing point-by-point calculations is included with the response letter.

27. Per §2601.J.1 – Mechanical Equipment Standards – All roof-mounted equipment shall be architecturally screened from public view on adjoining streets, public thoroughfares, and adjacent residential uses for a minimum distance of 1,000 feet beyond the property line, as measured at a height of six (6) feet above street grade. The Applicant shall clarify if roof-mounted equipment is being proposed as part of this project. If so, the equipment shall be screened as required in compliance with this Code Section.

    Response: Acknowledged. Rooftop HVAC and mechanical equipment is screened from public view in compliance with this Code Section.

28. Per §2601.N.3. a thru d – Trash Containment Standards – When trash containment is located outdoors in the BC - Business Center Zoning District, trash containers shall be located in a walled or fences enclosure, at least 6 feet in height.

    a) Enclosure shall utilize self-closing gates.

    b) Enclosures shall be constructed of masonry wall or wooden fence (or a vinyl-coated fence designed to look like wood).

    c) Enclosures and gates shall not consist of chain link fence; enclosures shall not consist of cinder block.

    d) It is recommended that trash enclosures be constructed of the same or similar materials and colors as the principal structure on-lot.

    On the Record Plan (Sheet C1.1) it is noted to refer to the architectural plans for details of the screening, gates, bollards, and masonry for the trash enclosure however the details shall also be provided on the Land Development Plans. A trash enclosure detail shall be provided on the plans which shows the height and material of the proposed enclosure.

    Response:

    Dumpster walls above 6' in height. Please see detail on sheet C8.0 for items B) through d).

    Regarding comment 28(a), Due to the size and weight of the Raising Cane's gates, installing self-closing devices is extremely impractical. Raising Cane's already provides heavy-duty hinges for durability/smooth operation, as well as ½" diameter stainless steel cane bolts to ensure the gates cannot be blown open in extreme weather conditions.

    By installing self-closing devices, several undesirable and potentially hazardous situations arise: First, we would need to install additional "pin holes" for the gates when in a fully-open position for use by the waste collection company in order to keep the gates open (otherwise, they start closing by the time the driver gets back inside the trash truck cab). This is problematic for several reasons in itself. 1. We would be relying on the third-party waste collection company's driver to go back and close and secure the gates, rather than just driving off to the next collection location (something Raising Cane's has *no way of guaranteeing*). 2. The additional pin holes for the open gate positions will become filled with debris over time, and/or ice in winter weather conditions, both of which prevent their intended use/functionality.

    Second, self-closing gates present a hazard to Raising Cane's employees taking out the trash, since there is no control over having the gates closing and striking the employees should they not be paying attention behind them, or, as they turn to leave the enclosure with little to no reaction time.

Third, self-closing devices are susceptible to breaking/requiring maintenance which would interrupt regular trash collection activities. If a self-closing device fails and is stuck in a closed position, trash collection simply cannot take place. This would be unacceptable to Raising Cane's operations (and the Township's) trash collection requirement for regular uninterrupted collections.

CHAPTER 146 - SUBDIVISION & LAND DEVELOPMENT COMMENTS

29. Per §146-9.A.(1) – Type of Application, Stages – A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed. The Applicant is requesting a waiver from this Code Section to allow for a Preliminary and Final land development application submission.

    Response: Waiver is being requested to allow for a Preliminary and Final Land Development application submission.

30. Per §146-10.A.(3) – General Requirements – If two or more sheets comprise a submission, all sheets shall be of the same size, and each shall be consecutively numbered and titled to show and describe its relation to the total number of sheets comprising the plan (i.e. Grading Plan Sheet 3 of 6). The plans shall be numbered as required per this Code Section.

    Response: Noted, plan sheets have been revised to show Sheet # __ of 24.

31. Per §146-10.B.(5) – General Requirements – The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "Preliminary/Final Major Land Development" and noted as land development application number "LD-22-06".

    Response: Noted, Sheets have been revised.

32. Per §146-11.A.(4) – Property Identification Plans – The property identification plans shall contain tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet. A plan shall be provided showing the required information per this Code Section.

    Response: Partial Waiver/Modification request to include an aerial depiction to be shown as the Property Identification Plan, Per Allison Lee of Pennoni. Please see 03/16/23 coordination email.

33. 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.

    Response: Datum to remain as the standard PA NAV88. A datum conversion calculation will be provided to show conversion to Sewer Datum of Township of Abington. This was deemed acceptable by Allison Lee, please see attached coordination.

34. Per §146-11.A.(8) – Property Identification Plans – The property identification plans shall contain the existing cartways of streets and on adjoining the site, with existing and ultimate rights-of-ways and legislative and traffic route numbers. The cartway width for West Moreland Road shall be provided on the plans.

    Response: Cartway width for West Moreland Road has been added to Sheet C1.1 and C4.0.

35. Per §146-11.A.(10) – Property Identification Plans – The property identification plans shall show the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract. The Applicant shall show the zoning tract boundaries within 400 feet of the entire site.

    Response: Partial Waiver/Modification request to include an aerial depiction to be shown as the Property Identification Plan, Per Allison Lee of Pennoni. Please see 03/16/23 coordination email.

36. 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 lines. The Applicant shall label the cartway width for West Moreland Road.

    Response: Requested labels have been added to Sheet C1.1 and C4.0.

37. Per §146-11.B.(3) – Existing Features Plan – The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed. The location of property lines and names of landowners within 400 feet of any part of the site shall be provided.

    Response: Aerial Plan has been added to the Land Development Plans showing the property lines and names of landowners within 400' of the Site. Please see Sheet C12.0.

38. Per §146-11.B.(7) – Existing Features Plan – The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site ad within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights. The 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 shall be provided.

    Response: Partial Waiver requested to provide only the utility mains on the Existing Features Plan, since no other utilities outside the site would be affected by this Land Development Project, per Allison Lee of Pennoni. Please see attached email correspondence.

    Utility connection locations are still being coordinated with utility companies, so it is not yet confirmed where the connections will be located.

39. Per §146-11.B.(8).(b) & §146-11.D.(4) – Existing Features Plan & Grading Plan – The existing features plan shall contain the datum to which contour lines refer. This note shall be provided on the Existing Conditions plan (Sheet C4.0) and grading plan (Sheet C6.0) per Section 146-11.D.(4).

    Response: Note stating "Existing Contour Information are based on the NAVD88 Datum" has been added to Sheets C4.0 and C6.0.

40. Per §146-11.B.(9).(a) – Existing Features Plan – The existing features plan shall contain the soil types within the site, based on maps contains in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soil's development limitations, i.e., bearing value, depth to bedrock, seasonal water table, etc. The plan shall provide a mapped soil boundary, as well as, a table indicating the limitations of the soils as indicated per this Code Section.

Response: Soil Map and Soil Limitations and Their Resolutions have been provided on Sheet C3.1 due to spacing on Sheet C4.0 (Existing Features Plan). Note added to the C4.0 stating the Soil Type and referring to C3.1 for Limitation Notes.

41. Per §146-11.C.(3) – Proposed Layout Plans – The proposed layout plans shall show the building setback lines incorporated with any other construction restriction line established by the Township Zoning Ordinance, indicated on each proposed lot. Building setback lines shall be shown on the proposed layout plans.

    Response: Noted. The building setback lines and build-to lines are shown on sheet C1.1

42. Per §146-11.D.(7) – Grading Plans – The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed. The Applicant shall label the size of the limit of disturbance area on the grading plan and show the complete limit of NPDES disturbance area. If the limit of disturbance area is greater than an acre, a NPDES permit will be required.

    Response: Sheet C6.0 shows the Limit of Disturbance Line/ NPDES Disturbance Area. Please see the Legend. The Area is less than one acre, therefore an NPDES permit will not be required.

43. Per §146-11.F.(4).(b).[1] thru [6] – Storm Sewer Facilities – Profile plans for the proposed storm pipes and inlets shall be provided.

    Response: Once Township Engineer is acceptable with Utility plan and Stormwater Report, Bohler will submit Profile Plan showing proposed stormwater layout of inlet and pipes.

44. Per §146-11.G.(1).(d) – Utility Plan – The utility plan shall show fire hydrants, fire lanes, and fire department connections. The utility plans shall clearly show the locations of existing fire hydrants. The Applicant shall ensure there is a working hydrant located within 500 feet of the building under construction per §146- 41.B.(4)(d).

    Response: Please see Sheet C7.0, which has been revised to show an existing Fire Hydrant located within 500' of the building. Proposed Fire Department Connection shown on plan with label "T".

45. Per §146-12 – Record Plan, Seals – The Record Plan shall include the required seals, acknowledgements, and notations as indicated in §146-12.A thru E.

    Response: Noted, please see Sheet C1.0 which includes the required seals, acknowledgements, and notations. Record Plans C1.1 and C6.3. are denoted on Sheet C1.0 as Sheets to be Recorded. Due to lack of space on the Sheets C1.0 and C6.3, all Seals will be shown on C1.0.

46. Per §146-27.A – Sidewalks and Curbs - Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience. Based on an existing conditions site inspection, there is approximately 910 SF of existing sidewalk located along the West Moreland Road frontage that is in poor condition and shall be replaced. The entire length of the sidewalk shall be replaced and per §2504.B.1 thru 4 of the Township Zoning Code, the sidewalk is required to be 10 feet wide along the West Moreland Road frontage.

    Response: Per coordination between Craig R. Lewis and Gregory Heleniak and Abington Township, Abington Township has deemed the requested sidewalks as a lawful nonconformities. Applicant will perform maintenance where required. Please see the attached email correspondence dated 02/23/23.

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

handicapped persons, including those in wheelchairs. Where the sidewalk crosses the access drives and parking aisles, curb ramps shall be provided that meet ADA specifications. Details of these curb ramps shall be shown on the plans and spot elevations shall also be provided to ensure compliance with the ADA requirements.

Response: Curb ramps have been proposed where the sidewalk crosses the southern access drive aisle. Please see Sheet C6.0.

48. Per §146-27.F – Sidewalks and Curbs – Curbs shall be the vertical type and constructed in accordance with Township specifications. Based on an existing conditions site inspection, there is existing curb along West Moreland Road that is in poor condition and shall be replaced. The entire length of the curbing along West Moreland Road shall be replaced.

    Response: Per coordination between Craig R. Lewis and Gregory Heleniak and Abington Township, Abington Township has deemed the requested sidewalks as a lawful nonconformities. Abington will not require the existing West Moreland Sidewalk Frontage to be replaced. Abington Township will not require the installation of the requested curb ramp on the Raising Cane's property as part of land development provided that an escrow is furnished by the developer to fund future installation of the required curb ramp. Please see the attached email correspondence dated 02/23/23.

49. Per §146-28.A – Off-Street Parking Areas – All parking spaces for vehicles shall be ten (10) feet wide by twenty (20) feet long. All spaces shall have adequate maneuvering room with clear access at all times entering and existing the space. The parking spaces as shown on the plans are only 9 feet wide by 18 feet long. The parking spaces shall be revised to be 10 feet wide by 18 feet long.

    Response: Parking Spaces have been revised to meet 146-28.A parking requirements. See Sheet C1.1. Parking spaces adjacent to building shown as 10' by 20'. Parking spaces to the west of the drive aisle shown as 10' by 18' due to the 2' overhang in the landscape area.

50. Per §146.31.A.(6) – Reserve strips; rights-of-ways; easements – Easements for present or ultimate construction of storm drains and sanitary sewers having a minimum width of twenty (20) feet shall be provided where necessitated by topographical conditions. The Applicant shall provide an easement around the proposed stormwater management facilities; or the Applicant may consider providing a blanket easement for the proposed stormwater management facilities as part of the stormwater bmp operations and maintenance agreement with the Township.

    Response: Applicant will coordinate with the township regarding necessary easements.

51. Per §146.33.D – Drainage – Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the Township. Based on the storm sewer pipe schedule provided on the Utility Plan (Sheet C7.0), the Applicant is proposing to use 10" and 6" HDPE pipe for the storm drains flowing from inlets to the underground detention basin on site. These are both smaller than the required 15 inches and shall be revised to be a minimum of 15 inches; otherwise, a waiver from this Code Section will be required.

    Response: Pipes have been adequately sized, please refer to the attached Stormwater Report. Waiver is being requested for pipe size and material.

52. 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. A note shall be provided on the plans stating that all utilities will be installed underground.

Response: Note has been added to Sheet C7.0.

53. Per §146-43.A.(1) – Erosion and Sediment Control – No change shall be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land can be commenced until such time that a grading permit is applied for and approved.

    Response: Noted.

54. Per §146-43.C.(3)(a) – Erosion and Sediment Control – Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board. There are slopes on site that have grades of approximately 18.3% which is greater than 15%. The grades shall be revised to be less than 15% in all locations.

    Response: Patrial Waiver to be requested to show Slopes higher than 15% to tie back into existing curb lines. Please note, Steep Slopes Exhibit has been sent to Abington showing the existing Steep Slopes. Per the attached coordination with Allison lee on March 9th, a Waiver from the SLADO will be required.

CHAPTER 142 - STORMWATER MANAGEMENT COMMENTS

55. Per §142-302.B.(1).(a) – SWM Site Plan Contents – The stormwater management plan shall provide a general description of the project. A general description of the project shall be shown on the PCSM Plan.

    Response: General Description has been added to Sheet C6.3.

56. Per §142-302.B.(1).(m) – SWM Site Plan Contents – The following signature block for the Municipality: "(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. (number assigned to the Ordinance)." The above signature block shall be added to the PCSM plan as required per this Code Section.

    Response: Signature Block has been added to Sheet C6.3. Owner to sign once Record Plans are finalized.

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

    Response: An ERSAM Plan has been provided in the Land Development Plan set, see Sheet C4.1.

58. Per §142-302.B.(2).(b).[5] – SWM Site Plan Requirements – The PCSM Plan shall show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines. The PCSM Plan shall show the existing and proposed features within fifty (50) feet of the property lines as indicated in this Code Section.

Response: Noted.

59. Per §142-302.B.(2).(b).[9] – SWM Site Plan Requirements – The PCSM Plan shall include 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 Operation & Maintenance (O&M) plan shall be provided on the PCSM Plan showing how the proposed BMPS will be operated and maintained.

    Response: Long Term O & M Schedule and Table has been added to PCSM Plan. Please see Sheet C6.3.

60. Per §142-302.B.(2).(b).[10] – SWM Site Plan Requirements – The PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that is proposed. The total limit of disturbance shall be labeled and called out on the PCSM Plan.

    Response: Limit of Disturbance line and callout have been added to the PCSM Plan. Note showing a breakdown of Impervious Area proposed has been included.

61. Per §142-302.B.(2).(b).[22] – SWM Site Plan Requirements – The PCSM Plan shall show a fifteen-foot-wide access easement around all stormwater management facilities to provide ingress to and egress from a public right-of-way. There are no stormwater easements shown on the plans. These easements shall be shown, or a note shall be provided if a blanket easement is proposed for the entire site.

    Response: Applicant will coordinate with the township regarding necessary easements.

62. Per §142-302.B.(2).(b).[25] – SWM Site Plan Requirements – The PCSM Plan shall provide a statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township or Conservation District for approval. The required acknowledgement statement shall be provided on the PCSM Plan per this Code Section.

    Response: Required Acknowledgement has been provided on Sheet C6.3.

63. Per §142-302.B.(2).(b).[26] – SWM Site Plan Requirements – The PCSM Plan shall provide the following signature block for the design engineer: “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 regulations and this chapter.” The design engineer signature block shall be provided on the PCSM Plan.

    Response: Design Engineer Signature Block provided on Sheet C6.3.

64. Per §142-401.A – General Requirements – For any of the activities regulated by this chapter, unless preparation of a stormwater management (SWM) site plan is specifically exempted, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, the commencement of any earth disturbance activity may not proceed until the property owner or applicant or his/her agent has received written approval from the Municipality of a SWM site plan that demonstrates compliance with the requirements of this chapter, and a written approval of an adequate erosion and sediment (E&S) control plan from the Municipality or County Conservation District when required. In the current plan submission, there is no plan that is labeled a Post Construction Stormwater Management Plan. A PCSM Plan shall be provided as part of this submission before preliminary/final approval is granted.

    Response: Noted. PCSM Plan provided.

65. 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.

    Response: Noted.

66. Per §142-408.B.(2) – Stream Bank Erosion Requirements – The minimum orifice size in the outlet structure to the BMP shall be three inches in diameter where possible, and a trash rack shall be installed to prevent clogging. On sites with small drainage areas contributing to this BMP that do not provide enough runoff volume to allow a twenty-four-hour attenuation with the three-inch orifice, the calculations shall be submitted showing this condition. Orifice sizes less than three inches can be utilized, provided that the design will prevent clogging of the intake. It is recommended that the design, to accommodate maintenance, include a sand or porous media filter. For the proposed outlet structure (OS01) the Applicant is proposing an orifice of 0.5 inches which is less than the required 3 inches minimum. The Applicant shall revise the orifice opening to 3 inches minimum, or provide documentation that the 0.5-inch orifice will be designed to prevent clogging.

    Response: Orifice opening has been revised to 3 Inches to meeting Abington Township Minimum orifice size. Refer to Sheet C9.0 for outlet details and Stormwater report showing Abington Township Stormwater compliance.

67. Per §142-409.A.(1).(b) – Stormwater Peak Rate Control and Management Districts - Based on the Watershed Map, Figure 1.03, this site is located within the Pennypack Creek Watershed. Per Figure 409.1P Area P Stormwater Management District Watershed Map, this site is located within District B of this watershed. This district requires the 100-year post flow to be reduced to the 50-year pre, the 50- year post be reduced to the 25-year pre, the 25-year post be reduced to the 10-year pre, the 10-year post be reduced to the 5-year pre, the 5-year post be reduced to the 2-year pre, and the 2-year post be reduced to the 1-year pre. Since this project is located in Area B of the Pennypack Creek Watershed, the post-development rates shall be reduced as indicated above. The PCSM Report shall provide a chart comparing the pre-development stormwater runoff conditions and the post development runoff conditions to ensure the post-development rates are reduced as required per this Code Section.

    Response: Per Allison Lee Coordination (see attached 1/10/23 email) Watershed district is Pennypack District A. See Stormwater report showing compliance with Pennypack District A stormwater requirements.

68. Per §142-704.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs – Prior to final approval of the SWM 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.

    Response: Noted.

GENERAL STORMWATER MANAGEMENT COMMENTS

69. Dewatering calculations shall be provided in the PCSM report.

    Response: Per Hydro Report, the proposed underground Basin dewaters in 35 hours time. Please see Stormwater Report for the calculations.

70. A cross-section profile shall be provided for the BMP and the 100-year stormwater elevation shall be shown on this cross-section to ensure the BMP can adequately capture the 100-year storm.

    Response: Cross Section Profile of the Detention Basin has been included. See Sheet C9.1.

71. The Applicant shall provide a PCSM Plan as part of this submission. The PCSM plan shall show all existing and proposed storm pipes, inlets, manholes, etc.

    Response: See Sheet C6.3. All requested has been provided.

72. The Post Development Plan shall show the existing stormwater facilities on the plan.

    Response: Noted, See Sheet C6.2.

GENERAL COMMENTS

73. On the drawing sheet index on the cover sheet, the index lists the Proposed Onsite Drainage Area Map as being included in the plan set but the plan is not included. The Applicant shall confirm if this plan is to be part of the plan set and revise accordingly.

    Response: Cover Sheet revised accordingly.

74. On the drawing sheet index on the cover sheet, the index lists the Post Development Plan as sheet number C6.2 but on the plans, the Post Development Plan is labeled as sheet 6.1. This shall be revised to be consistent.

    Response: Revised accordingly.

75. The PCSM plan shall be recorded along with the cover sheet and record plan.

    Response: Noted. Cover Sheet revised to include PCSM Plan Sheet C6.3 as Recorded Plan in Index.

76. The Applicant shall provide our office with legal descriptions and exhibits for any proposed easements as well as for the entire lot for review and approval.

    Response: Noted.

77. It is our understanding that the Applicant will provide a traffic assessment as a result of the proposed land development. We defer to the Township Traffic Engineer for any traffic related comments.

    Response: Noted. Traffic comments being coordinated and revised accordingly.

Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

Shannon Heybach- Park P.E.;
Assistant Project Manager

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	Relief Requested:
146-9.A(1)-Application Stages	Waiver Request to allow for a Preliminary and Final Land Dev application submission
146-11.A(4)/146-11.A(8)/146-11.A(10) -Property Identification Plan	Partial Waiver request to include an Aerial Plan as the Property Identification Plan. Per coordination with Allison lee of Pennoni, Aerial plan will suffice.
146-11.A(7)-Property Identification Plan Datum	Partial Waiver Request. Datum to remain NAVD88, Datum Conversion calculation to be included on Grading Plan. Per coordination with Allison Lee, NAVD88 is acceptable if conversion calc is included.
146-11.B(7)-Property Identification Plan	Partial Waiver request to provide only the Utility Mains on the Ex. Features Plan since no other utilities outside the site would be affected. Coordinated with Allison Lee.
146-33.D- Drainage Pipe Size	Pipes have been adequately sized and checked for capacity. Waiver is being requested to use pipe size less than 15" and non RCCP material.
146-43.C.(3)(a) - Erosion and Sediment Control	Waiver requested to show slopes higher than 15% to tie back into existing curb. Existing slopes are above 15% on site.

MEMORANDUM

TO: Raising Cane's Restaurants, LLC

FROM: Mark A. Roth, P.E.

DATE: April 14, 2023

SUBJECT: Trip Generation and Drive-Thru Lane Vehicle Queue Evaluation Memo
Proposed Raising Cane's Restaurant – 2620 Moreland Road
Abington Township, Montgomery County, PA

As requested, McMahon, a Bowman Company, has completed its Trip Generation and Drive-Thru Lane Vehicle Queue Evaluation Memo for submission to the Project Team and Abington Township for the proposed Raising Cane's fast-food restaurant with drive-thru to be located at 2620 Moreland Road in Abington Township, Montgomery County, Pennsylvania. The proposed development consists of a 3,062 s.f. fast-food restaurant with dual drive-thru lanes.

The purpose of this Trip Generation and Drive-Thru Lane Vehicle Queue Evaluation Memo is to evaluate the trip generation and drive-thru queue demand for similar type restaurants in the area. This memo includes an evaluation of the peak hour trip generation, average vehicle queue length, and maximum vehicle queue length during the weekday and Saturday operations at two existing Raising Cane's restaurants with dual drive-thru lanes.

Trip Generation and Drive-Thru Queue Data

In order to determine the peak hour trip generation rates as well as the average and maximum drive-thru queue demand characteristics for a Raising Cane's restaurant with dual drive-thru lanes, McMahon evaluated two (2) existing sites in Bucks County during the weekday midday/afternoon/evening period (11:00 AM to 7:00 PM) and Saturday midday/afternoon/evening period (11:00 AM to 7:00 PM) operations at the following Raising Cane's restaurants with dual drive-thru lanes:

- Trevose – 3617 Horizon Boulevard
- Langhorne – 640 Commerce Boulevard

The results of the trip generation traffic counts are tabulated by 15-minute intervals in **Attachment 1**. The results of the queue observations are tabulated by 5-minute intervals in **Attachment 3**.

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
mcmahonassociates.com | bowman.com

Trip Generation Evaluation

As stated above, the peak hour trip generation for the existing Raising Cane's restaurants was based on actual counts conducted in March/April 2023. Trip generation traffic counts were conducted at site driveways providing access to each restaurant in order to establish total site-generated traffic volumes. A detailed summary of the trip generation traffic counts at the existing Raising Cane's restaurants is provided in **Attachment 2**.

Table 1 provides a summary of the peak hour entering and exiting trips at each existing restaurant during the weekday afternoon (4:00 PM to 6:00 PM) and Saturday midday (11:00 AM to 2:00 PM) peak periods.

Table 1. Existing Raising Cane's Trip Generation [(1)]

Location	Size	Weekday Afternoon Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total
Trevose	3,331 s.f.	64	57	121	88	63	151
Langhorne	3,329 s.f.	68	62	130	108	102	210

(1) Based on driveway counts performed at existing Raising Cane's restaurants.

In order to determine the trip generation rate for a Raising Cane's restaurant with dual drive-thru lanes, McMahon utilized the trip generation data from the two Raising Cane's sites. Trip generation rates were developed for the existing sites based on the size of each site. A summary of the trip generation rates for each site and a combined average is provided in **Table 2**.

Table 2. Raising Cane's Trip Generation Rates

Location	Weekday Afternoon Peak Hour	Saturday Midday Peak Hour
Trevose	36.33 53% in / 47% out	45.33 58% in / 42% out
Langhorne	39.05 52% in / 48% out	63.08 51% in / 49% out
Overall Average	**37.69 53% in/ 47% out**	**54.21 55% in / 45% out**

Drive-Thru Queue Evaluation

According to the queue observations and measurements, the average vehicle queues at the drive-thru lanes of the two existing restaurant sites, observed an overall average queue of 3 vehicles during the weekday and 6 vehicles during Saturday, as well as an overall average maximum queue of 9 vehicles during the weekday and 13 vehicles during Saturday.

Table 3 summarizes the field measured queues.

Table 3. Drive-Thru Queue Observations

Location	Time Period	Average Vehicle Queue	Maximum Vehicle Queue
Trevose	Weekday	3	8
	Saturday	5	13
Langhorne	Weekday	3	10
	Saturday	6	13
Overall Average	**Weekday**	**3**	**9**
	Saturday	**6**	**13**

We trust that this Trip Generation and Drive-Thru Lane Vehicle Queue Evaluation Memo responds to your requests and satisfactorily addresses the traffic-related questions at this time that are related to the trip generation and drive-thru queue of the proposed development. If you have any questions, or require further clarification, please feel free to contact me.

McMAHON
a Bowman company

Attachment 1

Trip Generation Traffic Counts

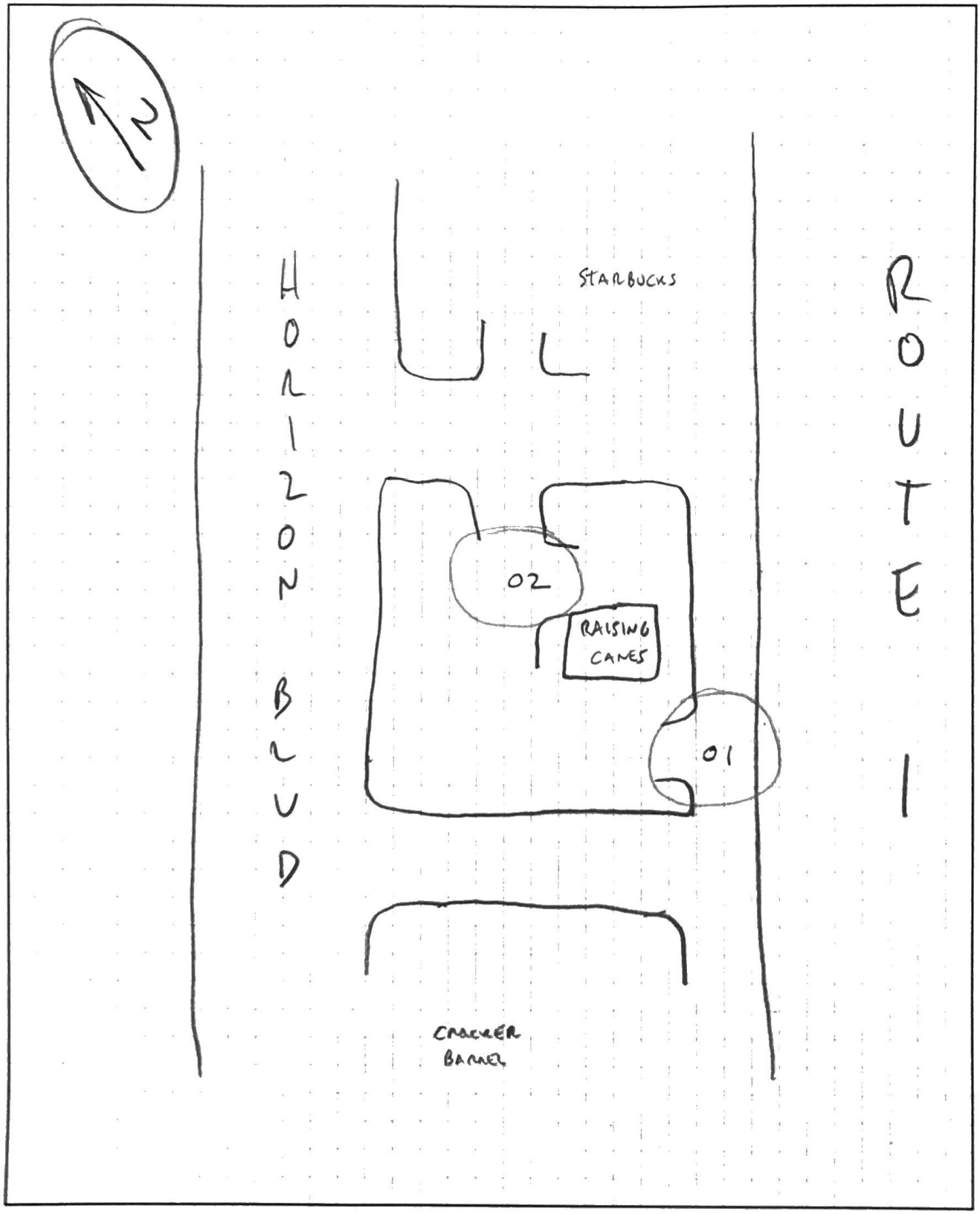
McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

Trevose Location - 3617 Horizon Boulevard

Job TREVOSE | McMahon Project No. _____ | Sheet _____ of _____

Description HORIZON BLVD SITE | Designed By _____ | Date _____

Checked By _____ | Date _____



McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Exit
Site Code:
Start Date: 03/28/2023

Turning Movement Data

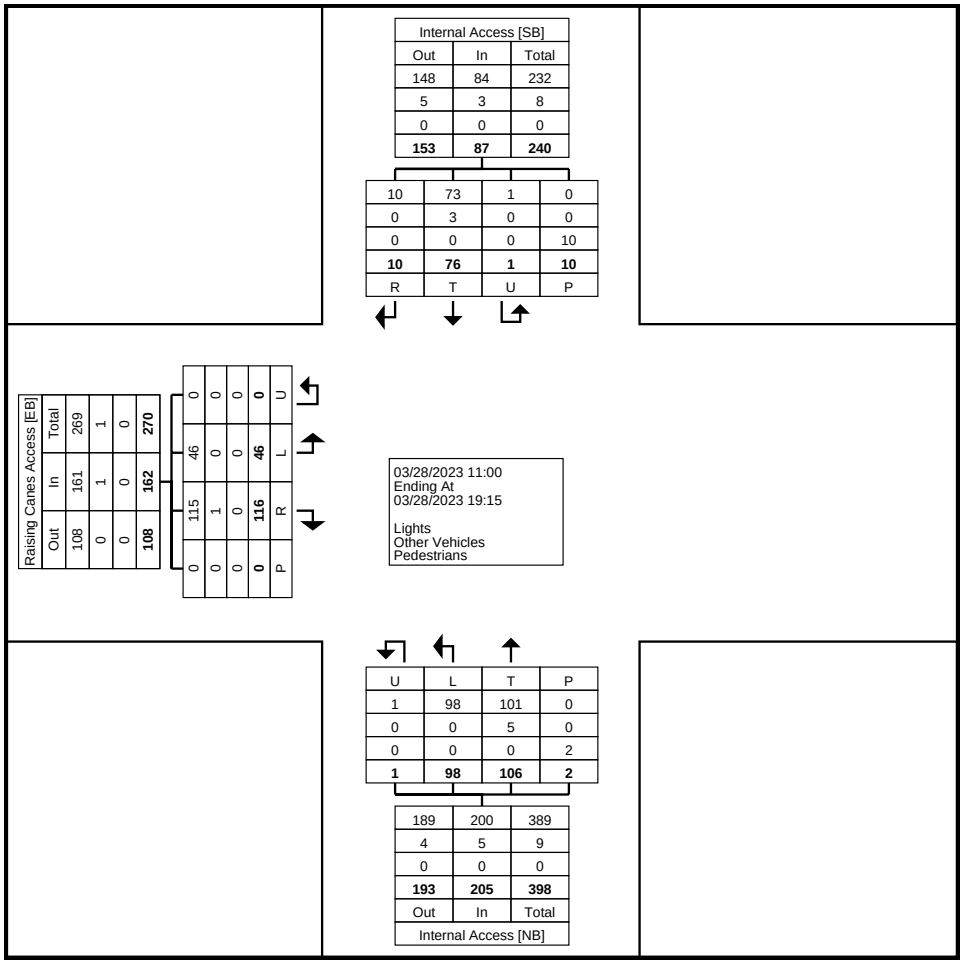
Start Time	Internal Access Southbound					Internal Access Northbound					Raising Canes Access Eastbound					
	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	Left	Right	U-Turn	Peds	App. Total	Int. Total
11:00	5	0	0	1	5	8	8	0	0	16	1	2	0	0	3	24
11:15	3	1	0	4	4	4	10	0	1	14	2	6	0	0	8	26
11:30	3	1	0	0	4	4	4	0	1	8	0	5	0	0	5	17
11:45	5	0	0	0	5	3	2	0	0	5	1	10	0	0	11	21
Hourly Total	16	2	0	5	18	19	24	0	2	43	4	23	0	0	27	88
12:00	3	0	0	0	3	2	3	0	0	5	2	2	0	0	4	12
12:15	2	0	0	0	2	2	3	0	0	5	3	7	0	0	10	17
12:30	4	0	0	0	4	0	3	0	0	3	0	2	0	0	2	9
12:45	4	0	0	0	4	1	3	0	0	4	1	2	0	0	3	11
Hourly Total	13	0	0	0	13	5	12	0	0	17	6	13	0	0	19	49
13:00	2	0	0	0	2	4	2	0	0	6	2	4	0	0	6	14
13:15	5	0	0	0	5	2	3	0	0	5	3	5	0	0	8	18
13:30	1	0	0	0	1	3	2	0	0	5	1	2	0	0	3	9
13:45	0	1	0	0	1	4	5	0	0	9	1	5	0	0	6	16
Hourly Total	8	1	0	0	9	13	12	0	0	25	7	16	0	0	23	57
14:00	3	1	0	0	4	4	3	0	0	7	1	2	0	0	3	14
14:15	1	0	0	0	1	3	2	0	0	5	1	1	0	0	2	8
14:30	2	0	0	0	2	5	1	0	0	6	1	3	0	0	4	12
14:45	2	0	0	0	2	2	1	0	0	3	1	4	0	0	5	10
Hourly Total	8	1	0	0	9	14	7	0	0	21	4	10	0	0	14	44
15:00	1	0	0	0	1	7	1	0	0	8	1	3	0	0	4	13
15:15	1	0	0	0	1	1	2	0	0	3	2	4	0	0	6	10
15:30	1	2	0	0	3	7	6	0	0	13	2	1	0	0	3	19
15:45	5	0	0	1	5	4	3	0	0	7	1	5	0	0	6	18
Hourly Total	8	2	0	1	10	19	12	0	0	31	6	13	0	0	19	60
16:00	2	0	0	0	2	1	3	0	0	4	4	0	0	0	4	10
16:15	6	0	0	1	6	2	2	0	0	4	0	3	0	0	3	13
16:30	4	1	1	0	6	6	5	0	0	11	2	4	0	0	6	23
16:45	0	0	0	0	0	2	2	0	0	4	2	3	0	0	5	9
Hourly Total	12	1	1	1	14	11	12	0	0	23	8	10	0	0	18	55
17:00	1	1	0	0	2	3	3	0	0	6	0	4	0	0	4	12
17:15	2	0	0	0	2	6	5	0	0	11	2	7	0	0	9	22
17:30	2	1	0	0	3	0	2	0	0	2	0	4	0	0	4	9
17:45	2	0	0	0	2	1	2	0	0	3	3	4	0	0	7	12
Hourly Total	7	2	0	0	9	10	12	0	0	22	5	19	0	0	24	55
18:00	1	0	0	3	1	2	5	0	0	7	2	2	0	0	4	12

18:15	0	0	0	0	0	3	0	0	0	3	1	3	0	0	4	7
18:30	3	1	0	0	4	0	5	1	0	6	1	2	0	0	3	13
18:45	0	0	0	0	0	2	5	0	0	7	2	5	0	0	7	14
Hourly Total	4	1	0	3	5	7	15	1	0	23	6	12	0	0	18	46
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	76	10	1	10	87	98	106	1	2	205	46	116	0	0	162	454
Approach %	87.4	11.5	1.1	-	-	47.8	51.7	0.5	-	-	28.4	71.6	0.0	-	-	-
Total %	16.7	2.2	0.2	-	19.2	21.6	23.3	0.2	-	45.2	10.1	25.6	0.0	-	35.7	-
Lights	73	10	1	-	84	98	101	1	-	200	46	115	0	-	161	445
% Lights	96.1	100.0	100.0	-	96.6	100.0	95.3	100.0	-	97.6	100.0	99.1	-	-	99.4	98.0
Other Vehicles	3	0	0	-	3	0	5	0	-	5	0	1	0	-	1	9
% Other Vehicles	3.9	0.0	0.0	-	3.4	0.0	4.7	0.0	-	2.4	0.0	0.9	-	-	0.6	2.0
Pedestrians	-	-	-	10	-	-	-	-	2	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	-

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Exit
Site Code:
Start Date: 03/28/2023



Turning Movement Data Plot

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Exit
Site Code:
Start Date: 03/25/2023

Turning Movement Data

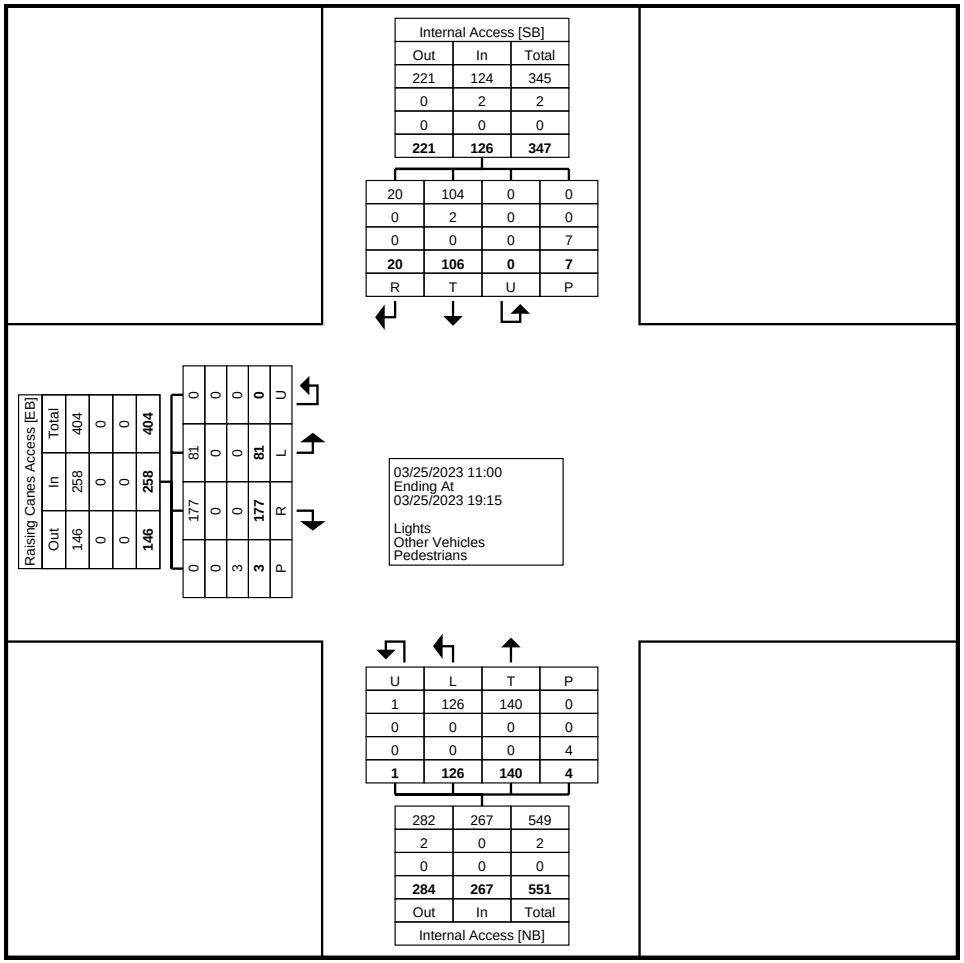
Start Time	Internal Access Southbound					Internal Access Northbound					Raising Canes Access Eastbound					
	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	Left	Right	U-Turn	Peds	App. Total	Int. Total
11:00	7	2	0	0	9	1	3	0	2	4	2	5	0	0	7	20
11:15	4	0	0	0	4	3	2	0	0	5	3	1	0	0	4	13
11:30	5	2	0	0	7	4	3	0	2	7	5	5	0	0	10	24
11:45	3	0	0	0	3	4	6	0	0	10	2	5	0	0	7	20
Hourly Total	19	4	0	0	23	12	14	0	4	26	12	16	0	0	28	77
12:00	4	1	0	0	5	10	7	0	0	17	2	6	0	0	8	30
12:15	7	1	0	0	8	6	4	0	0	10	3	8	0	0	11	29
12:30	3	2	0	0	5	6	7	1	0	14	4	6	0	0	10	29
12:45	4	0	0	0	4	3	7	0	0	10	2	8	0	0	10	24
Hourly Total	18	4	0	0	22	25	25	1	0	51	11	28	0	0	39	112
13:00	3	1	0	0	4	1	5	0	0	6	3	2	0	0	5	15
13:15	4	1	0	0	5	3	2	0	0	5	7	7	0	0	14	24
13:30	6	1	0	0	7	3	5	0	0	8	5	7	0	0	12	27
13:45	5	0	0	0	5	3	6	0	0	9	3	4	0	0	7	21
Hourly Total	18	3	0	0	21	10	18	0	0	28	18	20	0	0	38	87
14:00	4	0	0	0	4	3	1	0	0	4	2	3	0	0	5	13
14:15	3	1	0	0	4	7	5	0	0	12	3	4	0	0	7	23
14:30	1	0	0	0	1	3	2	0	0	5	2	4	0	0	6	12
14:45	4	1	0	1	5	8	11	0	0	19	2	8	0	1	10	34
Hourly Total	12	2	0	1	14	21	19	0	0	40	9	19	0	1	28	82
15:00	3	0	0	0	3	2	2	0	0	4	2	6	0	0	8	15
15:15	5	1	0	1	6	2	4	0	0	6	1	8	0	0	9	21
15:30	4	0	0	0	4	2	2	0	0	4	3	4	0	0	7	15
15:45	3	0	0	0	3	2	5	0	0	7	1	9	0	0	10	20
Hourly Total	15	1	0	1	16	8	13	0	0	21	7	27	0	0	34	71
16:00	3	1	0	1	4	7	4	0	0	11	2	9	0	0	11	26
16:15	3	0	0	0	3	6	4	0	0	10	2	7	0	0	9	22
16:30	2	1	0	0	3	5	4	0	0	9	2	4	0	0	6	18
16:45	1	2	0	0	3	2	7	0	0	9	1	7	0	0	8	20
Hourly Total	9	4	0	1	13	20	19	0	0	39	7	27	0	0	34	86
17:00	2	0	0	0	2	4	4	0	0	8	4	6	0	0	10	20
17:15	2	0	0	0	2	8	1	0	0	9	1	5	0	0	6	17
17:30	3	1	0	1	4	2	6	0	0	8	3	7	0	0	10	22
17:45	1	0	0	1	1	5	5	0	0	10	0	5	0	0	5	16
Hourly Total	8	1	0	2	9	19	16	0	0	35	8	23	0	0	31	75
18:00	2	0	0	0	2	3	6	0	0	9	2	6	0	2	8	19

18:15	3	0	0	0	3	3	1	0	0	4	2	5	0	0	7	14
18:30	1	1	0	2	2	3	3	0	0	6	5	2	0	0	7	15
18:45	1	0	0	0	1	2	6	0	0	8	0	4	0	0	4	13
Hourly Total	7	1	0	2	8	11	16	0	0	27	9	17	0	2	26	61
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	106	20	0	7	126	126	140	1	4	267	81	177	0	3	258	651
Approach %	84.1	15.9	0.0	-	-	47.2	52.4	0.4	-	-	31.4	68.6	0.0	-	-	-
Total %	16.3	3.1	0.0	-	19.4	19.4	21.5	0.2	-	41.0	12.4	27.2	0.0	-	39.6	-
Lights	104	20	0	-	124	126	140	1	-	267	81	177	0	-	258	649
% Lights	98.1	100.0	-	-	98.4	100.0	100.0	100.0	-	100.0	100.0	100.0	-	-	100.0	99.7
Other Vehicles	2	0	0	-	2	0	0	0	-	0	0	0	0	-	0	2
% Other Vehicles	1.9	0.0	-	-	1.6	0.0	0.0	0.0	-	0.0	0.0	0.0	-	-	0.0	0.3
Pedestrians	-	-	-	7	-	-	-	-	4	-	-	-	-	3	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Exit
Site Code:
Start Date: 03/25/2023



Turning Movement Data Plot

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Main Access
Site Code:
Start Date: 03/28/2023

Turning Movement Data

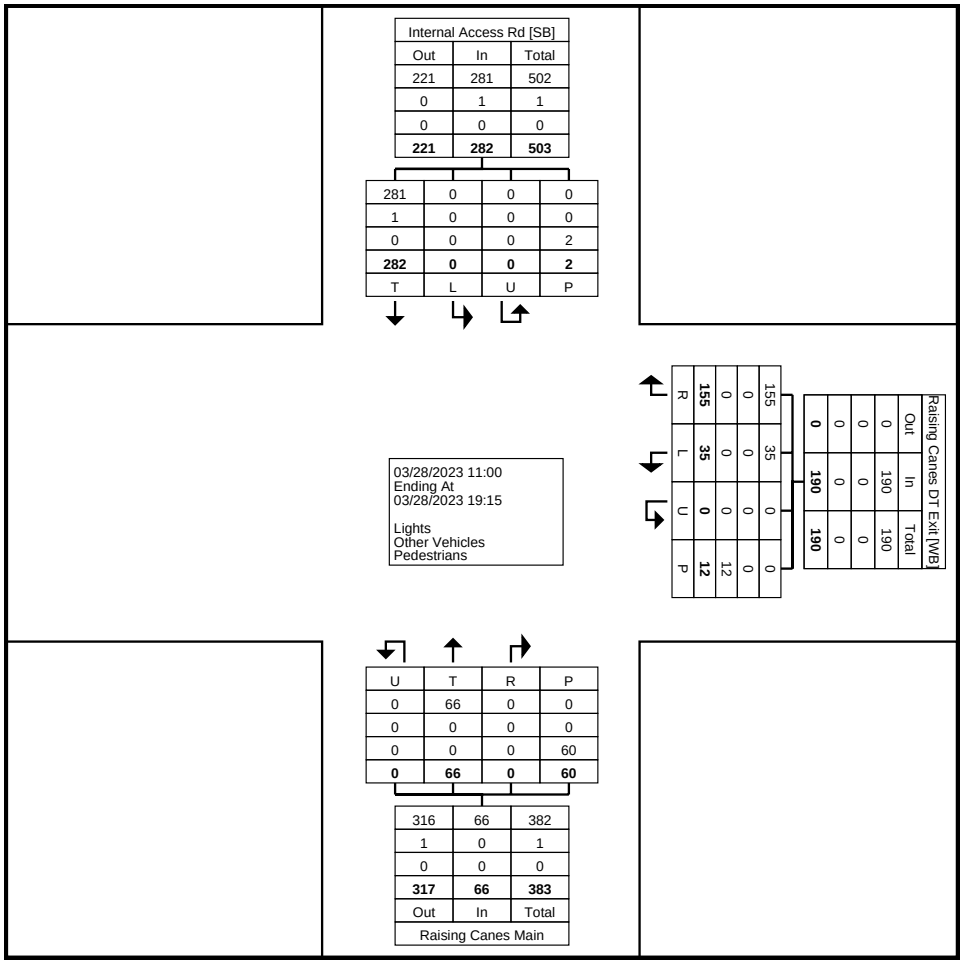
Start Time	Internal Access Rd Southbound					Raising Canes DT Exit Westbound					Raising Canes Main Access Northbound					
	Left	Thru	U-Turn	Peds	App. Total	Left	Right	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Int. Total
11:00	0	11	0	0	11	0	7	0	4	7	3	0	0	3	3	21
11:15	0	17	0	0	17	2	7	0	0	9	2	0	0	4	2	28
11:30	0	11	0	0	11	0	9	0	1	9	1	0	0	1	1	21
11:45	0	8	0	0	8	2	7	0	0	9	2	0	0	0	2	19
Hourly Total	0	47	0	0	47	4	30	0	5	34	8	0	0	8	8	89
12:00	0	13	0	0	13	2	2	0	0	4	3	0	0	0	3	20
12:15	0	10	0	0	10	3	5	0	1	8	0	0	0	0	0	18
12:30	0	8	0	0	8	1	6	0	0	7	1	0	0	0	1	16
12:45	0	7	0	0	7	1	4	0	1	5	2	0	0	0	2	14
Hourly Total	0	38	0	0	38	7	17	0	2	24	6	0	0	0	6	68
13:00	0	8	0	0	8	1	2	0	0	3	2	0	0	1	2	13
13:15	0	12	0	0	12	3	6	0	0	9	0	0	0	1	0	21
13:30	0	7	0	0	7	3	6	0	0	9	1	0	0	6	1	17
13:45	0	6	0	0	6	0	5	0	0	5	4	0	0	2	4	15
Hourly Total	0	33	0	0	33	7	19	0	0	26	7	0	0	10	7	66
14:00	0	5	0	0	5	1	1	0	0	2	2	0	0	0	2	9
14:15	0	4	0	0	4	0	7	0	0	7	0	0	0	0	0	11
14:30	0	6	0	0	6	2	4	0	0	6	0	0	0	0	0	12
14:45	0	6	0	0	6	1	2	0	0	3	7	0	0	0	7	16
Hourly Total	0	21	0	0	21	4	14	0	0	18	9	0	0	0	9	48
15:00	0	9	0	0	9	1	4	0	0	5	2	0	0	1	2	16
15:15	0	7	0	0	7	0	5	0	0	5	2	0	0	5	2	14
15:30	0	10	0	0	10	0	3	0	0	3	1	0	0	1	1	14
15:45	0	7	0	0	7	0	8	0	0	8	2	0	0	0	2	17
Hourly Total	0	33	0	0	33	1	20	0	0	21	7	0	0	7	7	61
16:00	0	8	0	0	8	2	6	0	0	8	4	0	0	1	4	20
16:15	0	6	0	0	6	0	1	0	0	1	1	0	0	4	1	8
16:30	0	9	0	0	9	1	4	0	0	5	2	0	0	4	2	16
16:45	0	12	0	1	12	2	6	0	0	8	4	0	0	5	4	24
Hourly Total	0	35	0	1	35	5	17	0	0	22	11	0	0	14	11	68
17:00	0	12	0	0	12	1	7	0	0	8	1	0	0	0	1	21
17:15	0	12	0	0	12	2	5	0	0	7	4	0	0	0	4	23
17:30	0	9	0	0	9	1	6	0	0	7	2	0	0	3	2	18
17:45	0	6	0	0	6	1	4	0	0	5	0	0	0	0	0	11
Hourly Total	0	39	0	0	39	5	22	0	0	27	7	0	0	3	7	73
18:00	0	11	0	0	11	0	3	0	0	3	3	0	0	5	3	17

18:15	0	6	0	1	6	1	3	0	3	4	3	0	0	1	3	13
18:30	0	9	0	0	9	0	5	0	0	5	1	0	0	2	1	15
18:45	0	10	0	0	10	1	5	0	2	6	4	0	0	10	4	20
Hourly Total	0	36	0	1	36	2	16	0	5	18	11	0	0	18	11	65
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	282	0	2	282	35	155	0	12	190	66	0	0	60	66	538
Approach %	0.0	100.0	0.0	-	-	18.4	81.6	0.0	-	-	100.0	0.0	0.0	-	-	-
Total %	0.0	52.4	0.0	-	52.4	6.5	28.8	0.0	-	35.3	12.3	0.0	0.0	-	12.3	-
Lights	0	281	0	-	281	35	155	0	-	190	66	0	0	-	66	537
% Lights	-	99.6	-	-	99.6	100.0	100.0	-	-	100.0	100.0	-	-	-	100.0	99.8
Other Vehicles	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Other Vehicles	-	0.4	-	-	0.4	0.0	0.0	-	-	0.0	0.0	-	-	-	0.0	0.2
Pedestrians	-	-	-	2	-	-	-	-	12	-	-	-	-	60	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Main Access
Site Code:
Start Date: 03/28/2023



Turning Movement Data Plot

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Main
Site Code:
Start Date: 03/25/2023

Turning Movement Data

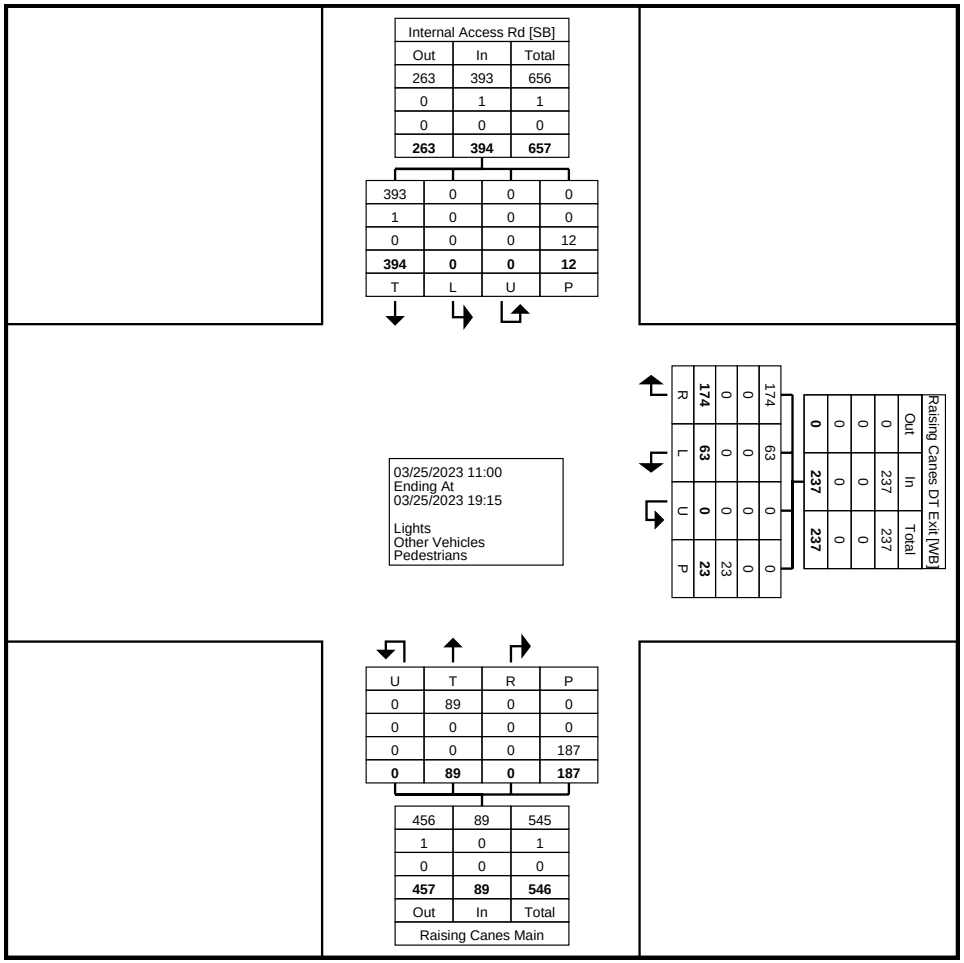
Start Time	Internal Access Rd Southbound					Raising Canes DT Exit Westbound					Raising Canes Main Access Northbound					
	Left	Thru	U-Turn	Peds	App. Total	Left	Right	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Int. Total
11:00	0	16	0	0	16	0	3	0	0	3	4	0	0	4	4	23
11:15	0	11	0	0	11	0	6	0	0	6	1	0	0	0	1	18
11:30	0	9	0	0	9	1	7	0	0	8	4	0	0	4	4	21
11:45	0	12	0	0	12	3	5	0	0	8	2	0	0	3	2	22
Hourly Total	0	48	0	0	48	4	21	0	0	25	11	0	0	11	11	84
12:00	0	14	0	0	14	4	1	0	0	5	4	0	0	3	4	23
12:15	0	14	0	0	14	2	0	0	0	2	3	0	0	6	3	19
12:30	0	17	0	0	17	3	6	0	0	9	1	0	0	6	1	27
12:45	0	14	0	0	14	3	9	0	0	12	0	0	0	4	0	26
Hourly Total	0	59	0	0	59	12	16	0	0	28	8	0	0	19	8	95
13:00	0	14	0	0	14	1	6	0	1	7	3	0	0	9	3	24
13:15	0	13	0	0	13	1	6	0	0	7	3	0	0	5	3	23
13:30	0	14	0	0	14	3	4	0	1	7	2	0	0	0	2	23
13:45	0	6	0	0	6	1	11	0	0	12	2	0	0	2	2	20
Hourly Total	0	47	0	0	47	6	27	0	2	33	10	0	0	16	10	90
14:00	0	7	0	0	7	3	2	0	1	5	1	0	0	3	1	13
14:15	0	9	0	0	9	0	2	0	0	2	4	0	0	6	4	15
14:30	0	7	0	3	7	3	6	0	2	9	4	0	0	5	4	20
14:45	0	22	0	3	22	3	6	0	6	9	2	0	0	2	2	33
Hourly Total	0	45	0	6	45	9	16	0	9	25	11	0	0	16	11	81
15:00	0	16	0	0	16	1	0	0	2	1	1	0	0	9	1	18
15:15	0	13	0	0	13	3	6	0	0	9	1	0	0	16	1	23
15:30	0	12	0	0	12	5	8	0	0	13	5	0	0	8	5	30
15:45	0	14	0	0	14	1	5	0	0	6	3	0	0	17	3	23
Hourly Total	0	55	0	0	55	10	19	0	2	29	10	0	0	50	10	94
16:00	0	12	0	2	12	2	6	0	2	8	2	0	0	3	2	22
16:15	0	14	0	2	14	0	8	0	2	8	6	0	0	4	6	28
16:30	0	13	0	2	13	3	8	0	2	11	4	0	0	6	4	28
16:45	0	14	0	0	14	1	10	0	0	11	2	0	0	4	2	27
Hourly Total	0	53	0	6	53	6	32	0	6	38	14	0	0	17	14	105
17:00	0	11	0	0	11	1	2	0	2	3	3	0	0	11	3	17
17:15	0	10	0	0	10	4	7	0	0	11	2	0	0	8	2	23
17:30	0	16	0	0	16	3	8	0	0	11	4	0	0	0	4	31
17:45	0	7	0	0	7	0	5	0	0	5	2	0	0	5	2	14
Hourly Total	0	44	0	0	44	8	22	0	2	30	11	0	0	24	11	85
18:00	0	13	0	0	13	4	7	0	0	11	7	0	0	14	7	31

18:15	0	13	0	0	13	2	8	0	0	10	5	0	0	3	5	28
18:30	0	7	0	0	7	2	4	0	2	6	0	0	0	8	0	13
18:45	0	10	0	0	10	0	2	0	0	2	2	0	0	9	2	14
Hourly Total	0	43	0	0	43	8	21	0	2	29	14	0	0	34	14	86
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	394	0	12	394	63	174	0	23	237	89	0	0	187	89	720
Approach %	0.0	100.0	0.0	-	-	26.6	73.4	0.0	-	-	100.0	0.0	0.0	-	-	-
Total %	0.0	54.7	0.0	-	54.7	8.8	24.2	0.0	-	32.9	12.4	0.0	0.0	-	12.4	-
Lights	0	393	0	-	393	63	174	0	-	237	89	0	0	-	89	719
% Lights	-	99.7	-	-	99.7	100.0	100.0	-	-	100.0	100.0	-	-	-	100.0	99.9
Other Vehicles	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Other Vehicles	-	0.3	-	-	0.3	0.0	0.0	-	-	0.0	0.0	-	-	-	0.0	0.1
Pedestrians	-	-	-	12	-	-	-	-	23	-	-	-	-	187	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Main
Site Code:
Start Date: 03/25/2023

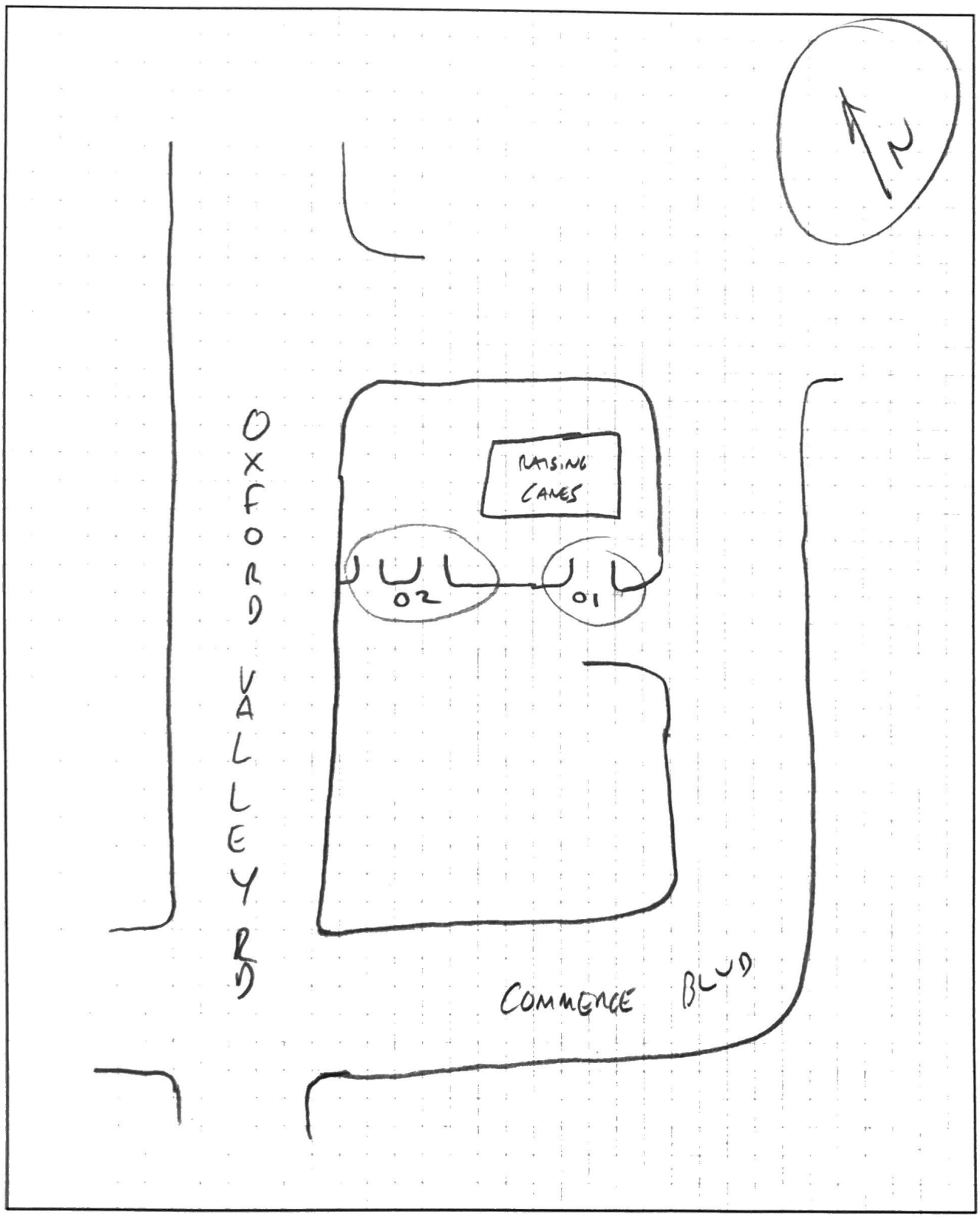


Turning Movement Data Plot

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

Langhorne Location - 640 Commerce Boulevard

Job LANGHORNE | McMahon Project No. | Sheet of
Description COMMERCE BLVD SITE | Designed By | Date
Checked By | Date



McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Eastern
Site Code:
Start Date: 03/30/2023

Turning Movement Data

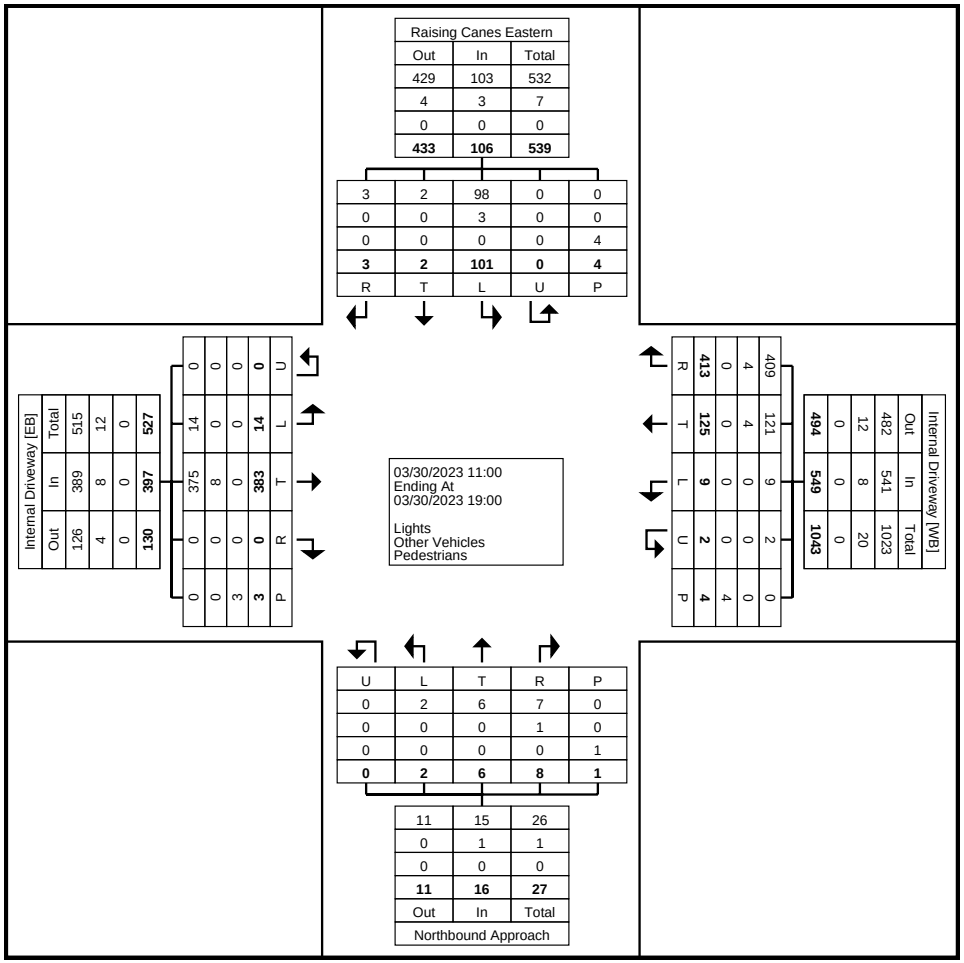
Start Time	Raising Canes Eastern Access Southbound						Internal Driveway Westbound						Northbound Approach Northbound						Internal Driveway Eastbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	
11:00	1	0	0	0	0	1	1	4	5	1	1	11	0	1	1	0	1	2	0	2	0	0	2	2	16
11:15	0	0	0	0	0	0	0	5	5	0	0	10	0	0	0	0	0	0	0	7	0	0	0	7	17
11:30	0	0	0	0	0	0	0	5	14	0	0	19	0	0	0	0	0	0	1	7	0	0	0	8	27
11:45	1	0	0	0	0	1	0	5	16	0	0	21	1	0	0	0	0	1	1	11	0	0	0	12	35
Hourly Total	2	0	0	0	0	2	1	19	40	1	1	61	1	1	1	0	1	3	2	27	0	0	2	29	95
12:00	8	0	0	0	0	8	0	4	15	0	0	19	0	0	0	0	0	0	0	12	0	0	0	12	39
12:15	3	1	0	0	0	4	0	3	23	0	0	26	1	1	0	0	0	2	1	18	0	0	0	19	51
12:30	6	0	1	0	0	7	0	6	10	0	0	16	0	1	0	0	0	1	2	14	0	0	0	16	40
12:45	4	0	0	0	0	4	0	4	16	0	0	20	0	0	0	0	0	0	0	14	0	0	0	14	38
Hourly Total	21	1	1	0	0	23	0	17	64	0	0	81	1	2	0	0	0	3	3	58	0	0	0	61	168
13:00	5	1	0	0	0	6	1	4	17	0	0	22	0	0	0	0	0	0	1	14	0	0	0	15	43
13:15	3	0	0	0	0	3	1	4	14	0	0	19	0	0	0	0	0	0	0	23	0	0	0	23	45
13:30	3	0	0	0	0	3	1	1	16	0	0	18	0	0	0	0	0	0	1	13	0	0	0	14	35
13:45	4	0	0	0	0	4	0	2	11	0	0	13	0	0	0	0	0	0	0	17	0	0	0	17	34
Hourly Total	15	1	0	0	0	16	3	11	58	0	0	72	0	0	0	0	0	0	2	67	0	0	0	69	157
14:00	2	0	0	0	0	2	0	5	12	0	0	17	0	0	0	0	0	0	2	7	0	0	0	9	28
14:15	4	0	2	0	0	6	1	1	16	1	0	19	0	0	0	0	0	0	2	7	0	0	0	9	34
14:30	3	0	0	0	0	3	0	5	12	0	0	17	0	0	0	0	0	0	1	16	0	0	0	17	37
14:45	4	0	0	0	0	4	0	1	6	0	0	7	0	1	1	0	0	2	2	8	0	0	0	10	23
Hourly Total	13	0	2	0	0	15	1	12	46	1	0	60	0	1	1	0	0	2	7	38	0	0	0	45	122
15:00	2	0	0	0	0	2	0	3	10	0	0	13	0	1	2	0	0	3	0	12	0	0	0	12	30
15:15	7	0	0	0	0	7	0	2	9	0	0	11	0	0	0	0	0	0	0	7	0	0	0	7	25
15:30	2	0	0	0	0	2	0	1	8	0	0	9	0	0	0	0	0	0	0	7	0	0	0	7	18
15:45	2	0	0	0	0	2	0	6	7	0	0	13	0	1	0	0	0	1	0	7	0	0	0	7	23
Hourly Total	13	0	0	0	0	13	0	12	34	0	0	46	0	2	2	0	0	4	0	33	0	0	0	33	96
16:00	3	0	0	0	0	3	0	3	12	0	0	15	0	0	0	0	0	0	0	11	0	0	0	11	29
16:15	4	0	0	0	0	4	0	3	11	0	1	14	0	0	0	0	0	0	0	11	0	0	0	11	29
16:30	4	0	0	0	0	4	0	3	19	0	0	22	0	0	0	0	0	0	0	10	0	0	0	10	36
16:45	2	0	0	0	0	2	2	3	13	0	0	18	0	0	0	0	0	0	0	15	0	0	0	15	35
Hourly Total	13	0	0	0	0	13	2	12	55	0	1	69	0	0	0	0	0	0	0	47	0	0	0	47	129
17:00	3	0	0	0	1	3	0	4	10	0	1	14	0	0	1	0	0	1	0	12	0	0	0	12	30
17:15	4	0	0	0	1	4	0	6	12	0	0	18	0	0	0	0	0	0	0	10	0	0	0	10	32
17:30	5	0	0	0	1	5	0	11	10	0	1	21	0	0	1	0	0	1	0	8	0	0	0	8	35
17:45	3	0	0	0	1	3	1	4	15	0	0	20	0	0	2	0	0	2	0	18	0	0	0	18	43
Hourly Total	15	0	0	0	4	15	1	25	47	0	2	73	0	0	4	0	0	4	0	48	0	0	0	48	140

18:00	2	0	0	0	0	2	0	4	18	0	0	22	0	0	0	0	0	0	0	17	0	0	0	17	41
18:15	4	0	0	0	0	4	1	6	17	0	0	24	0	0	0	0	0	0	0	12	0	0	0	12	40
18:30	1	0	0	0	0	1	0	6	13	0	0	19	0	0	0	0	0	0	0	22	0	0	0	22	42
18:45	2	0	0	0	0	2	0	1	21	0	0	22	0	0	0	0	0	0	0	14	0	0	1	14	38
Hourly Total	9	0	0	0	0	9	1	17	69	0	0	87	0	0	0	0	0	0	0	65	0	0	1	65	161
Grand Total	101	2	3	0	4	106	9	125	413	2	4	549	2	6	8	0	1	16	14	383	0	0	3	397	1068
Approach %	95.3	1.9	2.8	0.0	-	-	1.6	22.8	75.2	0.4	-	-	12.5	37.5	50.0	0.0	-	-	3.5	96.5	0.0	0.0	-	-	-
Total %	9.5	0.2	0.3	0.0	-	9.9	0.8	11.7	38.7	0.2	-	51.4	0.2	0.6	0.7	0.0	-	1.5	1.3	35.9	0.0	0.0	-	37.2	-
Lights	98	2	3	0	-	103	9	121	409	2	-	541	2	6	7	0	-	15	14	375	0	0	-	389	1048
% Lights	97.0	100.0	100.0	-	-	97.2	100.0	96.8	99.0	100.0	-	98.5	100.0	100.0	87.5	-	-	93.8	100.0	97.9	-	-	-	98.0	98.1
Other Vehicles	3	0	0	0	-	3	0	4	4	0	-	8	0	0	1	0	-	1	0	8	0	0	-	8	20
% Other Vehicles	3.0	0.0	0.0	-	-	2.8	0.0	3.2	1.0	0.0	-	1.5	0.0	0.0	12.5	-	-	6.3	0.0	2.1	-	-	-	2.0	1.9
Pedestrians	-	-	-	-	4	-	-	-	-	-	4	-	-	-	-	-	1	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Eastern
Site Code:
Start Date: 03/30/2023



Turning Movement Data Plot

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Eastern
Site Code:
Start Date: 04/01/2023

Turning Movement Data

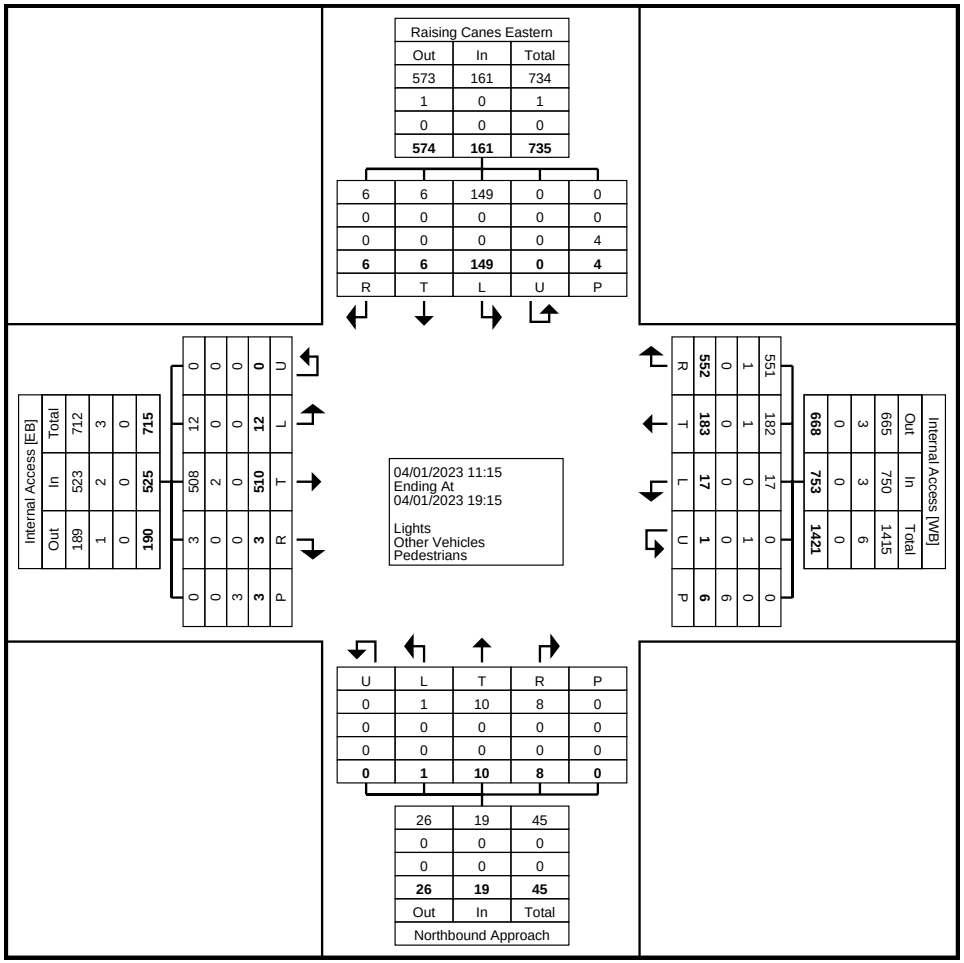
Start Time	Raising Canes Eastern Access Southbound						Internal Access Westbound						Northbound Approach Northbound						Internal Access Eastbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	
11:15	1	0	0	0	0	1	1	1	16	0	0	18	0	0	0	0	0	0	0	10	0	0	0	10	29
11:30	2	0	0	0	1	2	1	5	5	0	1	11	0	1	0	0	0	1	1	10	0	0	0	11	25
11:45	3	0	0	0	0	3	0	7	13	0	0	20	0	0	1	0	0	1	1	11	0	0	0	12	36
Hourly Total	6	0	0	0	1	6	2	13	34	0	1	49	0	1	1	0	0	2	2	31	0	0	0	33	90
12:00	4	0	0	0	0	4	1	5	15	0	0	21	0	1	0	0	0	1	0	15	0	0	0	15	41
12:15	5	0	0	0	0	5	0	8	17	0	0	25	0	0	0	0	0	0	1	14	0	0	0	15	45
12:30	1	0	0	0	0	1	0	5	20	0	0	25	0	0	0	0	0	0	1	16	0	0	0	17	43
12:45	6	0	0	0	2	6	0	9	16	1	2	26	0	1	0	0	0	1	0	16	0	0	0	16	49
Hourly Total	16	0	0	0	2	16	1	27	68	1	2	97	0	2	0	0	0	2	2	61	0	0	0	63	178
13:00	4	0	0	0	0	4	1	8	18	0	0	27	0	1	0	0	0	1	1	18	0	0	0	19	51
13:15	2	0	0	0	0	2	0	5	25	0	0	30	1	1	0	0	0	2	0	13	0	0	0	13	47
13:30	7	0	1	0	0	8	1	6	21	0	0	28	0	0	0	0	0	0	1	15	0	0	0	16	52
13:45	7	0	0	0	0	7	1	11	21	0	0	33	0	0	0	0	0	0	0	29	0	0	1	29	69
Hourly Total	20	0	1	0	0	21	3	30	85	0	0	118	1	2	0	0	0	3	2	75	0	0	1	77	219
14:00	8	0	0	0	0	8	0	13	27	0	0	40	0	0	0	0	0	0	0	19	0	0	1	19	67
14:15	4	0	0	0	1	4	1	7	21	0	1	29	0	0	1	0	0	1	0	23	0	0	0	23	57
14:30	6	2	0	0	0	8	1	8	22	0	1	31	0	1	1	0	0	2	0	20	0	0	1	20	61
14:45	9	0	0	0	0	9	1	6	22	0	0	29	0	0	0	0	0	0	0	23	0	0	0	23	61
Hourly Total	27	2	0	0	1	29	3	34	92	0	2	129	0	1	2	0	0	3	0	85	0	0	2	85	246
15:00	4	0	1	0	0	5	1	5	16	0	1	22	0	0	1	0	0	1	0	18	0	0	0	18	46
15:15	5	0	0	0	0	5	0	4	15	0	0	19	0	0	0	0	0	0	0	23	0	0	0	23	47
15:30	3	0	0	0	0	3	2	4	24	0	0	30	0	0	0	0	0	0	1	9	0	0	0	10	43
15:45	7	1	2	0	0	10	1	4	13	0	0	18	0	0	1	0	0	1	0	12	1	0	0	13	42
Hourly Total	19	1	3	0	0	23	4	17	68	0	1	89	0	0	2	0	0	2	1	62	1	0	0	64	178
16:00	5	0	1	0	0	6	0	7	18	0	0	25	0	0	0	0	0	0	1	17	0	0	0	18	49
16:15	2	0	0	0	0	2	2	5	17	0	0	24	0	0	0	0	0	0	1	14	0	0	0	15	41
16:30	4	0	0	0	0	4	0	0	17	0	0	17	0	0	1	0	0	1	0	15	0	0	0	15	37
16:45	4	0	0	0	0	4	0	6	16	0	0	22	0	1	0	0	0	1	0	12	1	0	0	13	40
Hourly Total	15	0	1	0	0	16	2	18	68	0	0	88	0	1	1	0	0	2	2	58	1	0	0	61	167
17:00	5	1	0	0	0	6	0	6	14	0	0	20	0	1	0	0	0	1	1	10	0	0	0	11	38
17:15	5	0	0	0	0	5	0	5	16	0	0	21	0	0	0	0	0	0	0	17	0	0	0	17	43
17:30	4	0	0	0	0	4	1	8	23	0	0	32	0	1	0	0	0	1	0	20	0	0	0	20	57
17:45	7	0	0	0	0	7	1	10	15	0	0	26	0	0	1	0	0	1	0	19	0	0	0	19	53
Hourly Total	21	1	0	0	0	22	2	29	68	0	0	99	0	2	1	0	0	3	1	66	0	0	0	67	191
18:00	7	1	0	0	0	8	0	3	23	0	0	26	0	0	0	0	0	0	1	17	0	0	0	18	52

18:15	7	0	1	0	0	8	0	5	15	0	0	20	0	0	0	0	0	0	1	15	1	0	0	17	45
18:30	3	1	0	0	0	4	0	5	17	0	0	22	0	0	1	0	0	1	0	23	0	0	0	23	50
18:45	5	0	0	0	0	5	0	2	9	0	0	11	0	0	0	0	0	0	0	11	0	0	0	11	27
Hourly Total	22	2	1	0	0	25	0	15	64	0	0	79	0	0	1	0	0	1	2	66	1	0	0	69	174
19:00	3	0	0	0	0	3	0	0	5	0	0	5	0	1	0	0	0	1	0	6	0	0	0	6	15
Grand Total	149	6	6	0	4	161	17	183	552	1	6	753	1	10	8	0	0	19	12	510	3	0	3	525	1458
Approach %	92.5	3.7	3.7	0.0	-	-	2.3	24.3	73.3	0.1	-	-	5.3	52.6	42.1	0.0	-	-	2.3	97.1	0.6	0.0	-	-	-
Total %	10.2	0.4	0.4	0.0	-	11.0	1.2	12.6	37.9	0.1	-	51.6	0.1	0.7	0.5	0.0	-	1.3	0.8	35.0	0.2	0.0	-	36.0	-
Lights	149	6	6	0	-	161	17	182	551	0	-	750	1	10	8	0	-	19	12	508	3	0	-	523	1453
% Lights	100.0	100.0	100.0	-	-	100.0	100.0	99.5	99.8	0.0	-	99.6	100.0	100.0	100.0	-	-	100.0	100.0	99.6	100.0	-	-	99.6	99.7
Other Vehicles	0	0	0	0	-	0	0	1	1	1	-	3	0	0	0	0	-	0	0	2	0	0	-	2	5
% Other Vehicles	0.0	0.0	0.0	-	-	0.0	0.0	0.5	0.2	100.0	-	0.4	0.0	0.0	0.0	-	-	0.0	0.0	0.4	0.0	-	-	0.4	0.3
Pedestrians	-	-	-	-	4	-	-	-	-	-	6	-	-	-	-	-	0	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

McMahon a Bowman Company
425 Commerce Drive, Suite 200

Fort Washington, Pennsylvania, United States 19034
215-283-9444

Count Name: 822C56.11 Raising Canes - Eastern
Site Code:
Start Date: 04/01/2023



Turning Movement Data Plot

McMahon a Bowman Company

425 Commerce Drive, Suite 200
Fort Washington, PA 19034

Municipality: Langhorne
Location: Internal Access Road & Raising Canes Accesses
Counter:M

File Name : langhorne01w
Site Code :
Start Date : 3/30/2023
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles

	Raising Canes East Southbound						Internal Access Westbound						S.C. Access East Northbound						S.C. Access West Northeastbound						Internal Access Eastbound						Raising Canes West Southeastbound						
Start Time	Left	Thru	Bear Right	Right	Hard Right	Peds	Left	Bear Left	Thru	Bear Right	Right	Peds	Hard Left	Left	Bear Left	Thru	Right	Peds	Hard Left	Left	Bear Left	Bear Right	Hard Right	Peds	Hard Left	Left	Thru	Right	Hard Right	Peds	Hard Left	Bear Left	Bear Right	Right	Hard Right	Peds	Int. Total
11:00	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5
11:15	5	0	0	0	0	0	0	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	11
11:30	6	0	0	0	0	0	0	2	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0	15
11:45	8	0	1	0	0	0	0	3	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	1	0	0	19
Total	19	0	1	0	0	0	0	8	0	2	6	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	10	0	2	0	0	50
12:00	9	0	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	15
12:15	9	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	17
12:30	7	0	0	0	0	0	0	2	0	1	3	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	6	0	2	0	0	22
12:45	10	0	0	0	1	0	0	1	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	20
Total	35	0	0	0	1	0	0	4	0	2	12	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	16	0	2	0	0	74
13:00	7	0	0	0	0	0	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	18
13:15	17	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	6	0	0	0	0	29
13:30	9	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	5	0	1	0	0	18
13:45	11	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	5	0	0	0	0	19
Total	44	0	0	0	0	0	0	2	0	3	6	0	0	0	0	0	0	0	0	1	0	3	0	0	0	0	1	0	0	0	0	23	0	1	0	0	84
14:00	5	0	1	0	0	0	0	1	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	14
14:15	5	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	1	0	14
14:30	9	0	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	5	0	2	0	0	21
14:45	6	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4	0	0	0	0	13
Total	25	0	1	0	0	0	0	4	0	3	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	17	0	2	1	0	62
15:00	9	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	14
15:15	5	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1	1	0	10
15:30	5	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	9
15:45	6	0	0	0	0	0	0	0	1	1	4	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Total	25	0	0	0	0	0	0	1	1	1	7	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	5	0	2	1	0	46
16:00	8	0	0	0	0	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	13
16:15	10	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	15
16:30	8	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	15
16:45	13	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	18
Total	39	0	0	0	0	0	0	5	0	2	4	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	9	0	0	0	0	61

McMahon a Bowman Company

425 Commerce Drive, Suite 200
Fort Washington, PA 19034

Municipality: Langhorne
Location: Internal Access Road & Raising Canes Accesses
Counter:M

File Name : langhorne01w
Site Code :
Start Date : 3/30/2023
Page No : 2

Groups Printed- Passenger Vehicles - Heavy Vehicles

	Raising Canes East Southbound						Internal Access Westbound						S.C. Access East Northbound						S.C. Access West Northeastbound						Internal Access Eastbound						Raising Canes West Southeastbound						
Start Time	Left	Thru	Bear Right	Right	Hard Right	Peds	Left	Bear Left	Thru	Bear Right	Right	Peds	Hard Left	Left	Bear Left	Thru	Right	Peds	Hard Left	Left	Bear Left	Bear Right	Hard Right	Peds	Hard Left	Left	Thru	Right	Hard Right	Peds	Hard Left	Bear Left	Bear Right	Right	Hard Right	Peds	Int. Total
17:00	5	0	0	0	0	0	0	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	1	0	0	15
17:15	8	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	14
17:30	6	0	0	0	0	0	0	1	0	4	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	20
17:45	14	0	0	0	0	0	0	2	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	23
Total	33	0	0	0	0	0	0	4	0	7	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	1	0	0	72
18:00	13	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	21
18:15	9	0	0	0	0	0	0	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	16
18:30	15	0	0	0	0	0	0	1	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0	25
18:45	12	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	2	0	0	20
Total	49	0	0	0	0	0	0	5	0	2	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	3	0	0	82
Grand Total	269	0	2	0	1	0	0	33	1	22	63	0	0	0	0	0	0	0	0	2	3	5	0	0	0	0	3	0	0	0	3	109	0	13	2	0	531
Apprch %	98.9	0	0.7	0	0.4	0	0	27.7	0.8	18.5	52.9	0	0	0	0	0	0	0	0	20	30	50	0	0	0	0	100	0	0	0	2.4	85.8	0	10.2	1.6	0	
Total %	50.7	0	0.4	0	0.2	0	0	6.2	0.2	4.1	11.9	0	0	0	0	0	0	0	0	0.4	0.6	0.9	0	0	0	0	0.6	0	0	0	0.6	20.5	0	2.4	0.4	0	
Passenger Vehicles	267	0	2	0	1	0	0	33	1	19	61	0	0	0	0	0	0	0	0	2	3	5	0	0	0	0	3	0	0	0	3	107	0	13	2	0	522
% Passenger Vehicles	99.3	0	100	0	100	0	0	100	100	86.4	96.8	0	0	0	0	0	0	0	0	100	100	100	0	0	0	0	100	0	0	0	100	98.2	0	100	100	0	98.3
Heavy Vehicles	2	0	0	0	0	0	0	0	0	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	9
% Heavy Vehicles	0.7	0	0	0	0	0	0	0	0	13.6	3.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.8	0	0	0	0	1.7

McMahon a Bowman Company

425 Commerce Drive, Suite 200
Fort Washington, PA 19034

Municipality: Langhorne
Location: Internal Access Road &
Raising Canes Accesses
Counter: M

File Name : langhorne02s
Site Code :
Start Date : 4/1/2023
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles

	Raising Canes East Southbound						Internal Access Rd Westbound						S.C. Access East Northbound						S.C. Access West Northeastbound						Internal Access Rd Eastbound						Raising Canes West Southeastbound						
Start Time	Left	Thru	Bear Right	Right	Hard Right	Peds	Left	Bear Left	Thru	Bear Right	Right	Peds	Hard Left	Left	Bear Left	Thru	Right	Peds	Hard Left	Left	Bear Left	Bear Right	Hard Right	Peds	Hard Left	Left	Thru	Right	Hard Right	Peds	Hard Left	Bear Left	Bear Right	Right	Hard Right	Peds	Int. Total
11:00	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	12
11:15	7	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	13
11:30	8	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	1	0	0	16
11:45	11	0	0	0	0	0	0	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	18
Total	27	0	0	0	0	0	0	8	0	2	9	0	0	0	0	0	0	0	0	0	1	4	0	0	0	0	0	0	0	0	0	6	0	2	0	0	59
12:00	8	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	1	0	0	20
12:15	11	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	24
12:30	14	0	0	0	3	0	0	1	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	3	0	3	0	0	30
12:45	12	0	2	0	0	0	0	2	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	24
Total	45	0	2	0	3	0	0	7	0	1	18	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	16	0	4	0	0	98
13:00	10	0	0	0	1	0	0	4	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	1	1	0	29
13:15	6	0	2	0	0	0	0	2	0	0	3	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	9	0	1	0	0	24
13:30	10	0	0	0	2	0	0	3	0	0	5	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	5	0	0	0	0	27
13:45	17	0	0	0	0	0	0	6	0	3	1	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	10	0	2	0	0	41
Total	43	0	2	0	3	0	0	15	0	4	13	0	0	0	0	0	0	0	0	1	1	2	0	0	0	0	0	0	0	0	1	31	0	4	1	0	121
14:00	13	0	1	0	1	0	0	5	0	1	6	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	5	0	2	0	0	35
14:15	15	0	0	0	2	0	0	4	0	1	3	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	6	0	2	0	0	35
14:30	12	0	0	0	0	0	0	4	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	5	0	1	0	0	24
14:45	11	0	0	0	0	0	0	5	0	1	1	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	11	0	2	0	0	33
Total	51	0	1	0	3	0	0	18	0	3	11	0	0	0	0	0	0	0	0	1	1	4	0	0	0	0	0	0	0	0	0	27	0	7	0	0	127
15:00	13	0	1	0	0	0	0	3	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	23
15:15	16	0	0	0	0	0	0	4	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	28
15:30	5	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	12
15:45	10	0	0	0	0	0	0	3	0	1	4	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	22
Total	44	0	1	0	0	0	0	12	0	1	7	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	15	0	1	0	0	85
16:00	11	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	7	0	1	0	0	29
16:15	5	0	1	0	0	0	0	3	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	8	0	1	0	0	21
16:30	11	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	0	18
16:45	8	0	0	0	0	0	0	3	0	1	2	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	23
Total	35	0	2	0	0	0	0	10	0	1	8	0	0	0	0	0	0	0	0	3	1	2	0	0	0	1	0	0	0	0	0	24	0	4	0	0	91

McMahon a Bowman Company

425 Commerce Drive, Suite 200
Fort Washington, PA 19034

Municipality: Langhorne
Location: Internal Access Road &
Raising Canes Accesses
Counter: M

File Name : langhorne02s
Site Code :
Start Date : 4/1/2023
Page No : 2

Groups Printed- Passenger Vehicles - Heavy Vehicles

	Raising Canes East Southbound						Internal Access Rd Westbound						S.C. Access East Northbound						S.C. Access West Northeastbound						Internal Access Rd Eastbound						Raising Canes West Southeastbound						
Start Time	Left	Thru	Bear Right	Right	Hard Right	Peds	Left	Bear Left	Thru	Bear Right	Right	Peds	Hard Left	Left	Bear Left	Thru	Right	Peds	Hard Left	Left	Bear Left	Bear Right	Hard Right	Peds	Hard Left	Left	Thru	Right	Hard Right	Peds	Hard Left	Bear Left	Bear Right	Right	Hard Right	Peds	Int. Total
17:00	10	0	0	0	0	0	0	2	0	1	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	19
17:15	9	0	0	0	0	0	0	2	0	1	2	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	6	0	1	0	0	23
17:30	16	0	1	0	0	0	0	2	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	27
17:45	9	0	0	0	0	0	1	2	0	2	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	27
Total	44	0	1	0	0	0	1	8	0	5	13	0	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	19	0	2	0	0	96
18:00	13	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	21
18:15	15	0	0	0	1	0	0	4	0	1	1	0	0	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	3	0	1	0	0	29
18:30	15	0	0	0	0	0	1	0	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	28
18:45	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	5	0	0	0	0	12
Total	49	0	0	0	1	0	1	4	0	3	7	0	0	0	0	0	0	0	0	2	1	3	0	0	0	0	0	0	0	0	1	17	0	1	0	0	90
Grand Total	338	0	9	0	10	0	2	82	0	20	86	0	0	0	0	0	0	0	0	11	5	19	0	0	0	1	0	0	1	0	2	155	0	25	1	0	767
Apprch %	94.7	0	2.5	0	2.8	0	1.1	43.2	0	10.5	45.3	0	0	0	0	0	0	0	0	31.4	14.3	54.3	0	0	0	50	0	0	50	0	1.1	84.7	0	13.7	0.5	0	
Total %	44.1	0	1.2	0	1.3	0	0.3	10.7	0	2.6	11.2	0	0	0	0	0	0	0	0	1.4	0.7	2.5	0	0	0	0.1	0	0	0.1	0	0.3	20.2	0	3.3	0.1	0	
Passenger Vehicles	338	0	9	0	10	0	2	82	0	20	86	0	0	0	0	0	0	0	0	11	5	19	0	0	0	1	0	0	1	0	2	154	0	25	1	0	766
% Passenger Vehicles	100	0	100	0	100	0	100	100	0	100	100	0	0	0	0	0	0	0	0	100	100	100	0	0	0	100	0	0	100	0	100	99.4	0	100	100	0	99.9
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.6	0	0	0	0	0.1

Attachment 2

Raising Cane's
Trip Generation Summary

Raising Cane's Trip Generation Traffic Counts

Tues - 3/28/2023	Weekday - Entering and Exiting Traffic - Trevose Location - 3617 Horizon Boulevard											
Time	Camera Location 1				Camera Location 2			Total Entering	Total Exiting	Total	Peak Hour Total	
	Entering		Exiting		Entering	Exiting						
	Internal Access		Raising Cane's Access		Internal Access	Raising Cane's Drive-Thru	Raising Cane's Main Access					
	NBL	SBR	EBL	EBR	SBT	WBR	NBT					
11:00 AM	8	0	1	2	11	7	3	**19**	**13**	**32**		
11:15 AM	4	1	2	6	17	7	2	**22**	**17**	**39**		
11:30 AM	4	1	0	5	11	9	1	**16**	**15**	**31**		
11:45 AM	3	0	1	10	8	7	2	**11**	**20**	**31**	**133**	11:00 AM
12:00 PM	2	0	2	2	13	2	3	15	9	24	125	
12:15 PM	2	0	3	7	10	5	0	12	15	27	113	
12:30 PM	0	0	0	2	8	6	1	8	9	17	99	
12:45 PM	1	0	1	2	7	4	2	8	9	17	85	
1:00 PM	4	0	2	4	8	2	2	12	10	22	83	
1:15 PM	2	0	3	5	12	6	0	14	14	28	84	
1:30 PM	3	0	1	2	7	6	1	10	10	20	87	
1:45 PM	4	1	1	5	6	5	4	11	15	26	96	
2:00 PM	4	1	1	2	5	1	2	10	6	16	90	
2:15 PM	3	0	1	1	4	7	0	7	9	16	78	
2:30 PM	5	0	1	3	6	4	0	11	8	19	77	
2:45 PM	2	0	1	4	6	2	7	8	14	22	73	
3:00 PM	7	0	1	3	9	4	2	16	10	26	83	
3:15 PM	1	0	2	4	7	5	2	8	13	21	88	
3:30 PM	7	2	2	1	10	3	1	19	7	26	95	
3:45 PM	4	0	1	5	7	8	2	11	16	27	100	
4:00 PM	1	0	4	0	8	6	4	9	14	23	97	
4:15 PM	2	0	0	3	6	1	1	8	5	13	89	
4:30 PM	6	1	2	4	9	4	2	**16**	**12**	**28**	91	
4:45 PM	2	0	2	3	12	6	4	**14**	**15**	**29**	93	
5:00 PM	3	1	0	4	12	7	1	**16**	**12**	**28**	98	
5:15 PM	6	0	2	7	12	5	4	**18**	**18**	**36**	**121**	4:30 PM
5:30 PM	0	1	0	4	9	6	2	10	12	22	115	
5:45 PM	1	0	3	4	6	4	0	7	11	18	104	
6:00 PM	2	0	2	2	11	3	3	13	10	23	99	
6:15 PM	3	0	1	3	6	3	3	9	10	19	82	
6:30 PM	0	1	1	2	9	5	1	10	9	19	79	
6:45 PM	2	0	2	5	10	5	4	12	16	28	89	

Weekday PM Peak Hour

Overall Peak Hour if Different

Raising Cane's Trip Generation Traffic Counts

Sat - 3/25/2023	Saturday - Entering and Exiting Traffic - Trevose Location - 3617 Horizon Boulevard											
Time	Camera Location 1				Camera Location 2			Total Entering	Total Exiting	Total	Peak Hour Total	
	Entering		Exiting		Entering	Exiting						
	Internal Access		Raising Cane's Access		Internal Access	Raising Cane's Drive-Thru	Raising Cane's Main Access					
	NBL	SBR	EBL	EBR	SBT	WBR	NBT					
11:00 AM	1	2	2	5	16	3	4	19	14	33		
11:15 AM	3	0	3	1	11	6	1	14	11	25		
11:30 AM	4	2	5	5	9	7	4	15	21	36		
11:45 AM	4	0	2	5	12	5	2	16	14	30	124	
12:00 PM	10	1	2	6	14	1	4	**25**	**13**	**38**	129	
12:15 PM	6	1	3	8	14	0	3	**21**	**14**	**35**	139	
12:30 PM	6	2	4	6	17	6	1	**25**	**17**	**42**	145	
12:45 PM	3	0	2	8	14	9	0	**17**	**19**	**36**	**151**	12:00 PM
1:00 PM	1	1	3	2	14	6	3	16	14	30	143	
1:15 PM	3	1	7	7	13	6	3	17	23	40	148	
1:30 PM	3	1	5	7	14	4	2	18	18	36	142	
1:45 PM	3	0	3	4	6	11	2	9	20	29	135	
2:00 PM	3	0	2	3	7	2	1	10	8	18	123	
2:15 PM	7	1	3	4	9	2	4	17	13	30	113	
2:30 PM	3	0	2	4	7	6	4	10	16	26	103	
2:45 PM	8	1	2	8	22	6	2	31	18	49	123	
3:00 PM	2	0	2	6	16	0	1	18	9	27	132	
3:15 PM	2	1	1	8	13	6	1	16	16	32	134	
3:30 PM	2	0	3	4	12	8	5	14	20	34	142	
3:45 PM	2	0	1	9	14	5	3	16	18	34	127	
4:00 PM	7	1	2	9	12	6	2	**20**	**19**	**39**	139	
4:15 PM	6	0	2	7	14	8	6	**20**	**23**	**43**	150	
4:30 PM	5	1	2	4	13	8	4	**19**	**18**	**37**	153	
4:45 PM	2	2	1	7	14	10	2	**18**	**20**	**38**	**157**	4:00 PM
5:00 PM	4	0	4	6	11	2	3	15	15	30	148	
5:15 PM	8	0	1	5	10	7	2	18	15	33	138	
5:30 PM	2	1	3	7	16	8	4	19	22	41	142	
5:45 PM	5	0	0	5	7	5	2	12	12	24	128	
6:00 PM	3	0	2	6	13	7	7	16	22	38	136	
6:15 PM	3	0	2	5	13	8	5	16	20	36	139	
6:30 PM	3	1	5	2	7	4	0	11	11	22	120	
6:45 PM	2	0	0	4	10	2	2	12	8	20	116	

Sat Midday Peak Hour
Overall Peak Hour if Different

Raising Cane's Trip Generation Traffic Counts

Thurs - 3/30/2023	Weekday - Entering and Exiting Traffic - Langhorne Location - 640 Commerce Boulevard																			
Time	Camera Location 1						Camera Location 2										Total Entering	Total Exiting	Total	Peak Hour Total
	Entering			Exiting			Entering					Exiting								
	Internal Access		Shopping Center	Raising Cane's Eastern Access			Internal Access			Shopping Center		Raising Cane's East		Raising Cane's West						
	EBL	WBR	NBT	SBL	SBT	SBR	EBL	WB Bear Right	WBR	NE Left	NE Bear Left	SBL	SB Bear Right	SE Bear Left	SE Right	SE Hard Right				
11:00 AM	0	5	1	1	0	0	0	0	1	0	0	0	0	3	0	0	7	4	11	
11:15 AM	0	5	0	0	0	0	0	1	1	0	0	5	0	1	0	0	7	6	13	
11:30 AM	1	14	0	0	0	0	0	1	2	0	0	6	0	3	1	0	18	10	28	
11:45 AM	1	16	0	1	0	0	0	0	2	0	0	8	1	3	1	0	19	14	33	85
12:00 PM	0	15	0	8	0	0	0	0	3	0	0	9	0	2	0	0	18	19	37	111
12:15 PM	1	23	1	3	1	0	0	1	2	0	0	9	0	4	0	0	**28**	**17**	**45**	143
12:30 PM	2	10	1	6	0	1	0	1	3	0	1	7	0	6	2	0	**18**	**22**	**40**	155
12:45 PM	0	16	0	4	0	0	0	0	4	0	0	10	0	4	0	0	**20**	**18**	**38**	160
1:00 PM	1	17	0	5	1	0	0	1	3	0	0	7	0	7	0	0	**22**	**20**	**42**	**165**
1:15 PM	0	14	0	3	0	0	0	2	2	1	0	17	0	6	0	0	19	26	45	165
1:30 PM	1	16	0	3	0	0	0	0	1	0	0	9	0	5	1	0	18	18	36	161
1:45 PM	0	11	0	4	0	0	0	0	0	0	0	11	0	5	0	0	11	20	31	154
2:00 PM	2	12	0	2	0	0	0	2	1	0	0	5	1	4	0	0	17	12	29	141
2:15 PM	2	16	0	4	0	2	0	0	2	0	0	5	0	4	0	1	20	16	36	132
2:30 PM	1	12	0	3	0	0	0	0	3	0	0	9	0	5	2	0	16	19	35	131
2:45 PM	2	6	1	4	0	0	0	1	1	0	0	6	0	4	0	0	11	14	25	125
3:00 PM	0	10	1	2	0	0	0	0	1	0	1	9	0	2	0	0	13	13	26	122
3:15 PM	0	9	0	7	0	0	0	0	1	0	0	5	0	1	1	1	10	15	25	111
3:30 PM	0	8	0	2	0	0	0	0	1	0	0	5	0	2	1	0	9	10	19	95
3:45 PM	0	7	1	2	0	0	0	1	4	1	0	6	0	0	0	0	14	8	22	92
4:00 PM	0	12	0	3	0	0	0	0	1	0	0	8	0	2	0	0	13	13	26	92
4:15 PM	0	11	0	4	0	0	0	1	1	0	0	10	0	2	0	0	13	16	29	96
4:30 PM	0	19	0	4	0	0	0	1	0	0	1	8	0	2	0	0	21	14	35	112
4:45 PM	0	13	0	2	0	0	0	0	2	0	0	13	0	3	0	0	15	18	33	123
5:00 PM	0	10	0	3	0	0	0	0	3	0	0	5	0	5	1	0	**13**	**14**	**27**	124
5:15 PM	0	12	0	4	0	0	0	2	3	0	0	8	0	1	0	0	**17**	**13**	**30**	125
5:30 PM	0	10	0	5	0	0	0	4	6	0	0	6	0	3	0	0	**20**	**14**	**34**	124
5:45 PM	0	15	0	3	0	0	0	1	2	0	0	14	0	4	0	0	**18**	**21**	**39**	**130**
6:00 PM	0	18	0	2	0	0	0	0	2	0	0	13	0	5	0	0	20	20	40	143
6:15 PM	0	17	0	4	0	0	0	1	0	0	0	9	0	3	0	0	18	16	34	147
6:30 PM	0	13	0	1	0	0	0	1	4	0	0	15	0	3	1	0	18	20	38	151
6:45 PM	0	21	0	2	0	0	0	0	1	0	0	12	0	5	2	0	22	21	43	155

12:15 PM

5:00 PM

Weekday PM Peak Hour

Overall Peak Hour if Different

Raising Cane's Trip Generation Traffic Counts

Sat - 4/1/2023	Saturday - Entering and Exiting Traffic - Langhorne Location - 640 Commerce Boulevard																			
Time	Camera Location 1						Camera Location 2										Total Entering	Total Exiting	Total	Peak Hour Total
	Entering			Exiting			Entering					Exiting								
	Internal Access		Shopping Center	Raising Cane's Eastern Access			Internal Access			Shopping Center		Raising Cane's East		Raising Cane's West						
	EBL	WBR	NBT	SBL	SBT	SBR	EBL	WB Bear Right	WBR	NE Left	NE Bear Left	SBL	SB Bear Right	SE Bear Left	SE Right	SE Hard Right				
11:00 AM	0	0	0	0	0	0	0	0	4	0	0	1	0	0	1	0	4	2	6	
11:15 AM	0	16	0	1	0	0	0	0	1	0	1	7	0	2	0	0	18	10	28	
11:30 AM	1	5	1	2	0	0	0	0	2	0	0	8	0	3	1	0	9	14	23	
11:45 AM	1	13	0	3	0	0	0	2	2	0	0	11	0	1	0	0	18	15	33	90
12:00 PM	0	15	1	4	0	0	0	0	5	0	0	8	0	6	1	0	21	19	40	124
12:15 PM	1	17	0	5	0	0	0	0	4	0	0	11	0	4	0	0	22	20	42	138
12:30 PM	1	20	0	1	0	0	0	0	5	0	0	14	0	3	3	0	26	21	47	162
12:45 PM	0	16	1	6	0	0	0	1	4	0	0	12	2	3	0	0	22	23	45	174
1:00 PM	1	18	1	4	0	0	0	1	4	0	0	10	0	7	1	1	**25**	**23**	**48**	182
1:15 PM	0	25	1	2	0	0	0	0	3	0	0	6	2	9	1	0	**29**	**20**	**49**	189
1:30 PM	1	21	0	7	0	1	0	0	5	0	1	10	0	5	0	0	**28**	**23**	**51**	193
1:45 PM	0	21	0	7	0	0	0	3	1	1	0	17	0	10	2	0	**26**	**36**	**62**	**210**
2:00 PM	0	27	0	8	0	0	0	1	6	0	0	13	1	5	2	0	**34**	**29**	**63**	225
2:15 PM	0	21	0	4	0	0	0	1	3	0	1	15	0	6	2	0	**26**	**27**	**53**	**229**
2:30 PM	0	22	1	6	2	0	0	0	1	0	0	12	0	5	1	0	24	26	50	228
2:45 PM	0	22	0	9	0	0	0	1	1	1	0	11	0	11	2	0	25	33	58	224
3:00 PM	0	16	0	4	0	1	0	0	1	0	0	13	1	4	0	0	17	23	40	201
3:15 PM	0	15	0	5	0	0	0	0	2	1	0	16	0	5	0	0	18	26	44	192
3:30 PM	1	24	0	3	0	0	0	0	0	0	0	5	0	4	0	0	25	12	37	179
3:45 PM	0	13	0	7	1	2	0	1	4	1	0	10	0	2	1	0	19	23	42	163
4:00 PM	1	18	0	5	0	1	0	0	4	0	1	11	0	7	1	0	24	25	49	172
4:15 PM	1	17	0	2	0	0	1	0	1	0	0	5	1	8	1	0	20	17	37	165
4:30 PM	0	17	0	4	0	0	0	0	1	0	0	11	1	3	2	0	18	21	39	167
4:45 PM	0	16	1	4	0	0	0	1	2	3	0	8	0	6	0	0	23	18	41	166
5:00 PM	1	14	1	5	1	0	0	1	2	1	0	10	0	2	1	0	20	19	39	156
5:15 PM	0	16	0	5	0	0	0	1	2	1	0	9	0	6	1	0	20	21	41	160
5:30 PM	0	23	1	4	0	0	0	1	4	0	0	16	1	3	0	0	29	24	53	174
5:45 PM	0	15	0	7	0	0	0	2	5	0	0	9	0	8	0	0	22	24	46	179
6:00 PM	1	23	0	7	1	0	0	1	2	0	1	13	0	2	0	0	28	23	51	191
6:15 PM	1	15	0	7	0	1	0	1	1	2	0	15	0	3	1	0	20	27	47	197
6:30 PM	0	17	0	3	1	0	0	1	4	0	0	15	0	7	0	0	22	26	48	192
6:45 PM	0	9	0	5	0	0	0	0	0	0	0	6	0	5	0	0	9	16	25	171

1:00 PM

1:30 PM

Sat Midday Peak Hour

Overall Peak Hour if Different

McMAHON
a Bowman company

Attachment 3

Drive-Thru Queue Counts

Raising Cane's Drive-Thru Queue Observations

Trevose Location - 3617 Horizon Boulevard

Tuesday, 3/28

									Max Queue				
11:00	2	12:00	2	1:00	1	2:00	1	3:00	5	4:00	1	5:00	5	6:00	2
11:05	2	12:05	3	1:05	3	2:05	1	3:05	5	4:05	2	5:05	0	6:05	3
11:10	0	12:10	5	1:10	3	2:10	4	3:10	5	4:10	2	5:10	0	6:10	6
11:15	1	12:15	2	1:15	4	2:15	6	3:15	4	4:15	1	5:15	1	6:15	4
11:20	0	12:20	4	1:20	6	2:20	3	3:20	4	4:20	1	5:20	0	6:20	3
11:25	1	12:25	3	1:25	6	2:25	4	3:25	2	4:25	0	5:25	0	6:25	2
11:30	0	12:30	1	1:30	3	2:30	4	3:30	2	4:30	0	5:30	0	6:30	5
11:35	1	12:35	5	1:35	0	2:35	5	3:35	1	4:35	5	5:35	3	6:35	6
11:40	1	12:40	6	1:40	0	2:40	3	3:40	0	4:40	7	5:40	6	6:40	6
11:45	0	12:45	1	1:45	0	2:45	1	3:45	0	**4:45**	**8**	5:45	6	6:45	2
11:50	1	12:50	1	1:50	2	2:50	3	3:50	1	4:50	6	5:50	5	6:50	1
11:55	1	12:55	3	1:55	2	2:55	1	3:55	1	4:55	5	5:55	4	6:55	1

Average Queue = 2.61

Saturday, 3/25

									Max Queue				
11:00	0	12:00	4	1:00	3	2:00	7	3:00	2	4:00	11	5:00	1	6:00	1
11:05	1	12:05	2	1:05	3	2:05	5	3:05	5	**4:05**	**13**	5:05	4	6:05	2
11:10	0	12:10	3	1:10	4	2:10	3	3:10	4	**4:10**	**13**	5:10	2	6:10	2
11:15	3	12:15	7	1:15	6	2:15	7	3:15	1	4:15	11	5:15	3	6:15	6
11:20	6	12:20	7	1:20	5	2:20	5	3:20	4	**4:20**	**13**	5:20	4	6:20	7
11:25	2	12:25	6	1:25	4	2:25	7	3:25	6	4:25	12	5:25	6	6:25	6
11:30	1	12:30	4	1:30	6	2:30	6	3:30	9	4:30	9	5:30	7	6:30	7
11:35	2	12:35	5	1:35	6	2:35	7	3:35	10	4:35	3	5:35	5	6:35	4
11:40	3	12:40	2	1:40	9	2:40	6	3:40	7	4:40	1	5:40	4	6:40	2
11:45	4	12:45	2	1:45	9	2:45	4	3:45	9	4:45	2	5:45	5	6:45	4
11:50	4	12:50	2	1:50	6	2:50	2	3:50	11	4:50	3	5:50	4	6:50	3
11:55	1	12:55	2	1:55	5	2:55	2	3:55	10	4:55	1	5:55	3	6:55	4

Average Queue = 4.85

Raising Cane's Drive-Thru Queue Observations

Langhorne Location - 640 Commerce Boulevard

Thursday 3/30

												Max Queue	
11:00	0	12:00	2	1:00	4	2:00	1	3:00	4	4:00	3	5:00	3	6:00	6
11:05	0	12:05	3	1:05	3	2:05	2	3:05	4	4:05	2	5:05	0	6:05	7
11:10	0	12:10	6	1:10	4	2:10	1	3:10	6	4:10	2	5:10	3	6:10	3
11:15	2	12:15	3	1:15	3	2:15	2	3:15	1	4:15	2	5:15	1	**6:15**	**10**
11:20	3	12:20	6	1:20	1	2:20	3	3:20	2	4:20	4	5:20	2	6:20	8
11:25	2	12:25	6	1:25	5	2:25	2	3:25	3	4:25	2	5:25	3	6:25	7
11:30	0	12:30	8	1:30	3	2:30	4	3:30	1	4:30	0	5:30	4	6:30	6
11:35	1	12:35	3	1:35	2	2:35	3	3:35	0	4:35	5	5:35	5	6:35	6
11:40	3	12:40	3	1:40	2	2:40	4	3:40	3	4:40	4	5:40	5	6:40	8
11:45	6	12:45	1	1:45	6	2:45	1	3:45	3	4:45	6	5:45	5	6:45	5
11:50	6	12:50	3	1:50	3	2:50	2	3:50	1	4:50	4	5:50	5	6:50	9
11:55	4	12:55	4	1:55	4	2:55	1	3:55	3	4:55	3	5:55	5	6:55	8

Average Queue = 3.47

Saturday, 4/1

												Max Queue	
11:00	1	12:00	6	1:00	0	2:00	12	3:00	4	4:00	2	5:00	2	6:00	0
11:05	4	12:05	5	1:05	6	2:05	9	3:05	4	4:05	3	5:05	5	6:05	10
11:10	7	12:10	5	1:10	3	2:10	11	3:10	7	4:10	4	5:10	4	6:10	8
11:15	5	12:15	9	1:15	0	2:15	9	3:15	6	4:15	2	5:15	5	**6:15**	**13**
11:20	6	12:20	7	1:20	3	2:20	8	3:20	4	4:20	0	5:20	5	6:20	8
11:25	5	12:25	10	1:25	9	2:25	10	3:25	3	4:25	3	5:25	2	6:25	10
11:30	8	12:30	10	1:30	7	2:30	8	3:30	2	4:30	7	5:30	4	6:30	6
11:35	9	12:35	10	1:35	7	2:35	9	3:35	7	4:35	5	5:35	6	6:35	6
11:40	6	12:40	7	1:40	12	2:40	7	3:40	5	4:40	5	5:40	4	6:40	4
11:45	4	12:45	6	1:45	10	2:45	11	3:45	9	4:45	1	5:45	4	6:45	2
11:50	3	12:50	1	1:50	9	2:50	8	3:50	7	4:50	1	5:50	3	6:50	1
11:55	3	12:55	3	1:55	8	2:55	9	3:55	7	4:55	2	5:55	4	6:55	4

Average Queue = 5.68

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: May 5, 2023

Re: **2620 West Moreland Road – Raising Cane's**
Traffic Review #2
Abington Township, Montgomery County, PA
TPD No. ABTO.00036

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 documents:

- *Traffic Impact Assessment (TIA)* prepared by McMahon Associates, Inc. – Dated January 19, 2023;
- *Site Plans* prepared by Bohler Engineering – Dated October 26, 2022;
- *Trip Generation and Drive-Thru Lane Vehicle Queue Evaluation Memo* by McMahon Associates – Dated April 14, 2023.

Note: The applicant provided information to address the TIA Comment #3. However, since TPD did not receive an updated TIA or site plans, the remaining comments from our February 6, 2023 traffic review remain open. If the Applicant intends to re-submit the updated documents, the trip generation and queue information should be incorporated into the TIA.

The following are our comments (open):

Traffic Impact Assessment (TIA)

1. The traffic report assumes 10% of the site trips will utilize intersections not included in the study area. Presumably, these trips will utilize the traffic signal at Moreland Road (S.R. 0063) & Center Road/Willow Grove Park Mall Access. It is recommended that the traffic report be revised to include this intersection and assess the impact that the site may have on it.

2. The traffic counts included in the traffic report were conducted on Saturday, December 17th and Tuesday, December 20th. Verify that local schools were in session at this time, or a seasonal adjustment factor may be needed.

3. The traffic report utilizes previous studies from three comparable sites in Illinois to determine a site-specific trip generation rate. We note that the comparable trip generation rate is more conservative than published ITE data. However, it appears that these comparable sites all have a single drive-thru lane, rather than the dual drive-thru configuration proposed at this location. Provide additional information related to the trip generation impacts of a dual drive-thru configuration. Our office may have additional comments upon review of revisions to the trip generation calculations that may be needed due to the dual drive-thru configuration.

   Comment Satisfied

4. The weekday morning peak hour was not evaluated as the traffic report indicates these stores typically do not begin operating until 10:00 a.m. It is recommended that an operating time limit be made a condition of any approval.

5. The Synchro analysis at the Full Movement Access Driveway to Moreland Road (S.R. 0063) assumed a two-stage left turn maneuver exiting the proposed site with the median storage inputted as two (2) vehicles. The maximum vehicle storage input should be 1 vehicle based on the width of the two-way left-turn lane (TWLTL). We note that this input value has a significant impact on the approach LOS and queue results. Provide further justification that two-stage left turn maneuvers occur at this location. Otherwise, the analysis should assume a one-stage left turn maneuver.

Site Plans

1. Based on the site plans, seventeen (17) total vehicles can stack in the drive-thru area. This appears to be from the pick-up area to the end of the drive-thru lane. No information is provided regarding the total number of vehicles that can stack behind the ordering window, which is where the longest dwell time may be for customers placing orders. Thus, it appears based on the plans that two (2) vehicles can stack behind a vehicle at the ordering window in the outer lane and three (3) vehicles can stack behind a vehicle at the ordering window in the inner lane.

2. Additional information should be provided regarding the number of vehicles that can stack behind those at the ordering window. In addition, more information should be provided regarding the sufficiency of the proposed stacking area from the ordering window, given the driveway aisle and parking areas located adjacent to the drive-thru area.

3. Regarding Table 7 in the TIA, information was provided from sites with one (1) drive-thru lane, not two (2), as proposed. Thus, the queueing averages could be different, because more lanes to order might accommodate more vehicles queueing.

4. As indicated on the plans, drive-thru stacking may extend into the driveway and parking areas because only five (5) total vehicles can queue before the order window. Consideration should be given re-examining the parking layout, specifically the parking area adjacent to the full-access driveway intersection (i.e., vehicles may have a difficult time entering/exiting these parking stalls).

General

1. Since any modification to the signalized intersection of Moreland Road (S.R. 0063) & Center Road/Willow Grove Park Mall Access is subject to PennDOT review and approval, any correspondence to and from the Department must also be coordinated with our office and the Township, and evaluated and addressed accordingly in subsequent submissions.

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

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

OUTDOOR FURNITURE SHALL BE STORED INSIDE THE RESTAURANT AFTER NORMAL OPERATING HOURS. FURNITURE AFFIXED TO THE GROUND, ENCLOSED BY A WALL, SECURED, OR LOCATED IN A SECURED AREA ARE EXEMPT FROM THIS REQUIREMENT.

THE OUTSIDE DINING AREA MUST BE SECURED AND KEPT SANITARY, NEAT, AND CLEAN AT ALL TIMES. IT SHALL BE KEPT FREE FROM ACCUMULATION OF FOOD, LITTER, SNOW, ICE, AND OTHER POTENTIALLY DANGEROUS OR UNSANITARY MATTER. THE RESTURANT MUST PARTICIPATE IN AN APPROVED RODENT CONTROL PROGRAM.

LEGEND
PROPOSED PAVING

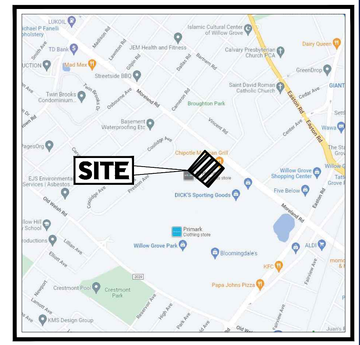
HEAVY DUTY CONCRETE PAVEMENT	
STANDARD DUTY PARKING ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
INTERGRAL COLORED 860 GRAPHITE 6" STANDARD DUTY CONCRETE PAVEMENT	
SIDEWALK PAVEMENT	

LEGEND
PROPOSED

PROPERTY LINE	
BUILDING	
CANOPY	
CONCRETE/ ASPHALT	
LANDSCAPE	
PARKING COUNT	9
RAMP	
SIGN	
BOLLARD	
FENCE	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	C/O
HOUSE TRAP	HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD / CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	


SITE
Willow Grove Park
Willow Grove Shopping Center
DICK'S Sporting Goods
Primark
BloomingDale's
Five Below
Pepe Jones Pizza
Crestmont Park
Broughton Park
Saint David Roman Catholic Church
Islamic Cultural Center of Willow Grove
Calvary Presbyterian Church PCA
Dairy Queen
GreenDrop
Chipotle Mexican Grill
Willow Grove Golf
Basement Waterproofing Etc
EJS Environmental Services | Asbestos
AMS Design Group
Crestmont Pool
Streetside BBQ
Twin Brooks Condominium
TD Bank
Red Mill
JEM Health and Fitness
Applebee's
Wawa
The Stop Shop
Willow Grove
Tatem Grove
Ross
Five Below
ALDI
Hobby Lobby
KFC
Dunkin'
Sunoco
Valero
Lukoil
Ashael P Fanelli Holstery
Inductions
Elkins Ave
Old Welsh Rd
Easton Rd
Mill Rd
Cheltenham Ave
Limekiln Pike
Fitzwatertown Rd
Davisville Rd
Meadowbrook Rd
Jenkintown Rd
Greenwood Ave
Edgehill Rd
Cedar Ave
Maple Ave
Spring Ave
Summit Ave
Rockledge Ave
Church Rd
Old York Rd
Mill Creek Rd
Susquehanna Rd
Terwood Rd
Rydal Rd
Keswick Rd
Lynnewood Rd
Lawnton Rd
Lynnbrook Rd
Lynnewood Rd
Lynnbrook Rd
Lynnewood Rd
Lynnbrook Rd
Lynnewood

Crestmont
Park
2620 W Moreland Rd
ery date: 8/27/18
Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

McMAHON
a Bowman company

July 6, 2023

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

Re: Response to Traffic Review Comments #2
2620 West Moreland Road – Raising Cane's
Abington Township, Montgomery County, PA

Dear Mr. Manfredi:

On behalf of our client, Raising Cane's, our office provides the following responses to the comments raised by Traffic Planning & Design in their memo dated May 15, 2023 specifically related to their review of the Transportation Impact Assessment report and Trip Generation and Vehicle Queue Evaluation letter submitted.

Traffic Impact Assessment

Comment #1: As requested, the Applicant provided queue and trip generation information obtained from two (2) existing local Raising Cane's that included dual drive-thru lanes. Based on the observed stacking at these two sites, the average and maximum queue lengths were found to be **3 vehicles** and **13 vehicles**, respectively. However, it is unclear whether these lengths are per lane or the total of the two lanes combined, or if the queued vehicles were measured from the menu board or pick-up window.

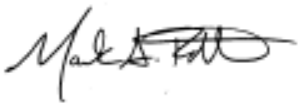
Nevertheless, per the Abington Township Zoning Ordinance, Fast-Food Restaurants, must provide "sufficient stacking space for six vehicles, per drive-through facility. The stacking area may not interfere with required parking spaces or vehicular aisles." As such, the site plans indicate a stacking area for seven (7) vehicles from the menu board, the most critical area of the queue operation. While the plan is technically in compliance with the Zoning ordinance, we have concerns with potential overflow of the drive-thru lanes into the adjacent shopping center aisle during peak time periods.

Response: **The vehicle queue data collected is for total vehicle queue. The maximum of 13 vehicles can be divided into the 2 lanes and would be 6-7 total vehicles per lane. Based on this data, the maximum vehicle queue would not overflow into the adjacent shopping center aisle during the peak time periods.**

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
mcmahonassociates.com | bowman.com

If you have any questions related to our responses, please contact our office. Thank you.

Sincerely,



Mark A. Roth, P.E.
Senior Project Manager

1515 Market Street, Suite 1360, Philadelphia, PA 19102
P: 215.433.1660
mcmahonassociates.com | bowman.com

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

December 5, 2022

ABINT130028

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

RE: LD-22-06-2620 West Moreland Road (Raising Cane's)
PARID: 30-00-45100-01-6 / TMID: 30117 020
Preliminary/Final Major Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Major Land Development Plans consisting of twenty (20) sheets dated October 26, 2022 and received on November 1, 2022; as prepared by Bohler Engineering, located at 1515 Market Street, Suite 920, in Philadelphia, PA for the above referenced project.

Under this Application, the Applicant is proposing to construct a new one-story stand-alone 3,062 gross SF fast-food (Raising Cane's) restaurant with outdoor seating on an existing 44,910 SF lot in front of 2620 West Moreland Road. Other site improvements for this site include parking, curbing, sidewalk, benches, landscaping, and sanitary and stormwater management facilities. Access to/from the site will be by way of two (2) existing entrances that intersect West Moreland Road (S.R. 063, 70 FT R/W). The new building is proposed to be served by public water and sewer service.

This project is located within the BC – Business Center Willow Grove Park Zoning District. The subject parcel is located on a separate parcel that is accessible to the Willow Grove Park Mall. The site is fronted by West Moreland Road (S.R. 063 70 FT R/W) to the northeast; commercial properties zoned in the BC - Business Center Willow Grove Park to the southeast and southwest; and residential properties zoned in the R-4 High Density Residential Zoning District to the northwest.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based on the plans and FIRM map, there are no wetlands that exist on site; however, the Applicant shall confirm.

VARIANCES RECEIVED

The Applicant has been granted the following Special Exception and variances under Application no. 22-24 at the Zoning Hearing Board meeting held on September 20, 2022:

1. A Special Exception pursuant to Abington Township Zoning Ordinance §1102, and the Comprehensive Use Matrix, to permit a drive-through restaurant.

2. A variance from §1103 (Figure 11.9) to allow a 5.7 feet parking to building setback along the southern property line of the subject property, where the Ordinance otherwise requires a minimum distance of 10 feet.

3. A variance from §2402.A.5 and §2403.B.4.a for the minimum buffer and planting requirements.

The relief was granted by the Board subject to the following conditions:

a) that the Applicant apply for and obtain land development approval (or waiver therefrom) from the Abington Township Board of Commissioners permitting the development and use proposed;
b) that, as part of the land development process, the Applicant shall provide and install any landscaping deemed appropriate by the Board of Commissioners, in their sole and absolute discretion, whether-or-not required specifically by the Township's Subdivision and Land Development Ordinance, to mitigate the effect of the variances granted hereby; and
c) that development and use of the subject property shall be in substantial conformance with the testimony and exhibits presented at the public hearing on this matter, including (without limitation) the plan attached hereto.

The Applicant shall include the above referenced variances and conditions on the record plan.

WAIVERS REQUESTED

The Applicant is requesting the following waivers as part of this land development application:

1. **§146-13 – General Requirements –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.
   The Applicant is intending this submission to be a preliminary/final submission and is requesting a waiver to allow for a combined preliminary/final stage submission. For a combined preliminary/final stage submission, the Applicant shall request a waiver from §146-9.A, Application Stages, instead of from section 146-13 which relates to general requirements.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 37	06/06/22	-----
Record Plan	2 of 17	06/06/22	-----
General Notes	3 of 37	06/06/22	-----
Soil Erosion and Sediment Pollution Control Plan	4 of 37	06/06/22	-----
Soil Erosion and Sediment Pollution Control Notes	5 of 37	06/06/22	-----
Soil Erosion and Sediment Pollution Control Details	6 of 37	06/06/22	-----
Soil Erosion and Sediment Pollution Control Details	7 of 37	06/06/22	-----
Existing Conditions/Demolition Plan	8 of 37	06/06/22	-----
Dimension Control Plan	9-10 of 37	06/06/22	-----
Grading Plan	11 of 37	06/06/22	-----
Pre-Development Plan	12-13 of 37	06/06/22	-----
Post-Development Plan	14 of 37	06/06/22	-----
Utility Plan	16 of 37	06/06/22	-----
Construction Details	17 of 37	06/06/22	-----
Construction Details	18 of 37	06/06/22	-----

Construction Details	19-24 of 37	06/06/22	-----
Basin Details	25 of 37	06/06/22	-----
Vehicle Circulation Plan	26 of 37	06/06/22	-----
Landscape Plan	27 of 37	06/06/22	-----
Landscape Details	28 of 37	06/06/22	-----

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). We offer the following comments for your consideration:

ZONING COMMENTS

1. **Per §1102 – Permitted Uses –** In accordance with the Abington Comprehensive Use Matrix, Use C-25 Fast-food Restaurant is a permitted use in the BC Business Center Willow Grove Park Zoning District. Use A-17 Outdoor Dining is also a permitted accessory use to the principal C-25 – Fast Food Restaurant within the BC Business Center Willow Grove Park Zoning District.

2. **Per §1103 Figure 11.9 – Dimensional Regulations –** The minimum build-to line along public streets shall be 20 feet (50 feet on Moreland Road west of Park Avenue) and the maximum shall be 50 feet (100 feet on Moreland Road west of Park Avenue.) The minimum build-to-line along main access drives shall be 20 feet with a maximum of 25 feet, and along secondary access drives the minimum build-to-line shall be 16 feet with a maximum of 25 feet.
   The site is accessed by two drives that intersect with West Moreland Road. Per Section 201 – Specific Definitions, the access drive to the south provides access from West Moreland Road to internal parking areas and is therefore classified as a main access drive. In addition, per the definition of building, the steel roof supported by columns on the patio is considered a building. The steel roof structure is only 12.6 feet from the main access drive which is less than the minimum required 20 feet. The plans shall be revised accordingly to show the building setback lines from West Moreland Road as well as the main access drive, and the steel roof structure moved to be located within the build-to-lines; otherwise, a variance from this section of the code will be required.

3. **Per §1103 Figure 11.9 – Dimensional Regulations –** The minimum façade height shall be 20 feet, or 25 feet if a pitched roof.
   Per the architectural plans, a façade height of 19.8 feet is proposed for the Raising Cane's restaurant which is less than the 20 feet minimum requirement. The façade height shall be revised to conform with the 20 feet minimum requirement; otherwise, a variance from this Code Section will be required.

4. **Per §1104.C.9.c – Design Standards –** Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. Walls in these locations shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade.
   A window area calculation shall be provided for the proposed façade that faces West Moreland Road to ensure that there is a window area between 35% and 75% for this façade.

5. **Per §1105.B.1, 3, & 4 – Street Furniture –** The following shall be provided; benches, trash and recycling receptacles, planters, and bike racks. Benches and trash and recycling receptacles shall be provided at least every 100 feet and planters shall be provided at least once every 50 feet.
   An open space area with benches has been provided on the plans. Trash and recycling receptacles as well as planters shall be provided along with the benches and be spaced as required by this Code Section. A detail of each street furniture element shall be provided on the plans.

6. **Per §1105.C.4 – Public Open Space –** A minimum of 30% of the area shall be landscaped with a mixture of trees, shrubs, or ground cover. Such areas shall have benches, trash containers, and lighting fixtures.
   There is no lighting proposed in the open space area. A lighting plan shall be provided to ensure there is adequate lighting for the site.

7. **Per §1106 – Lighting –** Lighting shall be provided for the proposed development that meets the requirements of the above code section.
   There is no lighting plan provided as part of this plan submission. A lighting plan shall be provided showing the number and type of lights provided with mounting heights. Depending on the type of lighting proposed, point-by-point calculations may have to be provided.

8. **Per §1107 – Trash, Loading, and Utilities –** Trash, loading, and utilities shall be regulated by §2601.0 and §2312.
   A detail of the trash enclosure shall be provided on the plans for review and approval to ensure compliance with this Code Section.

9. **Per §1107.C – Trash Loading, and Utilities –** All wall-mounted or ground-mounted mechanical, HVAC, utility, or communication equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.
   The Applicant shall confirm that the HVAC and mechanical equipment is screened from public view as indicated in this Code Section.

10. **Per §1107.D – Trash, Loading, and Utilities –** Service and loading areas must be located to the side or rear of buildings and must be visually screened. Loading doors, service doors, and loading docks shall not be located on any façade facing a street, or on any portion of a façade within 35 feet of a street.
    On the architectural plans provided, it appears that there is a service door with a 4-digit wall mounted key lock located on the façade facing West Moreland Road. No service door shall be located on the front façade of a building. This door shall be relocated along the side or rear facades. In addition, the loading area for deliveries shall be shown on the plans.

11. **Per §2103.A Use A-17.1 – Outdoor Dining –** Outdoor dining shall be enclosed by a removeable partition, such as planters, or posts with ropes, that clearly demarcate the boundary of the outdoor dining area. Construction barricades shall not be used for such a purpose. Opening in the partition for ingress/egress shall not be wider than five (5) feet.
    Based on the land development and the architectural plans provided, it appears that the Applicant is proposing two locations where outdoor seating is provided. Under the proposed canopy there are (16 seats) and between the front of the building and West Moreland Road there are (12 seats). The seating between the building and West Moreland Road is shown on the land development plans but is not shown in the architectural plans; and the seating beneath the canopy is shown in gray tone on the architectural plans and is not shown on the land development plans. The Applicant shall clarify and confirm the intent of the outdoor seating areas as well as clarify the total proposed outdoor seating. There also does not appear to be a connected accessible path to the outdoor seating area beneath the canopy. The outdoor seating area shown on the LD plans between the building and West Moreland Road shall be partitioned as required per this Code Section.

12. **Per §2103.A Use A-17.2 – Outdoor Dining –** Outdoor dining must not obstruct with pedestrian circulation on or off-site and must have unobstructed aisles and entrances. A minimum sidewalk or pathway of five feet free of obstacles shall be maintained.
    Based on our measurements, the proposed outdoor seating provides a pathway clearance of approximately 4'-8" which is less than the required 5' minimum. The pathway shall be revised to

provide a minimum of 5' of clearance.

13. **Per §2103.A Use A-17.7 – Outdoor Dining –** The outdoor furniture shall be stored inside the restaurant after normal operating hours. Furniture affixed to the ground, enclosed by a wall, secured, or located in a secured area are exempt from this requirement.
A note shall be provided on the plans stating compliance with this Code Section.

14. **Per §2103.A Use A-17.8 – Outdoor Dining –** The outside dining area must be secured and kept sanitary, neat, and clean at all times. It shall be kept free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter. The restaurant must participate in an approved rodent control program.
A note shall be provided on the plans stating compliance with this Code Section.

15. **Per Article XXII – Signs –** The Applicant shall submit details and dimensions for the proposed signs to the Township Zoning Officer for review and approval.

16. **Per §2304.A.13 – Parking Use Requirements, Use A-17 Outdoor Dining –** 1 space for every 3 outdoor seats shall be provided.
It appears that the Applicant is proposing a total of 28 seats total for the outdoor dining areas between the building and West Moreland Road and beneath the canopy. Based on our calculations with the 28 total outdoor seats, a total of ten (10) parking spaces will be required for the outdoor seating; however, the Applicant shall confirm the total number of outdoor seats. A parking calculation shall be provided on the plans distinguishing the required parking for the outdoor seating and the indoor sit-down restaurant seating.

17. **Per §2304.C.24 – Parking Use Requirements, Use C-25 Fast-food Restaurant –** 1 parking space for every 50 SF of gross leasable floor area devoted to customer or patron use for sit-down restaurants, or one parking space for every 3 seats, whichever requires the lesser number of spaces.
The Applicant has provided a seating capacity of 97 total seats based on one (1) parking space for every three (3) seats for the proposed land development. However, the Applicant shall provide the gross leasable floor area for the indoor sit-down restaurant and a calculation based on the gross leasable floor area on the plans to confirm that the parking spaces provided are the lesser number of spaces being provided per this Code Section. These calculations should be separated to distinguish the parking requirement for the outdoor dining areas.

18. **Per §2312.A thru K – Off-Street Loading Requirements –** There is no loading berth/area shown on the plans. Since the proposed fast-food restaurant will be receiving deliveries of food and supplies to the site, a loading berth/area shall be provided. The plans shall indicate where the loading berth/area will be provided on the site. The loading berth/area shall adhere to the requirements of this Code Section. Per Figure 23.2, the fast-food restaurant is classified as an other use and is required to have 1 loading berth/area for the first 20,000 SF of gross floor area.

19. **Per §2402.A.2.a.(4) – Planting Islands –** Each planting island shall contain one shade tree plus shrubs and/or groundcover to cover the entire area at maturity. Parking lot trees shall be a minimum of three inches in caliper, branching at 6 feet to 8 feet in height and of the recommended species as listed in the 'Recommended Plant Materials' List in the SALDO. Parking lot islands shall be planted in lawn or ground cover only.
The proposed planting island adjacent to the drive-through exit and the underground BMP is planted with shrubs and groundcover but no shade tree. This island shall be planted with a shade tree.

20. **Per §2402.A.2.a.(5) – Planting Islands –** Shade trees located within any parking island which is less than 300 SF measured from outside curb to outside curb will require permanently installed irrigation.
There are multiple parking islands on site that are less than 300 SF and have a shade tree planted in the island and will require permanently installed irrigation. These irrigation lines shall be shown in the plans and a note shall also be added to the plans.

21. **Per §2402.B.2.c – Street Trees –** Trees shall be planted at a ratio of at least one tree per 40 LF of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.
The Applicant is providing six (6) shade trees along West Moreland Road, which is the required number of street trees along the site frontage based on our calculations. The Applicant shall provide a street tree calculation on the landscape plans to document compliance with this Code Section.

22. **Per §2403.C.6.b.(1) – Site Element Screens –** Medium-Intensity Site Element Screen, Screen Type #4 – Opaque Fence or Masonry Wall with Shrubs.
Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. The Applicant shall provide a dumpster detail to comply with the site element screen type #4 requirements of this Code Section.

23. **Per §2504.B.1 thru 4 – Sidewalks and Crosswalks –** Street front sidewalks in the BC Business Center Zoning District shall meet the requirements of these above Code Sections.
The existing sidewalk along West Moreland Road is not proposed to be replaced and is only 4 feet in width. However, per these code sections, a minimum width of 10 feet for sidewalk and crosswalks along West Moreland Road, a public street, in the BC – Business Center zoning district shall be provided. In addition, the access roads abutting the site can be considered secondary access drives and shall have sidewalk and crosswalks along these drives with a minimum width of 6 feet. The plans shall be updated to show new sidewalk and crosswalks along West Moreland Road and the secondary access drives to provide an accessible route to/from the site. ADA compliant ramps shall also be provided at these locations to allow for maneuverability of persons with disabilities.

24. **Per §2504.E – Sidewalk and Crosswalks –** Streets and access drives shall be separated from sidewalks by a decorative verge area, so as to allow for street trees and furnishings such as benches and light fixtures. Street furniture surrounded by hardscaping may be located in the decorative verge. At least 25% of the decorative verge area shall be landscaped with a mix of groundcover, shrubs, and trees. The width of the verge in the BC Business Center Zoning District shall be 6 feet along public streets and 4 feet along access drives.
Since this site is within the BC Business Center Zoning District, a verge will be required along both West Moreland Road and the access drives. The plans shall be revised to include the required verge areas.

25. **Per §2504.F.1 & 2 – Sidewalk and Crosswalks –** Crosswalks shall be provided at all intersections of streets with access drives of other curb cuts in public streets (including those for private streets and parking areas). Crosswalks shall be at least 6 feet wide but shall not exceed 10 feet wide. In the BC Business Center Zoning District, crosswalks shall be constructed of patterned surface dressing, textured paving, or stone/brick/concrete pavers that are easily seen and distinguished from the roadway. Crosswalk borders shall be highlighted with a contrasting color and/or texture at least 6 inches in width. Installation and selected materials shall be durable and able to withstand vehicular traffic.
Crosswalks shall be provided across the drive aisle within the parking lot and along both access drives intersecting West Moreland Road. The crosswalks shall be decorative per this Code Section.

26. **Per §2601.H.1 thru 11 – Lighting Standards –** All on-lot public parking areas, aisles, and access ways for

any nonresidential use shall be provided with a minimum of one-half (0.5) foot candles of light at any point on the ground.
The Applicant is proposing outdoor wall mounted lighting attached to the building. A site lighting plan has not been provided as part of this submission. A lighting plan, showing point-by-point calculations for the entire site shall be provided to ensure all parking areas are provided with a minimum of 0.5-foot candles at any point on the ground and that the lighting spillover meets the requirements of this Code Section.

27. **Per §2601.J.1 – Mechanical Equipment Standards –** All roof-mounted equipment shall be architecturally screened from public view on adjoining streets, public thoroughfares, and adjacent residential uses for a minimum distance of 1,000 feet beyond the property line, as measured at a height of six (6) feet above street grade.
The Applicant shall clarify if roof-mounted equipment is being proposed as part of this project. If so, the equipment shall be screened as required in compliance with this Code Section.
28. **Per §2601.N.3. a thru d – Trash Containment Standards –** When trash containment is located outdoors in the BC - Business Center Zoning District, trash containers shall be located in a walled or fences enclosure, at least 6 feet in height.
    a) Enclosure shall utilize self-closing gates.
    b) Enclosures shall be constructed of masonry wall or wooden fence (or a vinyl-coated fence designed to look like wood).
    c) Enclosures and gates shall not consist of chain link fence; enclosures shall not consist of cinder block.
    d) It is recommended that trash enclosures be constructed of the same or similar materials and colors as the principal structure on-lot.

On the Record Plan (Sheet C1.1) it is noted to refer to the architectural plans for details of the screening, gates, bollards, and masonry for the trash enclosure however the details shall also be provided on the Land Development Plans. A trash enclosure detail shall be provided on the plans which shows the height and material of the proposed enclosure.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

29. **Per §146-9.A.(1) – Type of Application, Stages –** A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.
The Applicant is requesting a waiver from this Code Section to allow for a Preliminary and Final land development application submission.

30. **Per §146-10.A.(3) – General Requirements –** If two or more sheets comprise a submission, all sheets shall be of the same size, and each shall be consecutively numbered and titled to show and describe its relation to the total number of sheets comprising the plan (i.e. Grading Plan Sheet 3 of 6).
The plans shall be numbered as required per this Code Section.

31. **Per §146-10.B.(5) – General Requirements –** The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "Preliminary/Final Major Land Development" and noted as land development application number "LD-22-06".

32. **Per §146-11.A.(4) – Property Identification Plans –** The property identification plans shall contain tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any

portion of the site for a distance of 400 feet.
A plan shall be provided showing the required information per this Code Section.

33. **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.

34. **Per §146-11.A.(8) – Property Identification Plans –** The property identification plans shall contain the existing cartways of streets and on adjoining the site, with existing and ultimate rights-of-ways and legislative and traffic route numbers.
The cartway width for West Moreland Road shall be provided on the plans.

35. **Per §146-11.A.(10) – Property Identification Plans –** The property identification plans shall show the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract.
The Applicant shall show the zoning tract boundaries within 400 feet of the entire site.

36. **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 lines.
The Applicant shall label the cartway width for West Moreland Road.

37. **Per §146-11.B.(3) – Existing Features Plan –** The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
The location of property lines and names of landowners within 400 feet of any part of the site shall be provided.
38. **Per §146-11.B.(7) – Existing Features Plan –** The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site ad within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.
The 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 shall be provided.

39. **Per §146-11.B.(8).(b) & §146-11.D.(4) – Existing Features Plan & Grading Plan –** The existing features plan shall contain the datum to which contour lines refer.
This note shall be provided on the Existing Conditions plan (Sheet C4.0) and grading plan (Sheet C6.0) per Section 146-11.D.(4).

40. **Per §146-11.B.(9).(a) – Existing Features Plan –** The existing features plan shall contain the soil types within the site, based on maps contains in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soil's development limitations, i.e., bearing value, depth to bedrock, seasonal water table, etc.
The plan shall provide a mapped soil boundary, as well as, a table indicating the limitations of the soils as indicated per this Code Section.

41. **Per §146-11.C.(3) – Proposed Layout Plans –** The proposed layout plans shall show the building setback lines incorporated with any other construction restriction line established by the Township Zoning Ordinance, indicated on each proposed lot.
Building setback lines shall be shown on the proposed layout plans.

42. **Per §146-11.D.(7) – Grading Plans –** The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.
The Applicant shall label the size of the limit of disturbance area on the grading plan and show the complete limit of NPDES disturbance area. If the limit of disturbance area is greater than an acre, a NPDES permit will be required.

43. **Per §146-11.F.(4).(b).[1] thru [6] – Storm Sewer Facilities –** Profile plans for the proposed storm pipes and inlets shall be provided.

44. **Per §146-11.G.(1).(d) – Utility Plan –** The utility plan shall show fire hydrants, fire lanes, and fire department connections.
The utility plans shall clearly show the locations of existing fire hydrants. The Applicant shall ensure there is a working hydrant located within 500 feet of the building under construction per §146-41.B.(4)(d).

45. **Per §146-12 – Record Plan, Seals –** The Record Plan shall include the required seals, acknowledgements, and notations as indicated in §146-12.A thru E.

46. **Per §146-27.A – Sidewalks and Curbs -** Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience.
Based on an existing conditions site inspection, there is approximately 910 SF of existing sidewalk located along the West Moreland Road frontage that is in poor condition and shall be replaced. The entire length of the sidewalk shall be replaced and per §2504.B.1 thru 4 of the Township Zoning Code, the sidewalk is required to be 10 feet wide along the West Moreland Road frontage.

47. **Per §146-27.E – Sidewalks and Curbs –** At corners and other pedestrian street-crossing points, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs.
Where the sidewalk crosses the access drives and parking aisles, curb ramps shall be provided that meet ADA specifications. Details of these curb ramps shall be shown on the plans and spot elevations shall also be provided to ensure compliance with the ADA requirements.

48. **Per §146-27.F – Sidewalks and Curbs –** Curbs shall be the vertical type and constructed in accordance with Township specifications.
Based on an existing conditions site inspection, there is existing curb along West Moreland Road that is in poor condition and shall be replaced. The entire length of the curbing along West Moreland Road shall be replaced.

49. **Per §146-28.A – Off-Street Parking Areas –** All parking spaces for vehicles shall be ten (10) feet wide by twenty (20) feet long. All spaces shall have adequate maneuvering room with clear access at all times entering and existing the space.
The parking spaces as shown on the plans are only 9 feet wide by 18 feet long. The parking spaces shall be revised to be 10 feet wide by 18 feet long.

50. **Per §146.31.A.(6) – Reserve strips; rights-of-ways; easements –** Easements for present or ultimate construction of storm drains and sanitary sewers having a minimum width of twenty (20) feet shall be provided where necessitated by topographical conditions.
The Applicant shall provide an easement around the proposed stormwater management facilities; or the Applicant may consider providing a blanket easement for the proposed stormwater management facilities as part of the stormwater bmp operations and maintenance agreement with the Township.

51. **Per §146.33.D – Drainage –** Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the Township.
Based on the storm sewer pipe schedule provided on the Utility Plan (Sheet C7.0), the Applicant is proposing to use 10" and 6" HDPE pipe for the storm drains flowing from inlets to the underground detention basin on site. These are both smaller than the required 15 inches and shall be revised to be a minimum of 15 inches; otherwise, a waiver from this Code Section will be required.

52. **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.
A note shall be provided on the plans stating that all utilities will be installed underground.

53. **Per §146-43.A.(1) – Erosion and Sediment Control –** No change shall be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land can be commenced until such time that a grading permit is applied for and approved.

54. **Per §146-43.C.(3)(a) – Erosion and Sediment Control –** Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board.
There are slopes on site that have grades of approximately 18.3% which is greater than 15%. The grades shall be revised to be less than 15% in all locations.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

55. **Per §142-302.B.(1).(a) – SWM Site Plan Contents –** The stormwater management plan shall provide a general description of the project.
A general description of the project shall be shown on the PCSM Plan.

56. **Per §142-302.B.(1).(m) – SWM Site Plan Contents –** The following signature block for the Municipality:
"(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. (number assigned to the Ordinance)."
The above signature block shall be added to the PCSM plan as required per this Code Section.

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

58. **Per §142-302.B.(2).(b).[5] – SWM Site Plan Requirements –** The PCSM Plan shall show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.

The PCSM Plan shall show the existing and proposed features within fifty (50) feet of the property lines as indicated in this Code Section.

59. **Per §142-302.B.(2).(b).[9] – SWM Site Plan Requirements –** The PCSM Plan shall include 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 Operation & Maintenance (O&M) plan shall be provided on the PCSM Plan showing how the proposed BMPS will be operated and maintained.

60. **Per §142-302.B.(2).(b).[10] – SWM Site Plan Requirements –** The PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that is proposed.
The total limit of disturbance shall be labeled and called out on the PCSM Plan.

61. **Per §142-302.B.(2).(b).[22] – SWM Site Plan Requirements –** The PCSM Plan shall show a fifteen-foot-wide access easement around all stormwater management facilities to provide ingress to and egress from a public right-of-way.
There are no stormwater easements shown on the plans. These easements shall be shown, or a note shall be provided if a blanket easement is proposed for the entire site.

62. **Per §142-302.B.(2).(b).[25] – SWM Site Plan Requirements –** The PCSM Plan shall provide a statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township or Conservation District for approval.
The required acknowledgement statement shall be provided on the PCSM Plan per this Code Section.

63. **Per §142-302.B.(2).(b).[26] – SWM Site Plan Requirements –** The PCSM Plan shall provide the following signature block for the design engineer:
"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 regulations and this chapter."
The design engineer signature block shall be provided on the PCSM Plan.

64. **Per §142-401.A – General Requirements –** For any of the activities regulated by this chapter, unless preparation of a stormwater management (SWM) site plan is specifically exempted, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, the commencement of any earth disturbance activity may not proceed until the property owner or applicant or his/her agent has received written approval from the Municipality of a SWM site plan that demonstrates compliance with the requirements of this chapter, and a written approval of an adequate erosion and sediment (E&S) control plan from the Municipality or County Conservation District when required.
In the current plan submission, there is no plan that is labeled a Post Construction Stormwater Management Plan. A PCSM Plan shall be provided as part of this submission before preliminary/final approval is granted.

65. **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**.**

66. **Per §142-408.B.(2) – Stream Bank Erosion Requirements –** The minimum orifice size in the outlet structure to the BMP shall be three inches in diameter where possible, and a trash rack shall be installed

to prevent clogging. On sites with small drainage areas contributing to this BMP that do not provide enough runoff volume to allow a twenty-four-hour attenuation with the three-inch orifice, the calculations shall be submitted showing this condition. Orifice sizes less than three inches can be utilized, provided that the design will prevent clogging of the intake. It is recommended that the design, to accommodate maintenance, include a sand or porous media filter.
For the proposed outlet structure (OS01) the Applicant is proposing an orifice of 0.5 inches which is less than the required 3 inches minimum. The Applicant shall revise the orifice opening to 3 inches minimum, or provide documentation that the 0.5-inch orifice will be designed to prevent clogging.

67. **Per §142-409.A.(1).(b) – Stormwater Peak Rate Control and Management Districts -** Based on the Watershed Map, Figure 1.03, this site is located within the Pennypack Creek Watershed. Per Figure 409.1P Area P Stormwater Management District Watershed Map, this site is located within District B of this watershed. This district requires the 100-year post flow to be reduced to the 50-year pre, the 50-year post be reduced to the 25-year pre, the 25-year post be reduced to the 10-year pre, the 10-year post be reduced to the 5-year pre, the 5-year post be reduced to the 2-year pre, and the 2-year post be reduced to the 1-year pre.
Since this project is located in Area B of the Pennypack Creek Watershed, the post-development rates shall be reduced as indicated above. The PCSM Report shall provide a chart comparing the pre-development stormwater runoff conditions and the post development runoff conditions to ensure the post-development rates are reduced as required per this Code Section.

68. **Per §142-704.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs –** Prior to final approval of the SWM 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

69. Dewatering calculations shall be provided in the PCSM report.

70. A cross-section profile shall be provided for the BMP and the 100-year stormwater elevation shall be shown on this cross-section to ensure the BMP can adequately capture the 100-year storm.

71. The Applicant shall provide a PCSM Plan as part of this submission. The PCSM plan shall show all existing and proposed storm pipes, inlets, manholes, etc.

72. The Post Development Plan shall show the existing stormwater facilities on the plan.

GENERAL COMMENTS

73. On the drawing sheet index on the cover sheet, the index lists the Proposed Onsite Drainage Area Map as being included in the plan set but the plan is not included. The Applicant shall confirm if this plan is to be part of the plan set and revise accordingly.

74. On the drawing sheet index on the cover sheet, the index lists the Post Development Plan as sheet number C6.2 but on the plans, the Post Development Plan is labeled as sheet 6.1. This shall be revised to be consistent.

75. The PCSM plan shall be recorded along with the cover sheet and record plan.

76. The Applicant shall provide our office with legal descriptions and exhibits for any proposed easements as well as for the entire lot for review and approval.

77. It is our understanding that the Applicant will provide a traffic assessment as a result of the proposed land development. We defer to the Township Traffic Engineer for any traffic related comments.

We have received the following documents/permits/reviews:

- AQUA Will Serve Letter (September 16, 2022)
- Zoning Hearing Board Decision (October 19, 2022)
- MCPC Request for Review (October 21, 2022)
- Application for SD/LD Review (October 24, 2022)
- Post Construction Stormwater Management Report (October 26, 2022)
- Sanitary Sewer Availability Letter (October 31, 2022)
- Application for Sewage Facilities Planning Module Exemption Mailer (October 25, 2022)
- Sanitary Sewer Review (November 23, 2022)
- Fire Marshal Review (November 23, 2022)

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

- Waiver Request Letter
- EAC Review
- STC Review
- MCPC Review
- Traffic Review
- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits
- Planning Module Exemption

SUMMARY

We do not recommend Preliminary/Final Major Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments. We suggest that a technical discussion meeting be scheduled to discuss the above referenced comments.

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

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, L.L.C.

PROPOSED

RESTAURANT #C952 W/ DRIVE-THRU

LOCATION OF SITE

2620 WEST MORELAND ROAD, WILLOW GROVE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19090
TAX PARCEL NO. 30-00-45100-01-6

VARIANCES GRANTED BY THE ABINGTON TOWNSHIP ZONING HEARING BOARD ON 10/19/2022

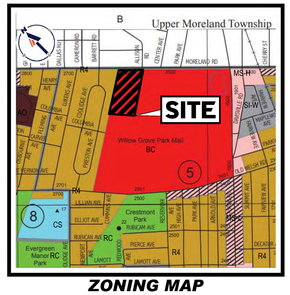
1. A SPECIAL EXCEPTION PURSUANT TO ABINGTON TOWNSHIP ZONING ORDINANCE §1102, AND THE COMPREHENSIVE USE MATRIX, TO PERMIT A DRIVE-THROUGH RESTAURANT WAS APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD
2. A VARIANCE FROM ORDINANCE §1103 TO ALLOW A 5.7' PARKING BUILDING SETBACK ALONG THE SOUTHERN PROPERTY LINE OF THE SUBJECT PROPERTY WAS APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD
3. VARIANCES FROM ORDINANCE 2402.A.5 AND 2403.B.4.a FOR THE MINIMUM BUFFER AND PLANTING REQUIREMENTS WERE APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD

LIST OF WAIVERS REQUESTED FROM ABINGTON TOWNSHIP

1. RELIEF FROM SECTION 146-13 GENERAL REQUIREMENTS REQUESTED FOR PRELIMINARY/ FINAL LAND DEVELOPMENT REVIEW CONCURRENTLY

LOCATION MAP

SCALE: 1" = 500'
SOURCE: GOOGLE MAPS



ZONING MAP

SCALE: 1" = 100'
SOURCE: ABINGTON TOWNSHIP ZONING MAP

ZONING LEGEND

SYMBOL	ZONING DISTRICT
BC	BC BUSINESS CENTER
R4	HIGH DENSITY RESIDENTIAL
MS-H	MAIN STREET HIGH INTENSITY DENSITY
MS-L	MAIN STREET LOW INTENSITY DENSITY
RC	RECREATION/CONSERVATION
CS	COMMUNITY SERVICE
AO	APARTMENT OFFICE
SI-W	SUBURBAN INDUSTRIAL WILLOW GROVE

PREPARED BY

BOHLER

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET*	C1.0
RECORD PLAN*	C1.1
GENERAL NOTES	C2.0
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C3.0
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES	C3.1
SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAILS	C3.2
SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAILS	C3.3
DEMOLITION PLAN	C4.0
DIMENSION CONTROL PLAN	C5.0
GRADING PLAN	C6.0
PRE DEVELOPMENT PLAN	C6.1
POST DEVELOPMENT PLAN	C6.2
PROPOSED ONSITE DRAINAGE AREA MAP	C6.3
UTILITY PLAN	C7.0
CONSTRUCTION DETAIL	C8.0
CONSTURCTION DETAILS	C8.1
CONSTRUCTION DETAILS	C8.2
BASIN DETAILS	C9.0
VEHICLE CIRCULATION PLAN	C10.0
LANDSCAPE PLAN	C11.0
LANDSCAPE DETAILS	C11.1

* DENOTES SHEETS TO BE RECORDED

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER: 20220541701

UTILITY COMPANY	PHONE NUMBER
ABINGTON TOWNSHIP	215-884-5000
AQUA PENNSYLVANIA, INC.	610-525-1400
PECO CENTRAL LOCATING	215-841-4000
COMCAST	800-266-2278
VERIZON	215-657-9260

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086852

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C1.0

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-03-----LAYOUT C1-0 COVER PLAN

LEGEND
PROPOSED PAVING

HEAVY DUTY CONCRETE PAVEMENT	
STANDARD DUTY PARKING ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
INTERGRAL COLORED 860 GRAPHITE 6" STANDARD DUTY CONCRETE PAVEMENT	
SIDEWALK PAVEMENT	

LEGEND
PROPOSED

PROPERTY LINE	
BUILDING	
CANOPY	
CONCRETE/ ASPHALT	
LANDSCAPE	
PARKING COUNT	9
RAMP	
SIGN	
BOLLARD	
FENCE	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	CIO
HOUSE TRAP	HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

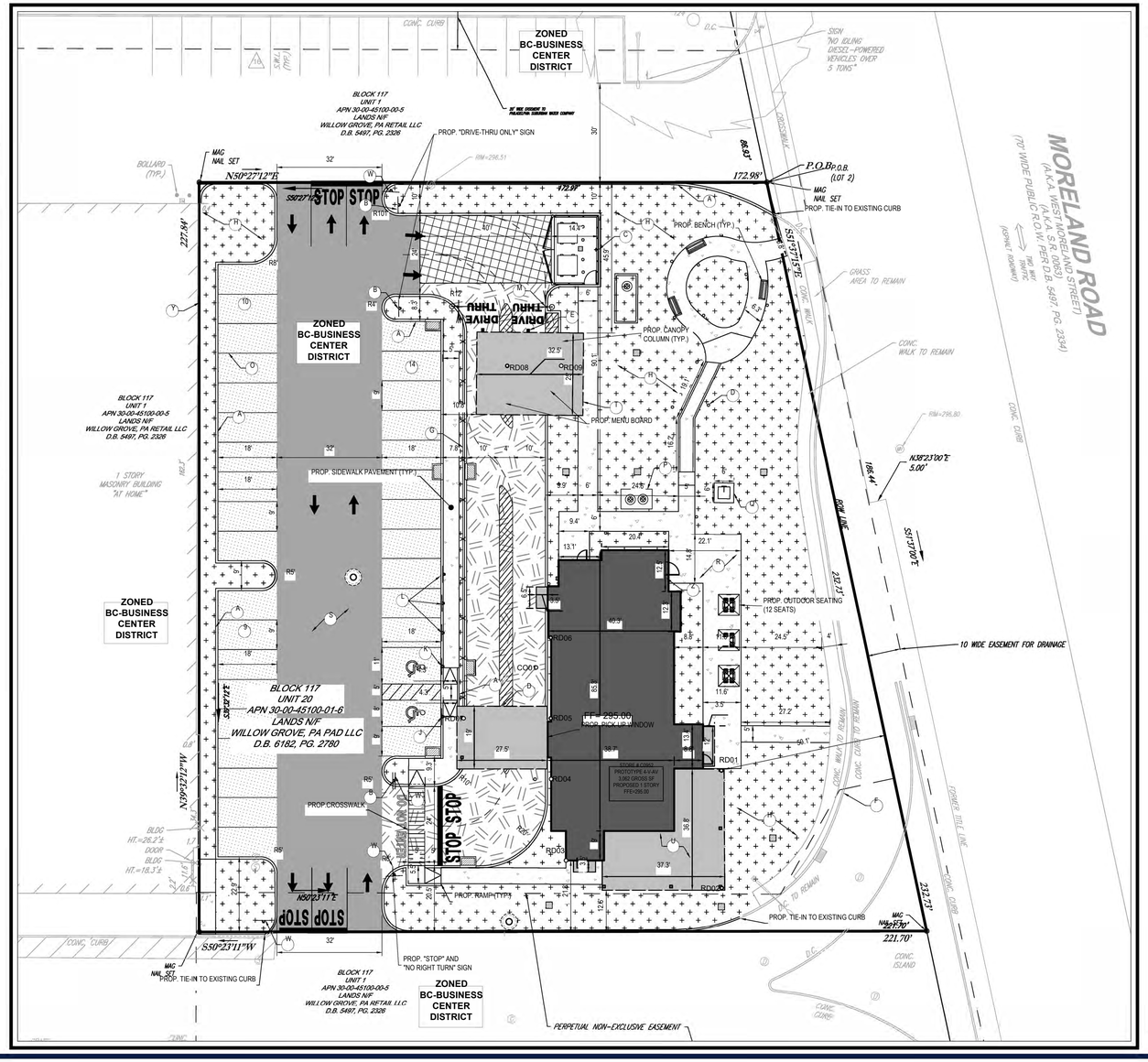
LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

LOCATION MAP
SCALE: 1" = 500'

LEGEND
SITE KEYNOTES

A	PROPOSED CONCRETE CURB
B	PROPOSED CANE'S MOVEMENT SIGN LOCATION REFER TO ARCHITECTURAL PLAN
C	RECYCLING/ TRASH DUMPSTER LOCATION REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY
D	CONCRETE BOLLARD
E	DIRECTIONAL PAVEMENT MARKING
F	EXISTING CONCRETE CURB
G	PROPOSED FENCE
H	LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS
J	ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD
K	VAN ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD
L	ORDER PICKUP PARKING SIGN ON CONCRETE BOLLARD
M	HEIGHT DETECTOR POLE
O	PAVEMENT STRIPING.
P	PROPOSED GREASE TRAP REFER TO ARCHTECTURAL PLANS FOR DETAILS
Q	PROPOSED TRANSFORMER, REFER TO MEP PLANS
R	PROPOSED CONCRETE AREA
S	PROPOSED ASPHALT AREA
T	PROPOSED CANOPY, DESIGNED BY OTHERS
U	PROPOSED CONCRETE PATIO WITH PATIO FURNITURE, DESIGNED BY OTHERS
W	PROPOSED STOP SIGN
Y	EXISTING PROPERTY LINE
Z	PROPOSED DARPRO CONNECTION, SEE ARCH PLAN FOR DETAILS



ZONING CHART
BC- BUSINESS CENTER

	REQUIRED	EXISTING	PROVIDED
LOT			
MIN. LOT AREA	1 AC. OR 43,560 SF	1.03 AC. OR 44,939 SF	1.03 AC. OR 44,939 SF
MIN. LOT WIDTH	100 FT	227.84	232.73
MIN. LOT DEPTH	150 FT	172.98	172.98
IMPERVIOUS COVERAGE	70%(75% MAXIMUM PAVING)	82.4% (37,038 SF/ 44,939 SF)	68.95% (30,987 SF)
GREEN AREA	MIN. 25% MIN. 15% IN TRIANGLE WITH BONUS (44,953 SF * .25 = 11,238 SF)	17.61% (7,915 SF/ 44,939 SF)	31.05% (13,952 SF)
PUBLIC OPEN SPACE (THESE AREAS SHALL BE OPEN TO THE GENERAL PUBLIC;NOT JUST THOSE USING THE SITE)	MIN.5% GROSS FLOOR A REA (3,062 SF *.05 = 153 SF)	0 SF	153 SF
BUILDING			
HEIGHT	20 FT. (MAX. 55 FT) FACADE HEIGHT	N/A	19.8 FT
LENGTH	MAX. 300 FT	N/A	91.6 FT
SIZE	MAX. 150,000 SF	N/A	3,062 SF
COVERAGE	MAX. 40% (1,7424 SF)	N/A	(3,062 SF / 44,939 SF) = 6.8%
SETBACKS			
MIN. SIDE YARD AND REAR PROPERTY LINES ABUTTING OTHER DISTRICTS	30 FT	N/A	N/A
BUILDING SETBACK FROM PARKING	10 FT	5.9 FT	5.7 FT
PARKING LOT SETBACK FROM PUBLIC STREET	MIN. 100 FT	12.2 FT	105.7 FT
ACCESS POINT FROM EXTERNAL STREET	200 FT SEPERATION DISTANCE FROM STREET ACCESS POINTS (ON SUBJECT OR OTHER PROPERTY)	N/A	N/A
BUILT TO LINE (SHALL NOT OVERRIDE THE SIGHT TRIANGLE)			
TO PUBLIC STREET	MIN. 50 FT TO MAX. 100 FT	78.9 FT	52.4 FT
MAINACCESS DRIVE	MIN. 20 FT TO MAX 25 FT	N/A	23.7 SF
PARKING			
ADA	(26 TO 56 TOTAL PARKING SPACES) = 2	0	2
CARS	1 PARKING SPACE FOR EVERY 50 SF OF GROSS LEASABLE FLOOR AREA..., OR ONE PARKING SPACE FOR EVERY 3 SEATS, WHICHEVER REQUIRES THE LESSER NUMBER OF SPACES. (97 SEATS * (1 SPACE/ 3 SEATS) = 33	85	33
BIKE PARKING	1 PER 250 PARKING SPACES	0	0
LOADING AREA	REATAIL USE, FIRST 5,000 SF - 0 BERTHS REQUIRED	0	0

Raising Cane's CHICKEN FINGERS

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
RECORD PLAN

SHEET NUMBER:
C1.1

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-3A---LAYOUT C1-1 RECORD PLAN

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, PENNSYLVANIA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.

3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.

4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.

6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION/ORDERING OF MATERIALS AND/OR CONSTRUCTION OF THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS) AND FOR IMPLEMENTING ALL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.

14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN IN USE FOR AN INITIAL PHASE OF CONSTRUCTION OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.

16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

17. THE CONTRACTOR MUST PROTECT THE CONTRACTOR'S OWN COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL DISCONNECTION CABLE, WIRING, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR ANY DUTIES IN CONNECTION WITH JOB SITE SAFETY OR SUPERVISION OF CONTRACTOR'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.

19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD ADVERSELY AFFECT THE PLANS, THE SCHEDULE IN GENERAL, OR THE COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WORK WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.

20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH SAID APPROVED PLANS, RULES, STATUTES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.

21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PRINCIPALS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CAUSES OF ACTION, LOSSES, JUDGMENTS, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR ANY OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.

24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.

26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.

27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.

28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

33. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SUBMITTALS PREPARED FOR ANY CONSTRUCTION DETAILED ITEMS AND TO COORDINATE THE SUBMITTALS WITH THE RESPECTIVE GOVERNING AGENCIES OR SERVICE PROVIDERS, WHO SHALL HAVE THE FINAL AUTHORITY IN APPROVING THE SUBMITTALS.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.

4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.

   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT INCLUDE REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.

5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.

6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.

7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION ACTIVITY AND/OR DEMOLITION ACTIVITIES. THE CONTRACTOR MUST ENSURE THAT THE AREA AROUND THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.

8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO BY THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE UTILITY SERVICES HAVE BEEN TERMINATED, DISCONNECTED A

LEGEND

E & S KEYNOTES

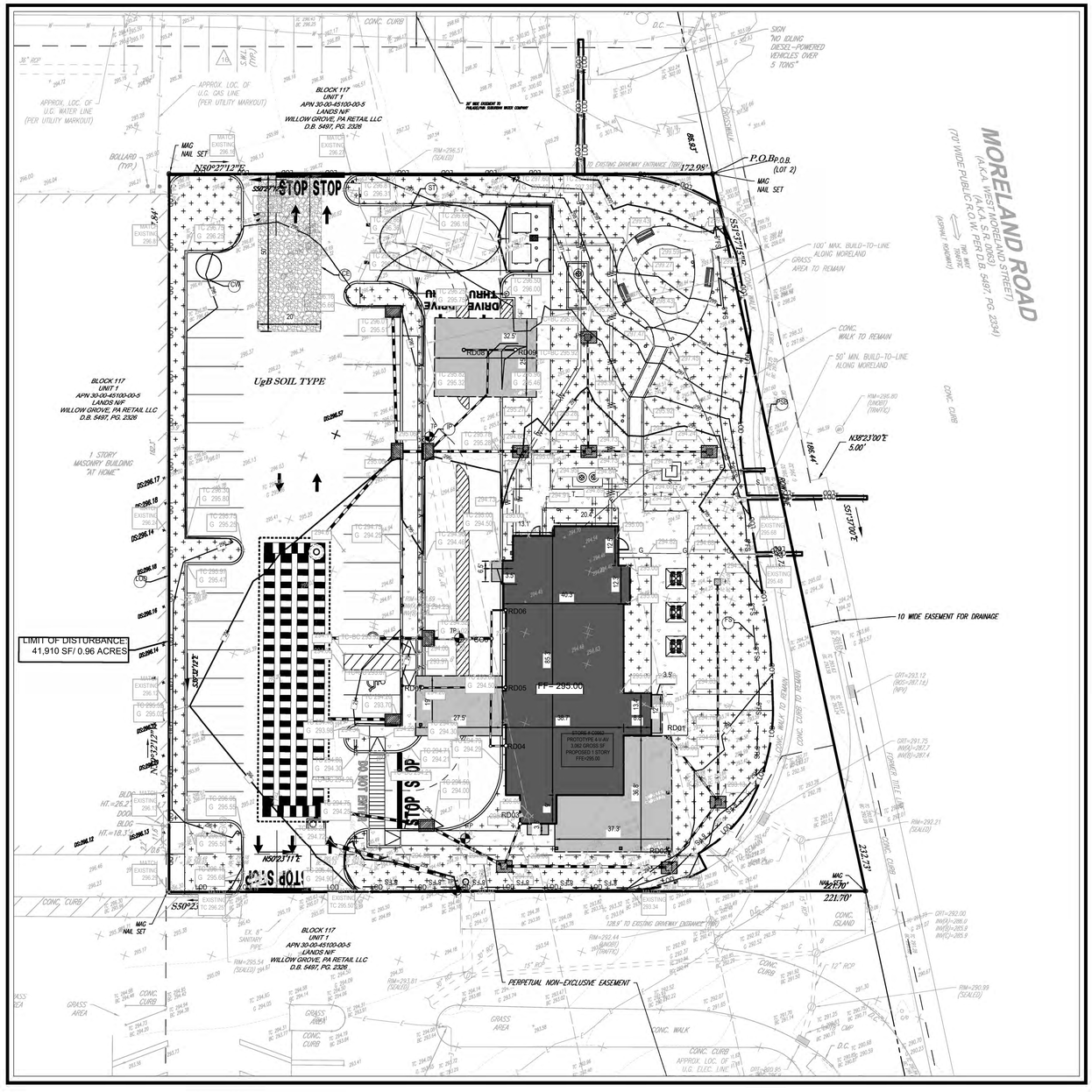
CE	ROCK CONSTRUCTION ENTRANCE
FS	FILTER SOCK
IP	PROPOSED CURB INLET PROTECTION
CW	CONCRETE WASHOUT
ST	PROP. TOPSOIL STOCKPILE
PSB	PROJECT SITE BOUNDARY
LOD	LIMIT OF DISTURBANCE

Compost Filter Sock Worksheet

Project: PP2270001

Description: Compost Filter Socks

Location	SiltSoxx Size (inches)	Slope (%)	Max. Allowable Slope Length Above Barrier (ft)*	Provided Slope Length Above Barrier (ft)
NE	8	5.80	184	110
SE	8	3.60	293	55



20 10 5 0 20

1"=20'

SEQUENCE OF CONSTRUCTION

1. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. AT LEAST SEVEN (7) DAYS BEFORE COMMENCEMENT OF ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LAND OWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND THE INSPECTIONS COORDINATOR AT PWD (215-685-6387) TO AN ON-SITE PRE-CONSTRUCTION MEETING.
   - A. CONTRACTOR MUST PROVIDE AN AS-BUILT SURVEY PLAN FOR ON-SITE AND OFF-SITE IMPROVEMENTS. CONTRACTOR MUST CONFIRM PWD STORMWATER AS-BUILT REQUIREMENTS WITH PWD AT THIS TIME. AS-BUILT PLAN APPROVAL BY PWD IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY AND SHALL GENERALLY INCLUDE:
   - I. CONTRACTOR MUST PROVIDE CONSTRUCTION CERTIFICATION PACKAGE, INCLUDING SMP CONSTRUCTION CERTIFICATION FORMS FOR EACH SMP, TO PWD.
   - II. A LICENSED PROFESSIONAL/DESIGNEE MUST DOCUMENT THE INFORMATION AND MEASUREMENTS REQUIRED ON THE SMP CONSTRUCTION CERTIFICATION FORM(S) WITHIN THE CONSTRUCTION CERTIFICATION PACKAGE.
   - III. AS-BUILT PLAN TO INCLUDE GRADING AND DRAINAGE INCLUDING THE PROPOSED DETENTION BASIN AND ASSOCIATED STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLE/INLET RIM AND GRATE ELEVATIONS, INVERTS, AND SUMPS; PIPE LENGTH, SLOPE, PIPE SIZE AND MATERIAL, ETC.
   - IV. AS-BUILT PLAN MUST BE PREPARED AND SIGN/SEALED BY A PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, PROFESSIONAL GEOLOGIST, LICENSED CONTRACTOR OR REGISTERED LAND SURVEYOR IN PA.
   - V. CONTRACTOR MUST RETAIN RECEIPTS OF MATERIALS PURCHASED ASSOCIATED WITH THE DETENTION BASIN, MEDIA FILTER, AND INLET/MANHOLES AND PROVIDE TO PWD.
   - B. CONTRACTOR MUST FIELD VERIFY EXISTING SPOT ELEVATIONS AND INVERTS AS DESIGNATED ON THE PLAN, PRIOR TO CONSTRUCTION. THE VERIFIED ELEVATIONS MUST BE PROVIDED TO THE SITE/CIVIL ENGINEER.
   - C. CONTRACTOR MUST MAINTAIN EXISTING UTILITY SERVICE TO ADJACENT EXISTING BUILDINGS TO REMAIN THROUGHOUT CONSTRUCTION.
   - D. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY, SEWER, GAS LINE, ELECTRIC LINE, ETC. LOCATION, DEPTH AND SIZE AS NOTED ON THE PLAN AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LATERALS SERVING THE EXISTING BUILDINGS ON ADJACENT PROPERTIES.
3. ALL STRUCTURES ASSOCIATED WITH CONSTRUCTION OF SEDIMENT AND EROSION CONTROL MEASURES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTH MOVING/DISTURBANCE.
4. CONTRACTOR MUST CONFIRM LOCATION OF EXISTING UTILITIES, ON-SITE AND WITHIN THE RIGHT-OF-WAYS PRIOR TO DEMOLITION. (INCLUDING BUT NOT LIMITED TO TELEPHONE, GAS, ELECTRIC, CABLE, WATER, AND COMBINED SEWER.)
5. INSTALL INLET PROTECTION AS DESIGNATED ON THE PLAN.
6. INSTALL Filter Sock AS SHOWN ON THE PLAN. OBJECTS OF CONSIDERABLE MASS (I.E. CONCRETE BLOCKS, SAND BAGS, ECT.) MUST BE USED IMMEDIATELY DOWNSLOPE OF COMPOST SOCKS PLACED ON PAVED SURFACES (AT THE SAME INTERVALS AS RECOMMENDED BY THE MANUFACTURER FOR STAKES) IN ORDER TO HELP HOLD THEM IN PLACE.
7. DEMOLISH EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO: EXISTING BUILDING AND EXISTING PARKING AREA, ETC.
8. CLEAR AND GRUB WITHIN THE LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. STRIP AND STOCKPILE SOIL WITHIN AREAS TO BE DISTURBED AS INDICATED ON THE PLANS. STOCKPILE SIDE SLOPES SHALL BE 2H:1V OR FLATTER – PLACE Filter Sock AROUND BASE OF TOPSOIL STOCKPILE.
9. CONTINUE SITE DEMOLITION AND COMMENCE SOIL EXCAVATIONS, AND ASSOCIATED STOCKPILING AS DESIGNATED ON THE PLANS. EXPORT EXCESS CUT MATERIAL AS REQUIRED (DETERMINED BY CONTRACTOR), IN A LAWFUL MANNER, AS INDICATED ON THE PLANS.
10. INITIATE BULK EARTHWORK ACTIVITIES (EXCAVATION, PLACEMENT, AND COMPACTION):
    - A. IN AREAS RECEIVING FILL, PLACE FILL IN APPROPRIATE LIFTS ACROSS THE ENTIRE FILL AREA SO AS NOT TO TRAP WATER UPSTREAM OF THE PROPOSED EROSION CONTROLS.
    - B. AS AREAS ARE BROUGHT TO PROPOSED SUBGRADE ELEVATION, INITIATE CONSTRUCTION OF UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY, STORM, WATER, ELECTRIC, TELEPHONE, AND GAS. TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED IN ONE (1) DAY. CONTINUE THESE INSTALLATIONS AS AREAS BECOME AVAILABLE. CONTRACTOR MUST PROVIDE ADEQUATE DEWATERING OF ANY TRENCHES THAT ENCOUNTER GROUNDWATER. (SEE PUMP FILTERING DETAIL.)
    - C. AS AREAS BECOME AVAILABLE, BEGIN CONSTRUCTION OF BUILDING INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATION, FOUNDATION ELEMENTS, ETC.
    - D. AT LEAST THREE (3) DAYS BEFORE BEGINNING CONSTRUCTION OF THE BASIN, CONTRACTOR TO CALL PWD (215- 685-6387) FOR AN INSPECTION.
11. CONTINUE CONSTRUCTION OF UTILITIES, INSTALL SITE LIGHTING FOUNDATIONS, LIGHT STANDARDS, AND ASSOCIATED CONDUIT. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHT CONDUIT LOCATIONS.
12. INSTALL PROPOSED CURB AS INDICATED ON THE PLANS.
13. INSTALL STONE BASE COURSE, BINDER COURSE, AND WEARING COURSE FOR THE ASPHALT AREAS. INSTALL PAVEMENT. THE PAVEMENT STONE BED SHALL BE PLACED ACCORDING TO THE DETAILS AND SPECIFICATIONS.
14. REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS CUT MATERIAL FROM THE SITE IN A LAWFUL MANNER.
15. CRITICAL STAGE #4– A DESIGNEE/LICENCED PROFESSIONAL SHALL BE PRESENT ON THE SITE DURING CRITICAL STAGES OF IMPLEMENTATION. A LICENSED PROFESSIONAL/DESIGNEE MUST DOCUMENT THE INFORMATION AND MEASUREMENTS REQUIRED ON THE SMP CONSTRUCTION CERTIFICATION FORM(S) WITHIN THE CONSTRUCTION CERTIFICATION PACKAGE. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED EITHER THE UNDERGROUND BASIN OR THE PAVEMENT AREAS THE CONTRACTOR MAY BE REQUIRED TO REMOVE THE SEDIMENT AND REPLACE WITH CLEAN, WASHED STONE. IF INSPECTION INDICATES SEDIMENT HAS ENTERED THE STORMSEWER, CLEANOUT/VACUUM THE INSTALLED STORM SEWER/INLET SYSTEM OF SEDIMENT WITH A VACUUM TRUCK.
16. FINAL GRADE LANDSCAPE AREAS, PLANT TREES AND SHRUBS, AND SPREAD TOP SOIL AS SHOWN ON THE LANDSCAPE PLAN.
17. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE PHILADELPHIA WATER DEPARTMENT EROSION CONTROL STAFF, REMOVE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO Filter Sock AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE STABILIZED IMMEDIATELY AS INDICATED ON THE PLANS.
18. DEMOBILIZE.

LOCATION MAP
SCALE: 1" = 500'

LEGEND
PROPOSED

LIMIT OF DISTURBANCE/ PROJECT SITE BOUNDARY	LOD
8" COMPOST FILTER SOCK	8"FS
CONCRETE WASHOUT	CW
TEMPORARY STOCKPILE	SF
ROCK CONSTRUCTION ENTRANCE	

LEGEND
PROPOSED

PROPERTY LINE	
BUILDING	
CANOPY	
CONCRETE/ ASPHALT	
LANDSCAPE	
PARKING COUNT	
RAMP	
SIGN	
BOLLARD	
FENCE	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	CO
HOUSE TRAP	HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

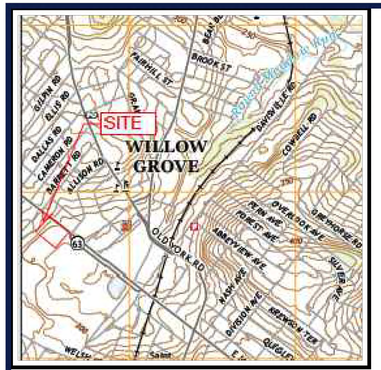
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE088832

SHEET TITLE:
SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN
SHEET NUMBER:
C3.0

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-SA-----LAYOUT C3-0 E & S PLAN



USGS MAP

LOCATION OF ALL SURFACE WATERS AND THEIR CLASSIFICATION UNDER CHAPTER 93

§102.4(b)(5)(v)

THE SUBJECT SITE IS LOCATED WITHIN THE UPPER PENNYPACK CREEK WATERSHED, WHICH HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

RECYCLING OR DISPOSAL OF MATERIALS

§102.4(b)(5)(xi)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:
- CONCRETE CURB AND SIDEWALK
- ASPHALT
- E&S BMP - COMPOST FILTER SOCKS
- E&S BMP - TEMPORARY RISER
- E&S BMP - EROSION CONTROL MATTING
- E&S BMP - STONE INLET PROTECTION
- E&S BMP - STONE & CONCRETE BLOCK INLET PROTECTION
- E&S BMP - REGULATED FILL MATERIALS

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 Pa. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

GEOLOGIC FORMATIONS/SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION

§102.4(b)(5)(xii)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

POTENTIAL THERMAL IMPACTS TO SURFACE WATERS

A POTENTIAL FOR THERMAL IMPACTS EXISTS IN INSTANCES WHERE SURFACE RUNOFF IS DIRECTLY CONVEYED TO A RECEIVING STREAM WITHOUT ADEQUATE ATTENUATION OR COOLING. TO AVOID THERMAL IMPACTS, THE FOLLOWING ARE PROPOSED: UNDERGROUND DETENTION BASIN, DETENTION TRENCHES, VEGETATED SWALES, CISTERNS, RAINGARDENS, AND SUBSTANTIAL AMOUNTS OF VEGETATION AROUND EACH OF THE BMPs. ALL OF THOSE MEASURES WILL HELP TO CONTROL RUNOFF VOLUME AND RATE AND THEREBY PROVIDE ADDITIONAL COOLING TIME, THEREBY MINIMIZING THERMAL IMPACTS TO THE RECEIVING STREAM.

SOIL MAP

TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS

§102.4(b)(5)(ii)

SOIL DESCRIPTIONS

SOIL	DESCRIPTION	SOIL GROUP
UgB	- URBAN LAND, 0 TO 8 PERCENT SLOPES	C

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.

RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.

2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS.

RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH. SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING MECHANICAL LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY THE PENN STATE.

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.

RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS.

RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT.
EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST.
FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING.
AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

E&S PLAN DESIGNED AND IMPLEMENTED TO BE CONSISTENT WITH PCSM PLAN

§102.4(b)(5)(xiv)

REGARDING THE LOCATIONS OF EXISTING RIPARIAN BUFFERS RELATIVE TO THE LIMIT OF DISTURBANCE AND WHETHER PROPOSED DETENTION FACILITIES ARE OUTSIDE OF PROPOSED GRADING AREAS, NOTE THE FOLLOWING:
- THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS.
- THERE ARE NO PROPOSED DETENTION BMPs OUTSIDE OF PROPOSED GRADING AREAS.

EXISTING/PROPOSED RIPARIAN FOREST BUFFERS

§102.4(b)(5)(xv)

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING:
- THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN OR OUTSIDE THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

OR

- THE EXISTING AND/OR PROPOSED RIPARIAN FOREST BUFFERS ARE SHOWN ON THE E&S PLAN.
- THE EXISTING AND/OR PROPOSED RIPARIAN FOREST BUFFERS LOCATED OUTSIDE THE LIMITS OF DISTURBANCE ARE SHOWN ON THE E&S PLAN.
- PROTECTION HAS BEEN PROVIDED FOR THE WETLANDS WITHIN THE RIPARIAN FOREST BUFFER.
- THE APPROPRIATE RIPARIAN BUFFER OFFSET IS SHOWN ON THE E&S PLAN.

SEQUENCE OF BMP INSTALLATION AND REMOVAL

§102.4(b)(5)(vii)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS [IMMEDIATELY FOR HQ/EV WATERSHEDS], OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR 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.

1. INSTALL CONSTRUCTION ENTRANCE [AND STAGING AREAS] AS DESIGNATED ON THE PLANS.
2. INSTALL ALL PERIMETER [COMPOST FILTER SOCKS, SILT FENCE, TREE PROTECTION FENCING, CONSTRUCTION FENCING, INLET PROTECTION] WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
3. CONSTRUCT [SEDIMENT BASIN(S), SEDIMENT TRAP(S)]. ONLY LIMITED CLEARING AND GRUBBING IS PERMITTED FOR CONSTRUCTION OF ACCESS TO THE [SEDIMENT BASIN, SEDIMENT TRAP]. CONSTRUCTION OF THE [SEDIMENT BASIN, SEDIMENT TRAP] SHALL INCLUDE THE NECESSARY CLEARING AND GRUBBING, EARTHWORK, INSTALLATION OF THE PERMANENT BASIN OUTFALL SYSTEM AND ALL OTHER [SEDIMENT BASIN, SEDIMENT TRAP] FEATURES AS SHOWN ON THE PLANS AND DETAILS., AND ANY NECESSARY TEMPORARY STABILIZATION OF ALL DISTURBED AREAS. THE BASIN IS TO BE STABILIZED AND FUNCTIONING PROPERLY PRIOR TO ANY FURTHER EARTH DISTURBANCE ACTIVITIES. **UPON INSTALLATION OF THE SEDIMENT BASIN RISER(S), AN IMMEDIATE INSPECTION OF THE RISER(S) SHOALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE PROPER RISER IS INSTALLED AND SEALED, PER PLAN.** SEDIMENT BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES. REFER TO THE SEDIMENT BASIN SOIL CONSERVATION DISTRICT MONITORING, INSPECTION AND REPORTING REQUIREMENTS PROVIDED ON THE SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES FOR ADDITIONAL SEDIMENT BASIN REQUIREMENTS DURING CONSTRUCTION.
4. ONCE [SEDIMENT BASIN, SEDIMENT TRAP] IS CONSTRUCTED, STABILIZED AND FUNCTIONING PROPERLY, INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS [IMMEDIATELY FOR HQ/EV WATERSHEDS].
5. INITIATE STORM SEWER [AND SUBSURFACE BASIN] INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. [SEE ADDITIONAL DETENTION FACILITY SEQUENCING, INSTALLATION AND MAINTENANCE & INSPECTION NOTES PROVIDED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR CONSTRUCTION OF THE SUBSURFACE DETENTION BASINS. **THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONSTRUCTION OF SUBSURFACE DETENTION BASINS. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE DETENTION BASINS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.** INLETS INSIDE DETENTION BASINS MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE DETENTION BASIN. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE SUBSURFACE BASINS TO AVOID DAMAGING THE SUBSURFACE BASINS OR OVER-COMPACTING THE SUBSURFACE SOILS]
6. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE.
7. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS.
8. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
9. A SITE INSPECTION AND APPROVAL BY THE CONSERVATION DISTRICT IS REQUIRED PRIOR TO REMOVAL OR CONVERSION OF SEDIMENT TRAPS AND BASINS. ONCE STONE BASE COURSE HAS BEEN SPREAD IN ALL PAVED AREAS AND ALL LANDSCAPE AREAS HAVE BEEN STABILIZED, BEGIN CONVERTING SEDIMENT BASIN, SEDIMENT TRAP, DETENTION FACILITIES, RAINGARDENS, BIO-DETENTION FACILITIES] TO FINAL GRADES IN ACCORDANCE WITH BMP SEQUENCE OF CONSTRUCTION. **THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE CONVERSION OF DETENTION BASIN. A LICENSED PROFESSIONAL OR DESIGNEE KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF DETENTION BASIN, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.**
10. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.
11. INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
12. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT, REMOVE EROSION AND SEDIMENT CONTROL FACILITIES INCLUDING [LIST APPROPRIATE E&S CONTROLS]. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
13. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
14. DEMOBILIZE.
15. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

MAINTENANCE PROGRAM

§102.4(b)(5)(x)

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION:

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

- COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND SOCK. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS; PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. UPON STABILIZATION OF THE TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
- INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.
- SWALES - SWALES SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS, AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT AND/OR BOROUGH ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED, AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- SEDIMENT BASIN - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. WHEN SEDIMENT HAS ACCUMULATED TO THE CLEAN-OUT ELEVATION INDICATED ON THE STONE, THE SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR MAY BE REQUIRED TO TREAT OR DRAIN THE SEDIMENT BASINS AND TRAPS SEVEN (7) DAYS AFTER A STORM EVENT IF DIRECTED BY THE LOCAL COUNTY HEALTH DEPARTMENT IN DEALING WITH WEST NILE VIRUS.
- CONSTRUCTION ENTRANCES - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED OFF-SITE ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
- SEDIMENT BARRIERS AND BASINS/TRAPS MUST BE INSPECTED AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL MATERIAL EXCAVATED FROM B

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

TO COMPLY WITH SECTION C.3 OF NOI

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

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

2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3.) ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

4.) ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

E&S PLAN PLANNING & DESIGN

§102.4(b)(4)

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- MAINTAIN 50' WETLAND MARGIN
- PROTECT WOODLANDS AND WETLAND MARGIN WITH TREE PROTECTION FENCING
- SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- MAINTAIN 50' WETLAND MARGIN
- PROTECT WOODLANDS AND WETLAND MARGIN WITH TREE PROTECTION FENCING

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:

- DIRECT RUNOFF TO AN ABOVE GROUND STORM WATER BASIN TO CONTROL RUNOFF RATES
- PROVIDE PLANTED RAIN GARDENS TO HELP REDUCE RUNOFF RATES AND VOLUME
- PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME
- PROVIDE AMENDED SOILS THROUGHOUT THE SITE TO HELP REDUCE RUNOFF VOLUME

E&S - GENERAL NOTES:

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND. NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT STANDARD E&S NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.

9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET seq 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.

14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES)

15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES- 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.

31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

35. SEDIMENT TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.

36. SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.

37. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.

38. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

39. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

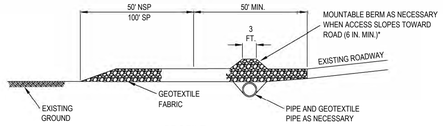
SEEDING SPECIFICATIONS

1. SEEDING DATES
   - A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
   - B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
   - A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
     ANNUAL RYE (40 POUNDS / ACRE PLS)
     OR SPRING OATS (96 POUNDS / ACRE PLS)
     OR WINTER RYE (168 POUNDS / ACRE PLS)
     (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND", TABLE 5)
   - B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
     I. NURSE CROP (SELECT ONE):
     ANNUAL RYE (10 POUNDS / ACRE PLS)
     OR SPRING OATS (64 POUNDS / ACRE PLS)
     OR WINTER RYE (56 POUNDS / ACRE PLS)
     (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11-4, SEED MIX #1)
     II. PERMANENT SEED MIX:
     TALL FESCUES (60 POUNDS / ACRE PLS)
     OR FINE FESCUE (35 POUNDS / ACRE PLS)
     OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS)
     OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)
     (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11-4, SEED MIX #2)
3. PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON THE PLS RATING OF THE SEED.
   - A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
   - B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 (i%PURE X %GERMINATION / 100)
   - C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
4. APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
   - A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15.
   - B. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.
   - C. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
     I. DRILL SEEDING
     II. BROADCAST SEEDING (TWO DIRECTIONS)
     III. HYDROSEEDING (TWO DIRECTIONS).
   - D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED:
     I. TEMPORARY STABILIZATION WITH STRAW:
     1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
     2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
     II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE SPECIFIED):
     1. MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
     2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.
     3. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.
   - E. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED
5. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF ½" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

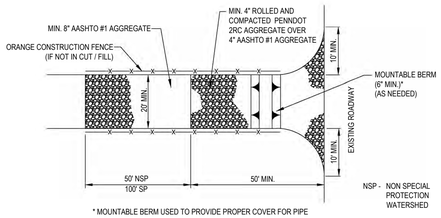
GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- E. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
- F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL 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 AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- H. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- I. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- J. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- K. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON SITE STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONA



PROFILE



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

PLAN VIEW

NOTES:

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

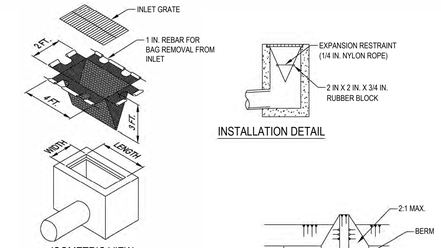
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

STANDARD CONSTRUCTION DETAIL #3-1 (ABACT)
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



ISOMETRIC VIEW | INSTALLATION DETAIL | SECTION VIEW | PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

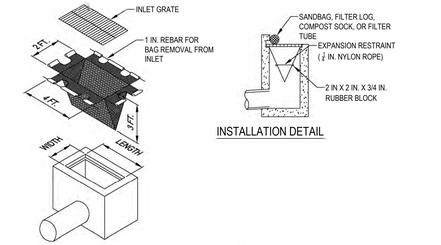
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

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

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

NOT TO SCALE



ISOMETRIC VIEW | INSTALLATION DETAIL | SECTION VIEW | PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

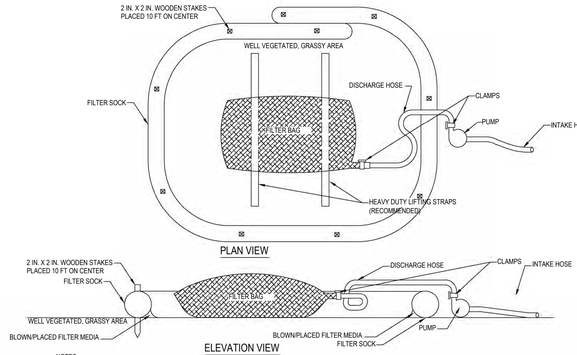
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

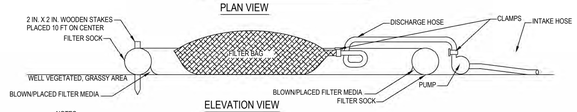
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

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

NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

NOTES:

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

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

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

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

AS THE PROPOSED DEVELOPMENT IS WITHIN AN IMPAIRED WATERSHED, ALL FILTER BAGS MUST BE SURROUNDED BY A COMPOST FILTER SOCK RING OR OPERATED IN CONJUNCTION WITH A SUMP PIT.

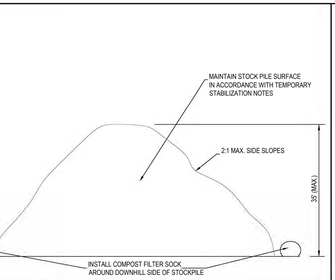
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

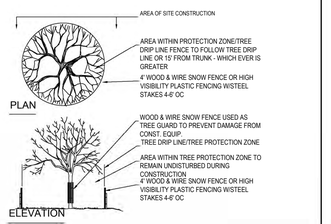
STANDARD CONSTRUCTION DETAIL #3-16 (ABACT)
PUMPED WATER FILTER BAG

NOT TO SCALE



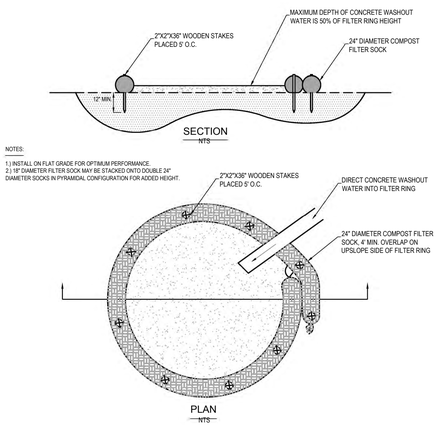
X-8 **TEMPORARY SOIL STOCKPILE DETAIL**

NOT TO SCALE



X-11 **TREE PROTECTION DURING SITE CONSTRUCTION**

NOT TO SCALE



CONCRETE WASHOUT NOTES:

-UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
-WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
-SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS.
-THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10 MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.
-ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
-ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
-PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

X-13 **TYPICAL COMPOST SOCK WASHOUT INSTALLATION**

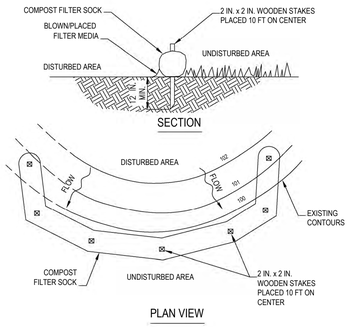
NOT TO SCALE

TABLE 4.1
Compost Sock Fabric Minimum Specifications

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

TABLE 4.2
Compost Standards

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.5
Moisture Content	30% - 60%
Particle Size	30% - 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum



NOTES:

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

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

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

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

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

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

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

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

Raising Cane's CHICKEN FINGERS

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:

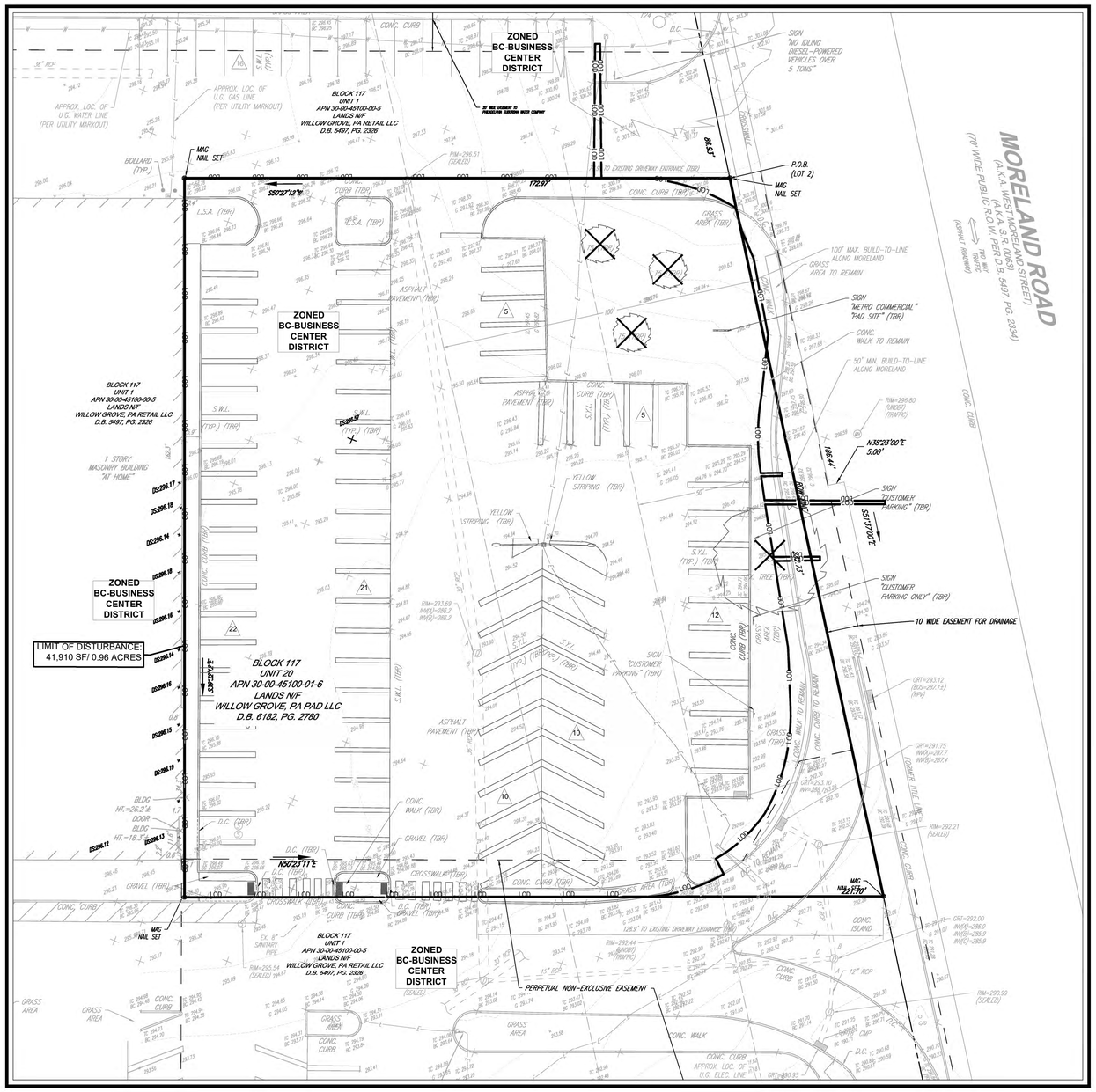
SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

SHEET NUMBER:

C3.3

ORG. DATE - 10.26.22

RL:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-CNDS-GN-----LAYOUT: C3-3 E&S DETAILS



LOCATION MAP
SCALE: 1" = 500'

REFER TO SHEET 1.2 FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION REMOVAL PURPOSES ONLY

LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH

LEGEND
TO BE REMOVED

EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	RD CO
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	E
TELEPHONE LINE	T
GAS LINE	G
WATER LINE	W
SANITARY SEWER	S
STORM PIPE	

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

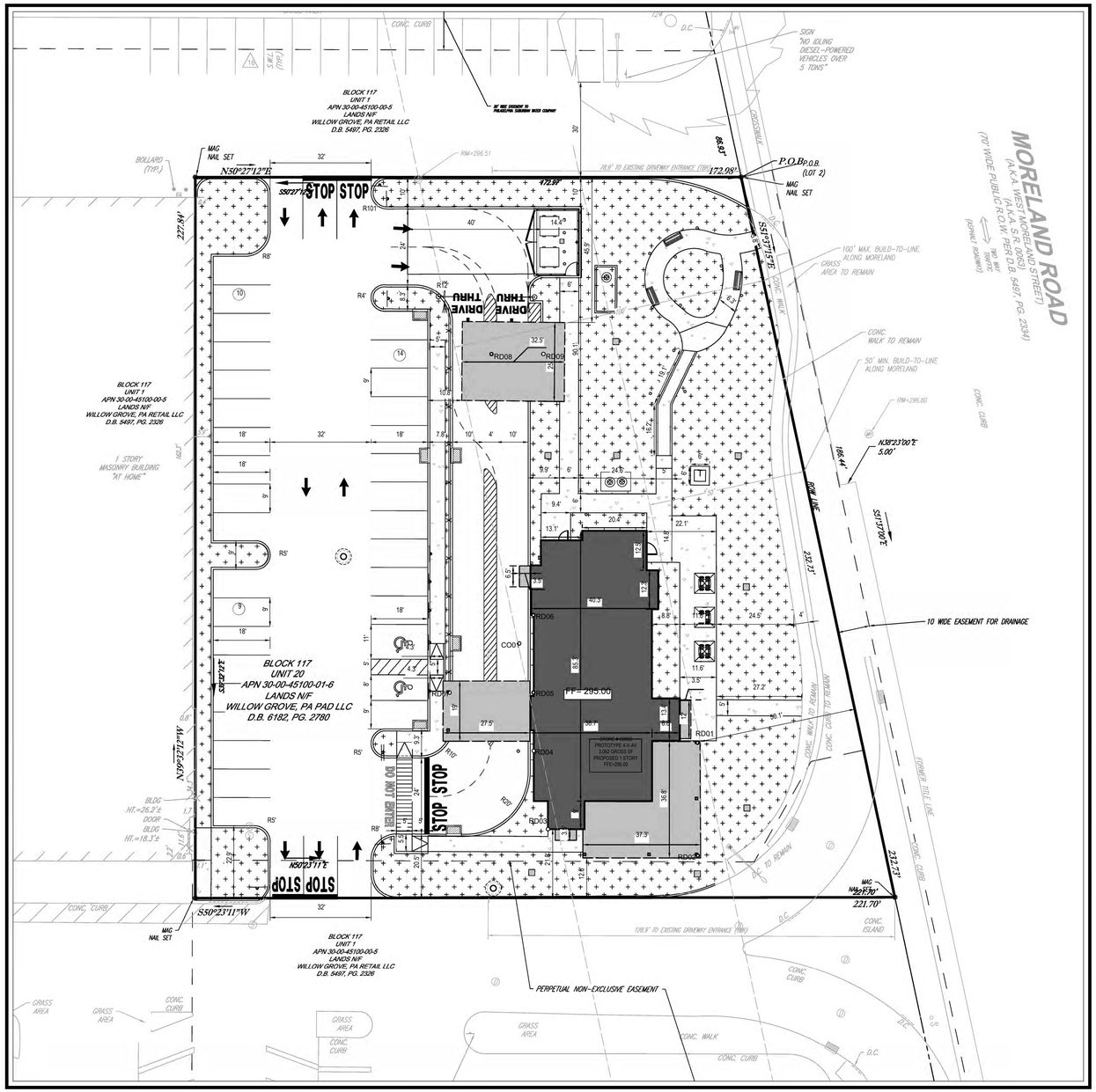
K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C4.0

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-03A-----LAYOUT C4.0 DEMO PLAN



LOCATION MAP
SCALE: 1" = 500'

LEGEND
PROPOSED

- PROPERTY LINE
- BUILDING
- CANOPY
- CONCRETE/ ASPHALT
- LANDSCAPE
- PARKING COUNT
- RAMP
- SIGN
- BOLLARD
- FENCE
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- TRAFFIC ARROWS
- CLEANOUT
- HOUSE TRAP
- YARD DRAIN
- DRAINAGE INLET
- MANHOLE

LEGEND
EXISTING

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- SIGN
- PARKING COUNT
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- OVERHEAD UTILITY WIRES

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

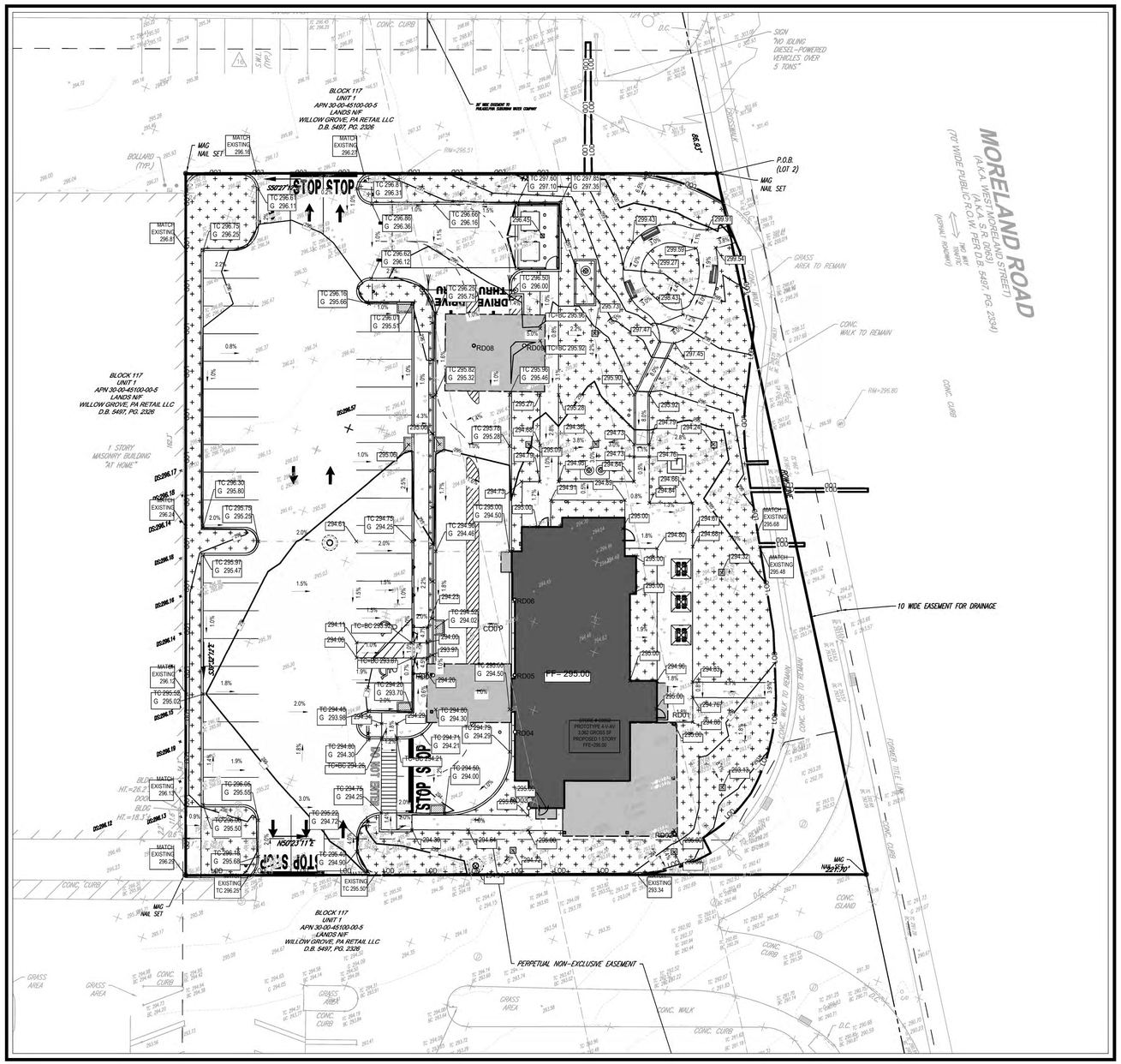
K.R. TATLOW
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
C5.0

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWING\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-3A-----LAYOUT C5-0 DIMENSION PLAN



LOCATION MAP
SCALE: 1" = 500'

THIS PLAN TO BE UTILIZED FOR GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

LEGEND
PROPOSED

- PROPERTY LINE
- BUILDING
- CANOPY
- CONCRETE/ ASPHALT
- LANDSCAPE
- PARKING COUNT
- RAMP
- SIGN
- BOLLARD
- FENCE
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- SLOPE
- CONTOUR
- SPOT ELEVATION (123.00 / TC 123.50 / BC 123.00)

LEGEND
EXISTING

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- SIGN
- PARKING COUNT
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- CONTOUR
- SPOT ELEVATION

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

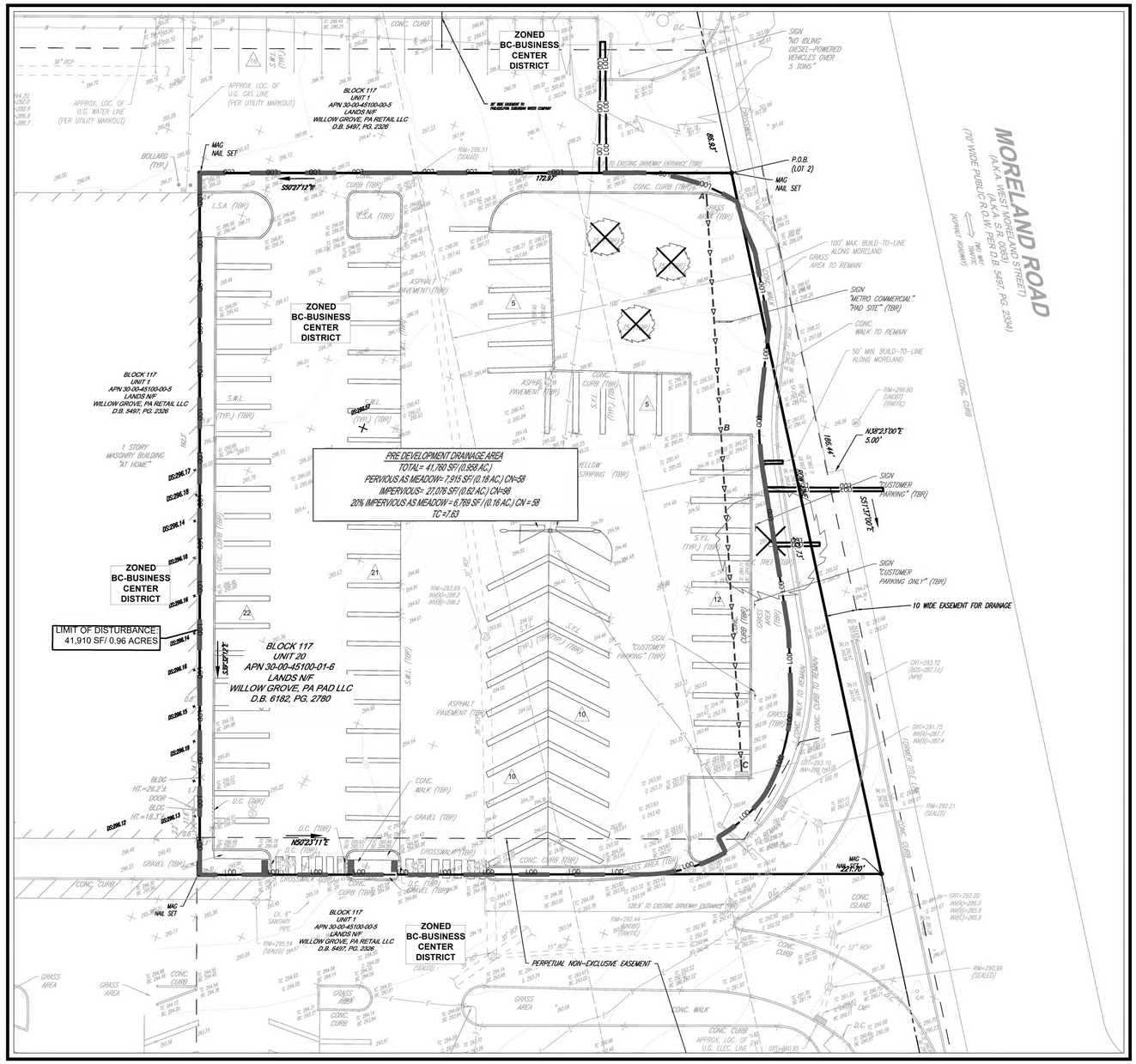
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C6.0

ORG. DATE - 10.26.22



LOCATION MAP
SCALE: 1" = 500'

Time of Concentration (Tc) or (Tt) Calculations

Project: Willow Grove

Description: Pre-development

Note: Space for as many as three segments per flow type can be used for each worksheet.

Sheet Flow (Applicable to Tc only)	Segment ID	AB				
1. Surface Description (table 3-1)		Lawns				
2. Manning's roughness coeff., n (table 3-1)		0.250				
3. Flow length, L (total L ≤ 150 ft)	ft	78				
4. Two-yr 24-hr rainfall, P_2	in	3.30				
5. Land slope, s*	ft/ft	0.0780				
6. $Tt = 0.007(nL)^{0.8} / P_2^{0.5} s^{0.4}$	Compute Tt hr	0.1151	+		+	= 0.1151
*S is averaged						

Shallow Concentrated Flow	Segment ID	BC				
7. Surface Description (paved or unpaved)		Paved				
8. Flow length, L	ft	109				
9. Watercourse slope, s*	ft/ft	0.0150				
10. Average velocity, V	ft/sec	2.51				
11. Tt = L / 3600V		0.0121	+		+	= 0.0121
Shallow Concentrated Flow	Segment ID					

Channel Flow	Segment ID					
12. Cross sectional flow area, a	ft^2					
13. Wetted perimeter, p	ft					
14. Hydraulic radius, r = a/wp	ft					
15. Channel Slope, s	ft/ft					
16. Manning's roughness coeff., n						
17. $V = 1.49 r^{2/3} s^{1/2} / n$						
18. Flow length, L	ft					
19. Tt = L / 3600V			+		+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6,11, and 19)						0.1272

Tc = 7.63 minutes

LEGEND

PRE-DEVELOPMENT DRAINAGE AREA

OVERALL DRAINAGE AREA

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:

PRE DEVELOPMENT PLAN

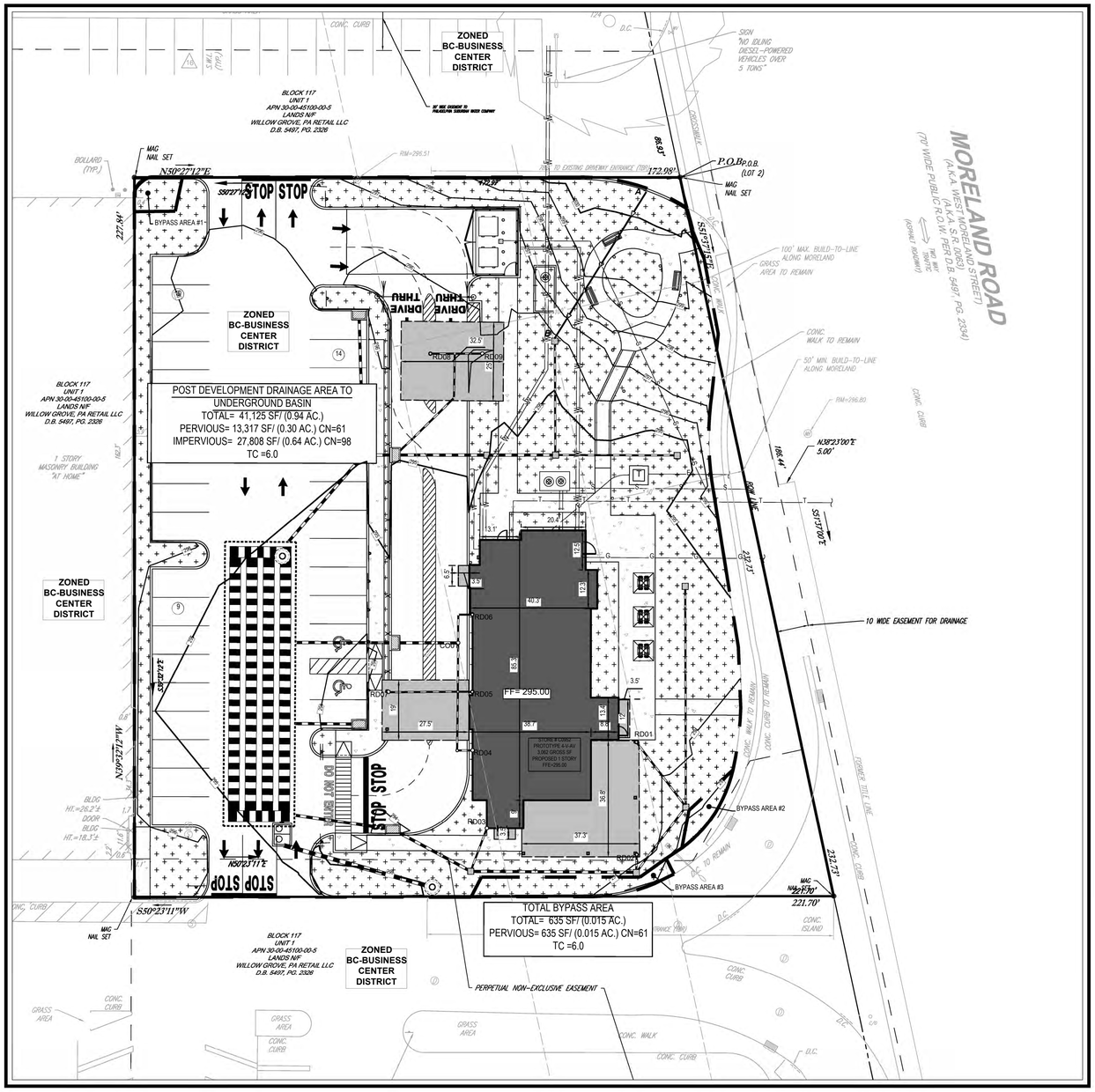
SHEET NUMBER:

C6.1

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-3A——3LAYOUT-C6-1 PRE-DEV PLAN

CHK



LOCATION MAP
SCALE: 1" = 500'

Time of Concentration (Tc) or (Tt) Calculations

Project: 1130 North Delaware

Description: Post-development

Note: Space for as many as three segments per flow type can be used for each worksheet.

Sheet Flow (*Applicable to Tc only*)	Segment ID	AB			
1. Surface Description (*table 3-1*)		Lawns			
2. Manning's roughness coeff., n (*table 3-1*)		0.250			
3. Flow length, L (*total L ≤ 150 ft*)	ft	60			
4. Two-yr 24-hr rainfall, P_2	in	3.30			
5. Land slope, s*	ft/ft	0.0860			
6. $Tt=0.007(nL)^{0.8} / P_2^{0.5} s^{0.4}$	Compute Tt hr	0.0897	+	+	= 0.0897
**S is averaged*					

Shallow Concentrated Flow	Segment ID				
7. Surface Description (paved or unpaved)		Paved			
8. Flow length, L	ft				
9. Watercourse slope, s*	ft/ft				
10. Average velocity, V	ft/sec				
11. Tt = L / 3600V			+	+	=

Channel Flow	Segment ID				
12. Cross sectional flow area, a	ft^2				
13. Wetted perimeter, p	ft				
14. Hydraulic radius, r = a/wp	ft				
15. Channel Slope, s	ft/ft				
16. Manning's roughness coeff., n		0.010			
17. $V=1.49 r^{2/3} s^{1/2} / n$					
18. Flow length, L	ft				
19. Tt = L / 3600V			+	+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6,11, and 19)					0.0897

Tc = 5.38 minutes

LEGEND

PROPOSED

DRAINAGE AREA TO BMP	
BUILDING	
BUILDING ABOVE	
CONCRETE SIDEWALK	
LANDSCAPE AREA	
DRAINAGE INLET	
YARD DRAIN	
MANHOLE	
CLEANOUT	CO

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

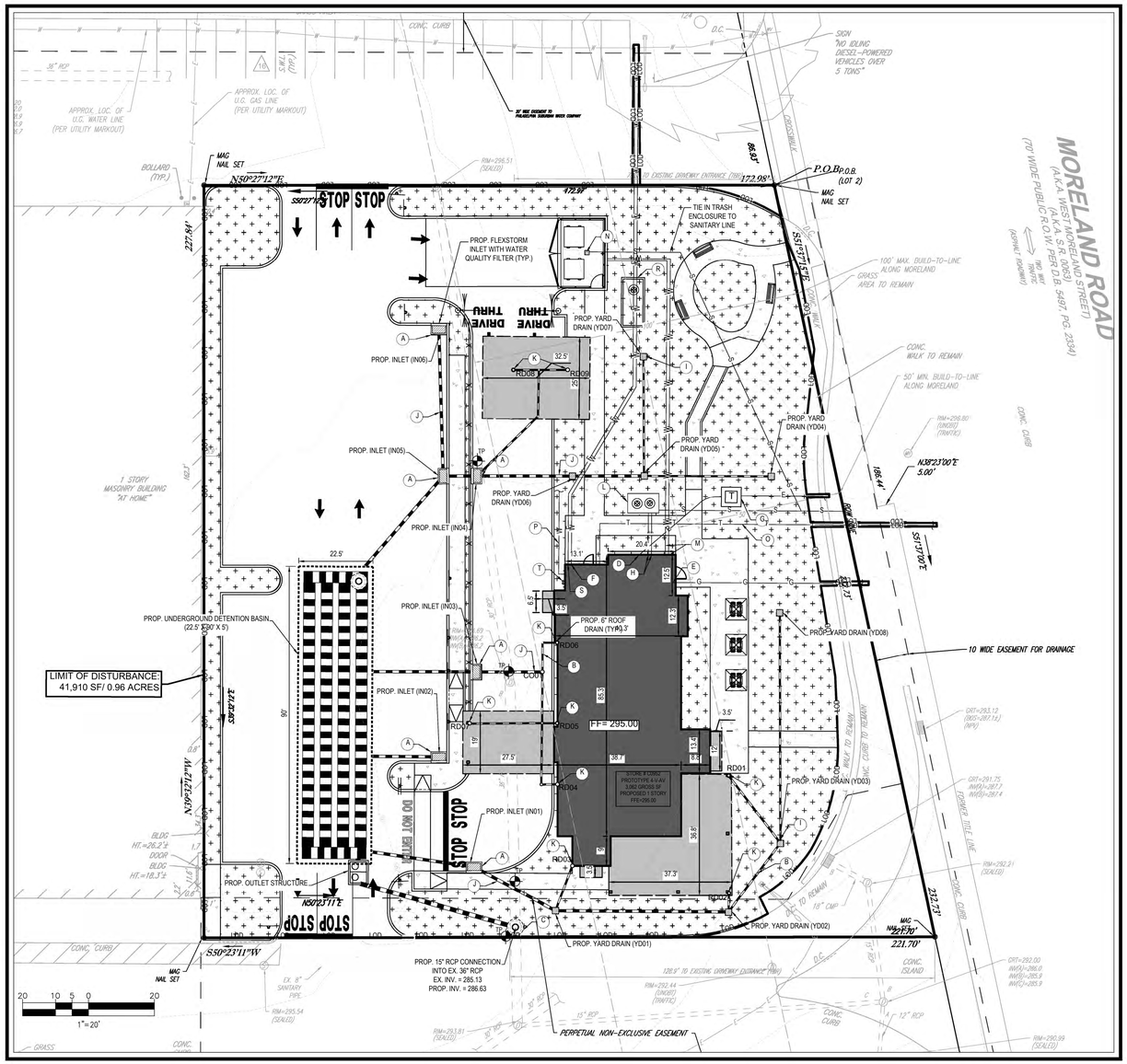
K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
POST DEVELOPMENT PLAN

SHEET NUMBER:
C6.1

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-ML—LAYOUT C6.2 POST DEV PLAN



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRIC LINE, ECT. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH EXISTING OPERATIONS.

A MINIMUM OF TWO FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER: 20220541701

UTILITY COMPANY	PHONE NUMBER
ABINGTON TOWNSHIP	215-884-5000
AQUA PENNSYLVANIA, INC.	610-525-1400
PECO CENTRAL LOCATING	215-841-4000
COMCAST	800-266-2278
VERIZON	215-657-9260

LOCATION MAP
SCALE: 1" = 500'

STORM STRUCTURE SCHEDULE

NAME	GRT/RIM ELEV. (FT.)	INVERTS	SUMP ELEVATION
CO01	294.44'	INV IN = 290.55' (6" HDPE) INV IN = 290.55' (6" HDPE) INV OUT = 290.55' (10" HDPE)	290.55
EW01	289.93'	INV IN = 289.00' (10" HDPE)	???
EW02	291.21'	INV IN = 290.00' (10" HDPE)	???
EW03	290.96'	INV IN = 290.00' (10" HDPE)	???
EW05	290.73'	INV IN = 289.80' (10" HDPE)	???
IN01	293.96'	INV IN = 289.30' (10" HDPE) INV OUT = 289.30' (10" HDPE)	286.30
IN02	293.76'	INV OUT = 290.26' (10" HDPE)	287.26
IN03	294.04'	INV IN = 290.35' (10" HDPE) INV OUT = 290.35' (10" HDPE)	287.35
IN04	295.06'	INV IN = 290.34' (10" HDPE) INV IN = 293.02' (6" HDPE) INV OUT = 290.34' (10" HDPE)	287.34
IN05	295.06'	INV IN = 290.24' (10" HDPE) INV IN = 290.24' (10" HDPE) INV OUT = 290.24' (10" HDPE)	287.24
IN06	295.53'	INV OUT = 291.72' (10" HDPE)	288.72
MH01	294.94'	INV IN = 286.63' (15" RCP)	283.50
OS01	293.38'	INV OUT = 287.00' (15" RCP)	???
RD01	295.00'	INV OUT = 292.00' (6" HDPE)	292.00
RD02	294.70'	INV OUT = 292.00' (6" HDPE)	292.00
RD03	295.00'	INV OUT = 291.75' (6" HDPE)	291.75
RD04	295.00'	INV OUT = 291.00' (6" HDPE)	291.00
RD05	295.00'	INV OUT = 291.00' (6" HDPE)	291.00
RD06	295.00'	INV OUT = 291.00' (6" HDPE)	291.00
RD07	294.56'	INV OUT = 291.33' (6" HDPE)	291.33

STORM STRUCTURE SCHEDULE

NAME	GRT/RIM ELEV. (FT.)	INVERTS	SUMP ELEVATION
RD08	295.60'	INV OUT = 292.60' (6" HDPE)	292.60
RD09	296.02'	INV IN = 292.50' (6" HDPE)	292.50
T7	291.42'	INV IN = 290.85' (6" HDPE) INV OUT = 290.85' (6" HDPE)	???
T8	291.86'	INV IN = 290.75' (6" HDPE) INV IN = 290.75' (6" HDPE) INV IN = 290.75' (6" HDPE) INV OUT = 290.75' (6" HDPE)	???
T9	294.36'	INV IN = 290.95' (6" HDPE) INV OUT = 290.95' (6" HDPE)	290.95
T10	293.97'	INV IN = 293.40' (6" HDPE) INV OUT = 293.40' (6" HDPE)	???
T11	294.09'	INV IN = 292.50' (6" HDPE) INV OUT = 292.60' (6" HDPE) INV OUT = 293.53' (6" HDPE)	???
YD01	294.72'	INV IN = 289.60' (10" HDPE) INV IN = 289.60' (6" HDPE) INV OUT = 289.60' (10" HDPE)	286.60
YD02	293.59'	INV IN = 290.12' (6" HDPE) INV IN = 290.12' (6" HDPE) INV OUT = 290.12' (10" HDPE)	287.12
YD03	293.13'	INV IN = 290.38' (6" HDPE) INV IN = 290.12' (6" HDPE) INV OUT = 290.38' (6" HDPE)	287.12
YD04	294.23'	INV OUT = 291.23' (6" HDPE)	288.23
YD05	294.36'	INV IN = 290.84' (6" HDPE) INV IN = 290.84' (6" HDPE) INV OUT = 290.84' (10" HDPE)	287.84
YD06	295.10'	INV IN = 290.63' (10" HDPE) INV OUT = 290.63' (10" HDPE)	287.63
YD07	295.74'	INV OUT = 292.24' (6" HDPE)	289.24
YD08	294.32'	INV OUT = 291.10' (6" HDPE)	288.10

STORM SEWER PIPE SCHEDULE

FROM	TO	PIPE	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	INVERT START	INVERT END
CO01	IN03	P-118B	10"	HDPE	20	1.00%	290.55	290.35
IN01	EW01	P-101	10"	HDPE	32	0.95%	289.30	289.00
IN02	EW02	P-102	10"	HDPE	20	1.27%	290.26	290.00
IN03	EW03	P-103	10"	HDPE	32	1.11%	290.35	290.00
IN04	IN05	P-106	10"	HDPE	10	0.97%	290.34	290.24
IN05	EW05	P-107	10"	HDPE	36	1.21%	290.24	289.80
IN06	IN05	P-108	10"	HDPE	44	3.33%	291.72	290.24
OS01	MH01	P-121	15"	RCP	49	0.75%	287.00	286.63
RD01	YD03	P-112C	6"	HDPE	26	7.30%	292.00	290.12
RD02	YD02	P-115	6"	HDPE	6	33.75%	292.00	290.12
RD03	YD01	P-116	6"	HDPE	15	14.80%	291.75	289.60
RD04	T9	P-124	6"	HDPE	5	1.03%	291.00	290.95
RD05	T8	P-117	6"	HDPE	5	5.50%	291.00	290.75
RD06	T7	P-118	6"	HDPE	4	3.39%	291.00	290.85
RD07	T8	P-120	6"	HDPE	22	2.63%	291.33	290.75
RD08	T11	P-122	6"	HDPE	8	1.29%	292.60	292.50
T7	CO01	P-118A	6"	HDPE	9	3.35%	290.85	290.55
T8	CO01	P-115D	6"	HDPE	15	1.30%	290.75	290.55
T9	T8	P-124A	6"	HDPE	19	1.07%	290.95	290.75
T10	IN04	P-122C	6"	HDPE	26	1.46%	293.40	293.02

STORM SEWER PIPE SCHEDULE

FROM	TO	PIPE	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	INVERT START	INVERT END
T11	T10	P-122A	6"	HDPE	14	0.89%	293.53	293.40
T11	RD09	P-123	6"	HDPE	9	1.17%	292.60	292.50
YD01	IN01	P-115B	10"	HDPE	28	1.07%	289.60	289.30
YD02	YD01	P-115A	10"	HDPE	52	0.99%	290.12	289.60
YD03	YD02	P-112A	6"	HDPE	26	1.00%	290.38	290.12
YD04	YD05	P-113	6"	HDPE	39	1.01%	291.23	290.84
YD05	YD06	P-113A	10"	HDPE	22	0.97%	290.84	290.63
YD06	IN04	P-113B	10"	HDPE	29	1.00%	290.63	290.34
YD07	YD05	P-111	6"	HDPE	36	3.88%	292.24	290.84
YD08	YD03	P-112	6"	HDPE	70	1.03%	291.10	290.38

LEGEND
UTILITY KEYNOTES

A	PROPOSED INLET
B	PROP. ROOF DRAIN PIPE 6" HDPE AT 1% MIN. SLOPE FROM BUILDING
C	PROP. MANHOLE
D	PROP. ELECTRIC SERVICE ENTRY WITH CT BOX AND METER.
E	PROP. GAS SERVICE LINE. REFER TO MEP FOR SIZE.
F	2" COPPER DOMESTIC LINE ENTRY, REFERENCE MEP PLANS
G	PROP. ELECTRICAL TRANSFORMER LOCATION
H	PROP. SANITARY LINE, REFER TO MEP PLANS FOR CONTINUATION
I	PROPOSED YARD DRAIN
J	PROP. 10" HDPE STORM LINE TO PROP. INLET
K	PROP. ROOF DRAIN
L	PROP. GREASE TRAP LOCATION, REF ARCHITECTURAL / MEP PLANS
M	PROP. 1" COPPER DOMESTIC WATER LINE CONNECTING TO TRASH ENCLOSURE
N	PROPOSED TRASH ENCLOSURE FLOOR DRAIN, TIE INTO STORM SEWER
O	PROPOSED VERIZON AND COMCAST LINES IN COMBINED TRENCH
P	PROPOSED 1 1/4" COPPER IRRIGATION WATER LINE; SEE IRRIGATION PLAN FOR FULL CONTINUATION OF IRRIGATION LINE
R	PROPOSED 2" COPPER WATER LINE AND 6" DIP FIRE LINE 15' x 7"AQUA METER PIT WITH BACKFLOW PREVENTION INSIDE PIT, SEE AQUA DETAILS ON SHEET C9.0
S	PROPOSED 6" DIP FIRE LINE, REFERENCE MEP PLANS
T	PROPOSED FIRE DEPARTMENT CONNECTION, COORDINATED WITH FIRE MARSHAL

LEGEND
PROPOSED

LIMIT OF DISTURBANCE — LOD
BUILDING
BUILDING ABOVE
CONCRETE SIDEWALK
LANDSCAPE AREA
CONCRETE CURB
FLUSH CURB
FENCE
SIGN
YARD DRAIN
DRAINAGE INLET
MANHOLE
OUTLET STRUCTURE
UNDERGROUND BASIN
CLEANOUT — CO
HOUSE TRAP — HT
TEST PIT — TP
ELECTRIC LINE — E
TELECOM LINE — T
GAS LINE — G
FIRE SERVICE LINE — F
WATER LINE — W
SANITARY SEWER — S
STORM PIPE

LEGEND
EXISTING

PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
BUILDING
CONCRETE CURB
FLUSH CURB
FENCE — X
SIGN
TREE
DRAINAGE INLET
ELECTRIC/ CABLE MANHOLE — E
STORM/SANITARY MANHOLE — D
WATER/GAS VALVES — W
ROOF DRAIN/CLEANOUT — CO
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE
OVERHEAD UTILITY WIRES
ELECTRIC LINE — E
TELEPHONE LINE — T
GAS LINE — G
WATER LINE — W
SANITARY SEWER — S
STORM PIPE

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

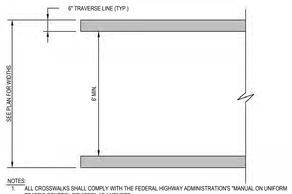
K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086302

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C7.0

ORG. DATE - 10.26.22

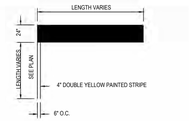
I:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-PA.....-LAYOUT C7-0 UTILITY PLAN



NOTES:
1. ALL CROSSWALKS SHALL COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS AMENDED.
2. TRAVERSE LINES SHALL EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
3. ALL CROSSWALK TRAVERSE LINES SHALL BE BE WHITE THERMOPLAST AND SHALL BE OF EQUAL WIDTHS.

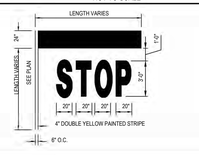
T-24 ***STANDARD CROSSWALK DETAIL***

NOT TO SCALE



T-6 ***WHITE PAINTED STOP BAR DETAIL***

NOT TO SCALE



T-5 ***WHITE PAINTED STOP BAR & "STOP" LETTERING DETAIL***

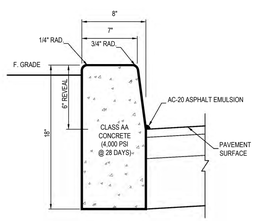
NOT TO SCALE

* APRON RAMP LENGTH TO BE A MINIMUM OF 5' IN LENGTH. IF NECESSARY, SIDEWALK MAY BE WARPED TO FORM PART OF THE RAMP.

NOTES:
1. ALL CONCRETE TO BE WHITE PA CLASS 'AA' (3,500 PSI @ 28 DAYS)
2. BASE TO BE 2A MODIFIED, MECHANICALLY TAMPED.
3. ALL JOINTS TO BE FILLED WITH 1/4" PREMOLDED EXPANSION JOINT MATERIAL.

P-8 ***CONCRETE DRIVEWAY APRON DETAIL***

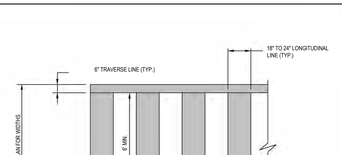
NOT TO SCALE



TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

P-1 ***TYPICAL CONCRETE CURB DETAIL***

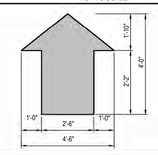
NOT TO SCALE



NOTES:
1. THIS TYPE OF MARKING SHOULD BE USED AT LOCATIONS WHERE SUBSTANTIAL NUMBERS OF PEDESTRIANS CROSS WITHOUT ANY OTHER TRAFFIC CONTROL DEVICE, AT LOCATIONS WHERE PHYSICAL CONDITIONS ARE SUCH THAT ADDED VISIBILITY OF THE CROSSWALK IS NECESSARY, OR AT PLACES WHERE PEDESTRIANS MIGHT NOT BE EXPECTED.
2. ALL CROSSWALKS SHALL COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS AMENDED.
3. TRAVERSE AND LONGITUDINAL LINES SHALL EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
4. ALL CROSSWALK TRAVERSE LINES SHALL BE WHITE THERMOPLAST, LONGITUDINAL LINES SHALL BE PAINTED WHITE. ALL LINES AND NEUTRAL AREAS SHALL BE OF EQUAL WIDTHS.
5. WARNING SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD, AS AMENDED.

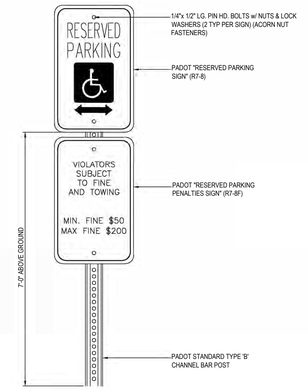
T-21 ***HIGH VISIBILITY CROSSWALK DETAIL (PERPENDICULAR TO INTERSECTION)***

NOT TO SCALE



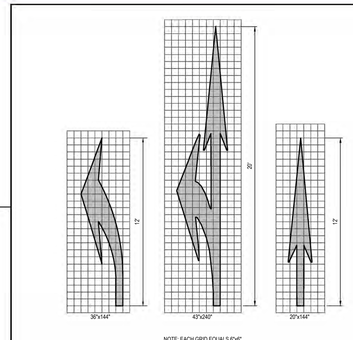
T-7 ***WHITE PAINTED TRAFFIC ARROW DETAIL***

NOT TO SCALE



T-15 ***RESERVED PARKING SPACE & PENALTIES SIGNS***

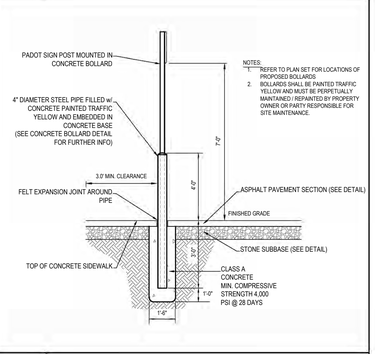
NOT TO SCALE



NOTE: EACH GRID EQUALS 6"x6"

T-10 ***WHITE PADOT PAVEMENT MARKING ARROW DETAIL***

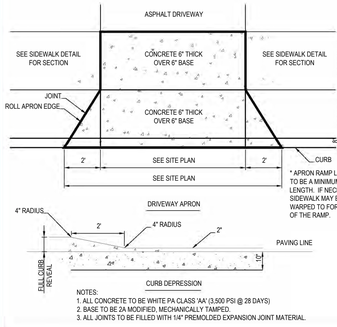
NOT TO SCALE



NOTES:
1. REFER TO PLAN SET FOR LOCATIONS OF PROPOSED BOLLARDS
2. BOLLARDS SHALL BE PAINTED TRAFFIC YELLOW AND MUST BE PERPETUALLY MAINTAINED / REPAINTED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

T-19 ***SIGN WITHIN BOLLARD IN ASPHALT DETAIL***

NOT TO SCALE

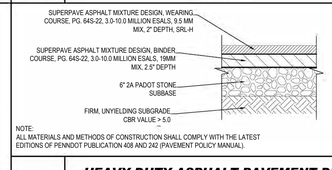


* APRON RAMP LENGTH TO BE A MINIMUM OF 5' IN LENGTH. IF NECESSARY, SIDEWALK MAY BE WARPED TO FORM PART OF THE RAMP.

NOTES:
1. ALL CONCRETE TO BE WHITE PA CLASS 'AA' (3,500 PSI @ 28 DAYS)
2. BASE TO BE 2A MODIFIED, MECHANICALLY TAMPED.
3. ALL JOINTS TO BE FILLED WITH 1/4" PREMOLDED EXPANSION JOINT MATERIAL.

P-8 ***CONCRETE DRIVEWAY APRON DETAIL***

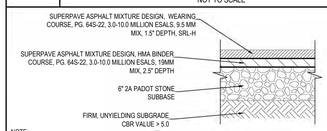
NOT TO SCALE



NOTE:
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF PENNDOT PUBLICATION 408 AND 242 (PAVEMENT POLICY MANUAL).

P-18 ***HEAVY DUTY ASPHALT PAVEMENT DETAIL***

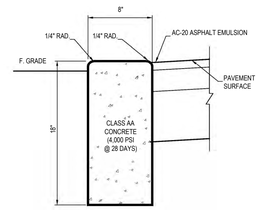
NOT TO SCALE



NOTE:
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF PENNDOT PUBLICATION 408 AND 242 (PAVEMENT POLICY MANUAL).

P-17 ***STANDARD ASPHALT PAVEMENT DETAIL***

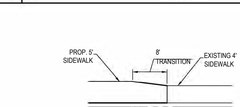
NOT TO SCALE



TRANSVERSE JOINTS 3/4" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

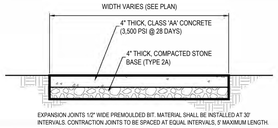
P-2 ***TYPICAL FLUSH CONCRETE CURB DETAIL***

NOT TO SCALE



P-22 ***SIDEWALK TIE-IN DETAIL***

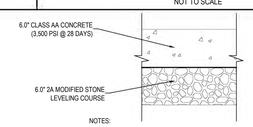
NOT TO SCALE



EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CONTRACTION JOINTS TO BE SPACED AT EQUAL INTERVALS, 5' MAXIMUM LENGTH.

P-21 ***CONCRETE SIDEWALK DETAIL***

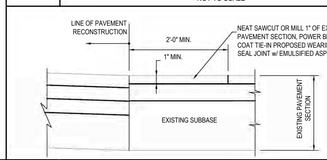
NOT TO SCALE



NOTES:
JOINT SPACING SHALL BE 12 FT.

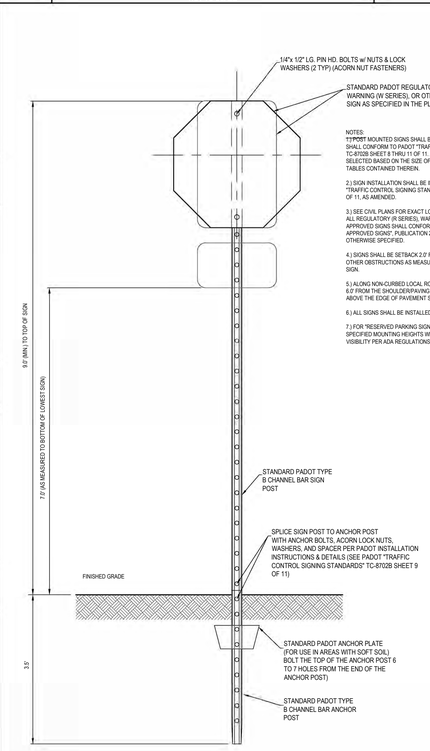
P-15 ***CONCRETE PAVEMENT DETAIL***

NOT TO SCALE



P-13 ***PAVEMENT TIE-IN DETAIL***

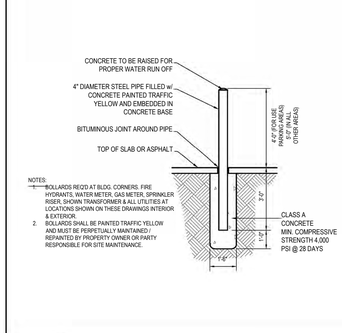
NOT TO SCALE



NOTES:
1. TYPICAL POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.
2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11, AS AMENDED.
3.) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), WARNING (W SERIES) OR OTHER APPROVED SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED. UNLESS OTHERWISE SPECIFIED
4.) SIGNS SHALL BE SETBACK 2.0' FROM CURB LINES, GUIDE RAILS OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.
5.) ALONG NON-CURBED LOCAL ROADWAYS SIGNS SHALL BE SETBACK 6.0' FROM THE SHOULDER/PAVING EDGE AND SHALL BE AT A HEIGHT 5.0' ABOVE THE EDGE OF PAVEMENT SURFACE.
6.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.
7.) FOR "RESERVED PARKING SIGN" (R7-8) REFER TO DETAILS AND SPECIFIED MOUNTING HEIGHTS WHICH ARE LOWER FOR INCREASED VISIBILITY PER ADA REGULATIONS.

T-11 ***STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL***

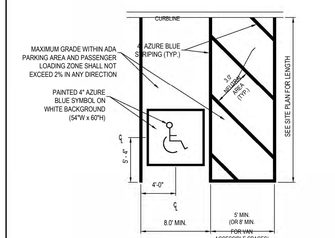
NOT TO SCALE



NOTES:
1. BOLLARDS REQ'D AT BLDG. CORNERS. FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER, SHOWN TRANSFORMER & ALL UTILITIES AT LOCATIONS SHOWN ON THESE DRAWINGS INTERIOR & EXTERIOR.
2. BOLLARDS SHALL BE PAINTED TRAFFIC YELLOW AND MUST BE PERPETUALLY MAINTAINED / REPAINTED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

T-20 ***BOLLARD DETAIL***

NOT TO SCALE



NOTES:
1. CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED PASSENGER LOADING ZONE.
2. CURB RAMPS, PAVEMENT MARKINGS, AND APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

T-13 ***ADA ACCESSIBLE PARKING SPACE STRIPING (1 SPACE)***

NOT TO SCALE

LIST OF APPLICABLE PADOT DETAILS & STANDARDS

SIGNAGE: PA.D.O.T. PUBLICATION 236
PEDESTRIAN SIGN - W11-2 (30" x 30" W/ FLUORESCENT YELLOW-GREEN BACKGROUND)
DOWNWARD POINTING ARROW SIGN - W16-7P (24" x 12" W/ FLUORESCENT YELLOW-GREEN BACKGROUND)

ADDITIONAL DETAILS ASSOCIATED WITH ON-SITE STORMWATER STRUCTURES AND PADOT ROAD IMPROVEMENTS ARE ON THE FOLLOWING STANDARD DETAILS FROM THE LATEST EDITION OF PennDOT PUBLICATION 72M:
(THE PERMITTEE IS REQUIRED TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS)

STANDARD DRAWING NUMBER	DRAWING NAME
RC - 26M	CONCRETE PAVEMENT REHABILITATION
RC - 28M	OVERLAY TRANSITIONS AND PAVING NOTCHES
RC - 30M	SUBSURFACE DRAINS
RC - 39M	STORMWATER MANHOLES
RC - 64M	CURBS AND GUTTERS
RC - 65M	CONCRETE MOUNTABLE CURBS
RC - 67M	CURB RAMPS AND SIDEWALKS

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
DETAILS

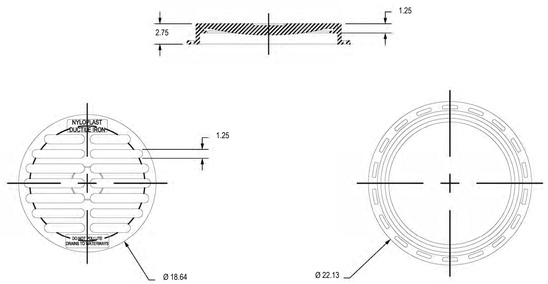
SHEET NUMBER:
C8.0

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-CNDS-03A----LAYOUT: C8-0 DETAILS

1899CGS

APPROX. DRAIN AREA = 116.72 SQ IN
APPROX. WEIGHT WITH FRAME = 68.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-029

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-08-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-30-13		
DWG SIZE	A	SCALE 1:10 SHEET 1 OF 1	

ADS Nyloplast
3150 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 18 IN STANDARD GRATE ASSEMBLY - TYPE C

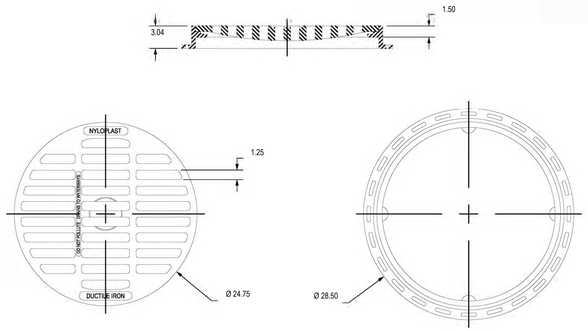
DWG NO. 7001-110-213 REV D

2499CGS

APPROX. DRAIN AREA = 194.60 SQ IN
APPROX. WEIGHT WITH FRAME = 124.00 LBS

EFFECTIVE WEIR LENGTH CALCULATIONS:

~~A=πR²~~
194.60=πR²
R= 7.87 IN.
D= 15.74 IN.



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-024

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

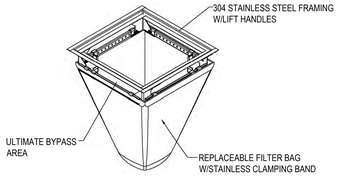
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-08-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-30-13		
DWG SIZE	A	SCALE 1:10 SHEET 1 OF 1	

ADS Nyloplast
3150 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

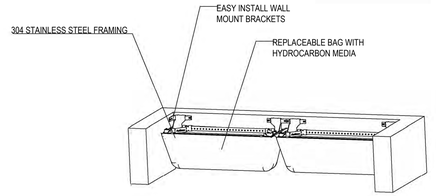
TITLE: 24 IN STANDARD GRATE ASSEMBLY - TYPE B

DWG NO. 7001-110-217 REV D

FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



FLEXSTORM PURE INLET FILTERS FOR RECTANGULAR OPENINGS WITH GRATES



FLEXSTORM HDWM WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS

Product selection for FLEXSTORM PURE Filters (Permanent Inlet Protection)

Descrip	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS) FX/FX+	PC/PC+	Bypass	FX	FX+	PC	PC+
2' x 2' Frame and Grate	Square/Rect (SQ)	24 x 24	22 x 22	3.3	1.8	1.6	4.8	62MHD22FX	62MHD22FXP	62MHD22PC	62MHD22PCP
2' x 4' Penndot Type M & C	Square/Rect (SQ)	26.5 x 48	24 x 44.5	6.3	3.1	2.2	9.5	62PENNMHDFX	62PENNMHDFXP	62PENNMHDPC	62PENNMHDPCP
2' x 6' Frame and Grate	Concrete Box (HD4)	26.5 x 75	24 x 72	10.0	4.8	4.1	13.0	62PENNHD2x6FX	62PENNHD2x6FXP	62PENNHD2x6PC	62PENNHF2x6PCP
3 x 3 Frame and Grate	Square/Rect (SQ)	37.5 x 37.5	36 x 36	7.2	4.4	3.2	9.6	62HDXLFX	62HDXLFXP	62HDXLPC	62HDXLPCP
48" Open Throat Curb Inlet	Wall Mount (WM)	N/A	48	3.3	2.5	4.2	N/A*	62HDWM48FX	62HDWM48FXP	62HDWM48PC	62HDWM48PCP

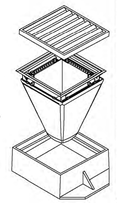
*FLOW RATINGS SHOWN ARE 50% MAXIMUM

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

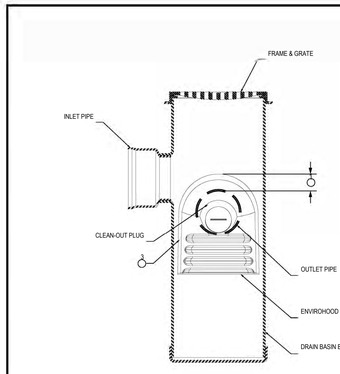


INLETS WITH WATER QUALITY FILTERS

STRUCTURE ID
IN01
IN02
IN03
IN04
IN05
IN06
YD01
YD02
YD03
YD04
YD05
YD06
YD07

NOTE: CONTRACTOR TO USE MODEL# 62PENNMHDPC AND 62MHD22PC

WATER QUALITY FILTER TYPICAL DETAIL



1 MEASURE 3.5" INCHES UP FROM THE INVERT OF THE OUTLET PIPE & MAKE A HORIZONTAL MARK.

2 INSERT THE ENVIROHOOD & PLACE THE TOP EDGE OF THE FLANGE ON THE HORIZONTAL MARK. POSITION THE ENVIROHOOD DIRECTLY OVER THE OUTLET PIPE SO THAT THE ENTIRE OUTLET IS COVERED & THE FLANGES OF THE ENVIROHOOD DO NOT BLOCK THE INLET PIPES (SEE DRAWING NO. 7006-110-111 FOR MINIMUM ANGLE BETWEEN ADAPTERS).

3 MARK & PRE-DRILL (TO MATCH THE HOLES IN THE ENVIROHOOD) 3/16" PILOT HOLES. FOR THE #14 X 1 1/4" SS SELF TAPPING HEX DRIVE SCREWS, THAT ARE PROVIDED IN THE INSTALL KIT. INSTALL 1/4 X 1" NEOPRENE BACKED WASHERS ON EACH SCREW.

4 ATTACH THE ENVIROHOOD TO THE DRAIN BASIN WITH THE #14 SS SCREWS. & TIGHTEN TO APPROXIMATELY 10-15 LBS.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	JJC	MATERIAL	
DATE	6-28-13		
APPD BY	JJC	PROJECT NO./NAME	
DATE	6-28-13		
DWG SIZE	A	SCALE 1:10 SHEET 1 OF 1	

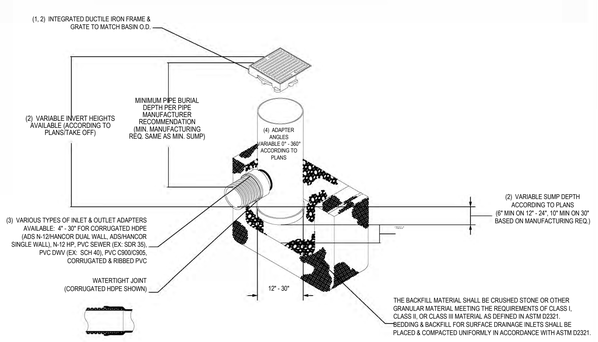
Nyloplast
3150 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: ENVIROHOOD FIELD INSTALLATION

DWG NO. 7004-110-115 REV A

YARD DRAIN ENVIROHOOD DETAIL
SCALE: N.T.S.

NYLOPLAST 2 FT X 2FT ROAD & HIGHWAY STRUCTURE: 32 _ _ AGS _ _ X



1 - 12" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) N-12 HP, & PVC SEWER (4" - 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ROAD & HIGHWAY GRATE SHALL MEET H-20 LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-16-16		
DWG SIZE	A	SCALE 1:45 SHEET 1 OF 1	

Nyloplast
3150 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2'FT X 2'FT ROAD & HIGHWAY GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-163 REV G

24" YARD DRAIN DETAIL (LANDSCAPE AND PATIO AREAS)
SCALE: N.T.S.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

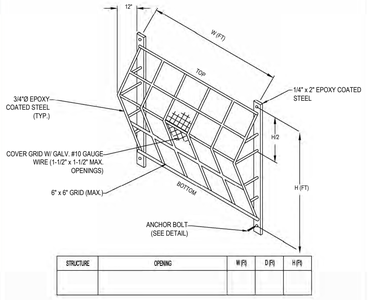
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:
DETAILS

SHEET NUMBER:
C8.1

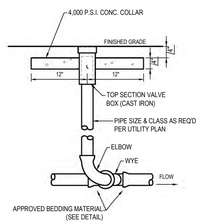
ORG. DATE - 10.26.22



STRUCTURE	OPENING	W (ft)	D (ft)	H (ft)

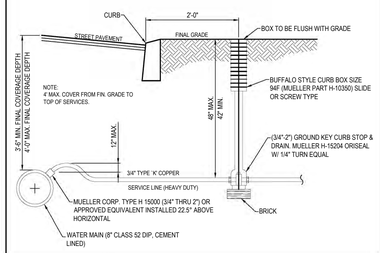
R-8 ***TRASH RACK-SAFETY GRATE FOR OUTLET STRUCTURE WEIR***

NOT TO SCALE



S-13 ***TYPICAL CLEANOUT DETAIL (LANDSCAPE AREAS)***

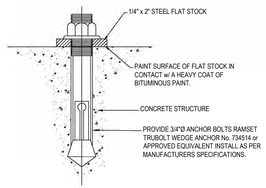
NOT TO SCALE



NOTE:
MODIFIED 2A STONE (8" LIFTS) SHALL BE PLACED WHEN BACKFILLING WATER SERVICE CONNECTION FROM MAIN TO BEHIND CURB.

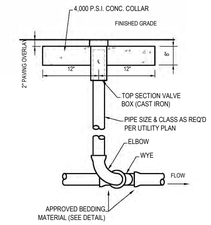
W-2 ***WATER SERVICES CONNECTION DETAIL***

NOT TO SCALE



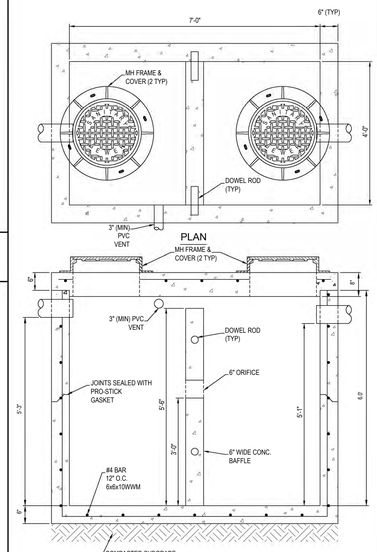
R-10 ***ANCHOR BOLT FOR TRASH RACKS***

NOT TO SCALE



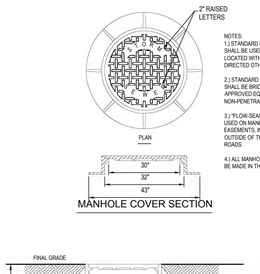
S-12 ***TYPICAL CLEANOUT DETAIL (PAVED AREAS)***

NOT TO SCALE



S-10 ***GREASE TRAP DETAIL***

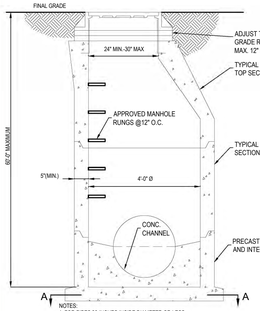
NOT TO SCALE

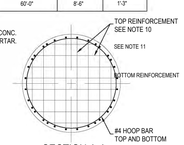


PLAN VIEW

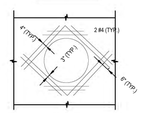
TABLE A
BASE SLAB DIMENSIONS

MAX. DEPTH FROM TOP OF MANHOLE TO TOP OF FOOTING	AS DESIGNED (SEE NOTE 12)		
	FOOTING DIAMETER	FOOTING THICKNESS
10'-0"	6'-9"	1'-0"
20'-0"	6'-9"	1'-0"
30'-0"	6'-9"	1'-0"
40'-0"	7'-3"	1'-3"
50'-0"	8'-0"	1'-3"
60'-0"	8'-6"	1'-3"





SECTION A-A



NOTE:
FOR WALL THICKNESS 10" THICK OR GREATER PLACE ADDITIONAL REINFORCEMENT AS SHOWN ABOVE AT EACH FACE OF THE WALL INSIDE MAIN REINFORCEMENT.
FOR WALLS 9" THICK KEEP MAIN REINFORCEMENT CENTERED IN WALL. PROVIDE ADDITIONAL REINFORCEMENT AS SHOWN ABOVE, MAINTAINING REQUIRED COVER.

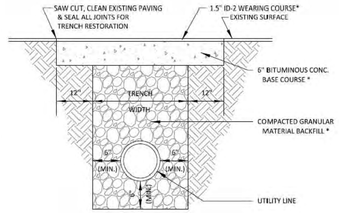
REINFORCEMENT DETAIL AT OPENINGS

NOTES:
1. PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 714, MAY BE SUBSTITUTED FOR THE STANDARD CAST-IN-PLACE MANHOLE.
2. CONSTRUCTION NOTES:
A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT PUBLICATION 408 SPECIFICATIONS, SECTIONS 605, 608, 714 AND ASTM C-478-94, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, AS MODIFIED HERE IN.
B. MINIMUM CONCRETE CLASS AA
C. PROVIDE EPOXY COATED STEEL REINFORCEMENT (IN ACCORDANCE WITH ASTM A 185), STEEL WELDED WIRE FABRIC (IN ACCORDANCE WITH ASTM A 820 & A675), PLAIN BILLET STEEL BARS (IN ACCORDANCE WITH ASTM A615) OR DEFORMED BILLET STEEL BARS. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 PSI.
D. CLEAR COVER FOR STEEL: WALLS: 2" FOOTINGS: 3" (TOP BARS), 1 1/2" (BOTTOM BARS) 1 1/2" (SIDE COVER)
3. PROVIDE 12" MINIMUM HORIZONTAL CLEARANCE BETWEEN OPENINGS LOCATED AT THE SAME DEPTH. PIPES NOT LOCATED AT THE SAME DEPTH MUST BE LOCATED VERTICALLY AT LEAST ONE TIMES MAXIMUM OPENING DIAMETER APART.
4. FOR RISERS OR BASE SECTIONS WITH OPENINGS, PROVIDE A MINIMUM HEIGHT OF SECTION EQUAL TO TWO TIMES THE LARGEST OPENING, CENTER OF OPENING TO BE LOCATED AT LEAST ONE TIMES THE OPENING FROM THE CLOSEST JOINT BETWEEN RISERS.
5. FOR PRECAST RISER OR BASE SECTIONS WITH ONE OPENING LOCATED AT DEPTHS TO 60' OR FOR SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT A DEPTH OF 15 FEET AND LESS, PROVIDE CIRCUMFERENTIAL REINFORCEMENT IN ACCORDANCE WITH REINFORCEMENT DETAIL AT OPENINGS.
FOR RISERS OR BASE SECTIONS WITH 2 OR MORE OPENINGS, LOCATED AT A DEPTH GREATER THAN 15 FEET, BUT LESS THAN OR EQUAL TO 30 FEET, PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.44 SQ/IN VERTICAL FOOT FOR THE DEPTH OF THE RISER OR BASE SECTION
FOR RISERS OR BASE SECTIONS WITH 2 OR MORE OPENINGS, LOCATED AT DEPTHS GREATER THAN 30 FEET, USE A 10 INCH THICK WALL RISER OR BASE SECTION WITH CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ/IN VERTICAL FOOT EACH FACE
RISERS OR BASE SECTIONS WITH HOLES TO BE CLEARLY MARKED WITH MAXIMUM ALLOWABLE DEPTH.
6. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND OPENINGS AS SHOWN ON REINFORCEMENT DETAILS AT OPENINGS
7. PROVIDE MANHOLE STEPS MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 605.2(C). ALTERNATE CONFIGURATIONS AND DIMENSIONS, AS APPROVED BY THE ENGINEER, MAY BE USED.
8. PROVIDE MINIMUM 1" SECTION DIMENSION FOR METAL STEPS. PROVIDE MAXIMUM 3/4" SECTION DIMENSION FOR NON-DETERIORATING MATERIAL STEPS.
9. MECHANICAL ANCHOR REQUIRED FOR INSTALLATION OF STEPS WITHOUT HOOKS.
10. FOR FOOTING TOP REINFORCEMENT, BOTH DIRECTIONS, USE NO. 19 (6) BARS AT 12" FOR DEPTHS TO 40' OR 0.39 IN/FT WWF FOR DEPTHS TO 30' AND 0.32 IN/FT WWF FOR DEPTHS GREATER THAN 30'. 6" MAXIMUM SPACING FOR WWF.
11. FOR FOOTING BOTTOM REINFORCEMENT, BOTH DIRECTIONS, USE NO. 13 (4) BARS AT 18" FOR DEPTHS TO 60' OR 0.15 IN/FT WWF FOR DEPTHS TO 30' AND 0.16 IN/FT WWF FOR DEPTHS GREATER THAN 30'. 6" MAXIMUM SPACING FOR WWF.
12. A SAFE BEARING CAPACITY OF (1.5 TONS PER SF) UNDER THE ENTIRE SLAB IS ASSUMED TO DETERMINE THE BASE SIZE. WHEN THE SUBSOIL IS EXTREMELY POOR, PROCEED WITH CONSTRUCTION ONLY AFTER THE ENGINEER SPECIFIES ADEQUATE BASE DESIGN.

R-4 ***PRECAST STORM MANHOLE DETAILS***

NOT TO SCALE

ABINGTON TOWNSHIP STANDARD

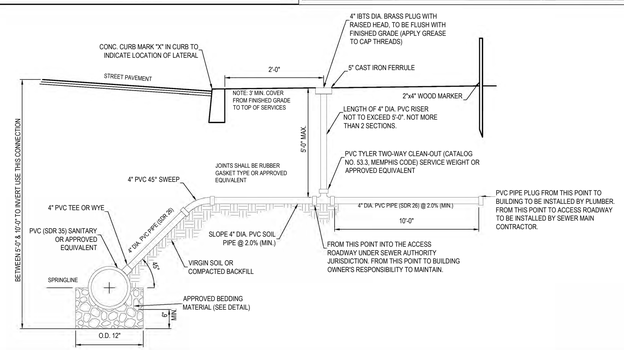


* NOTE: PAVEMENT AND TRENCH RESTORATION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA CODE 67, CHAPTER 459 (3/22/89), AND PUBLICATION 408-1987.

PAVEMENT REPLACEMENT DETAIL

NOT TO SCALE

REV: 5/19



S-1 ***TYPICAL SANITARY SEWER LATERAL DETAIL***

NOT TO SCALE

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

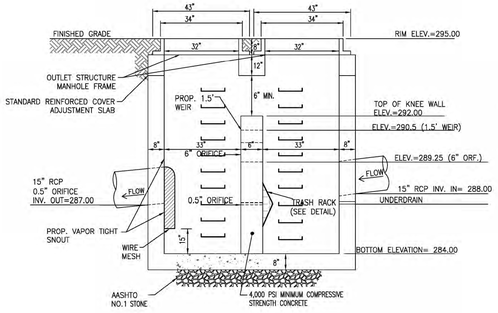
K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE086832

SHEET TITLE:
DETAILS

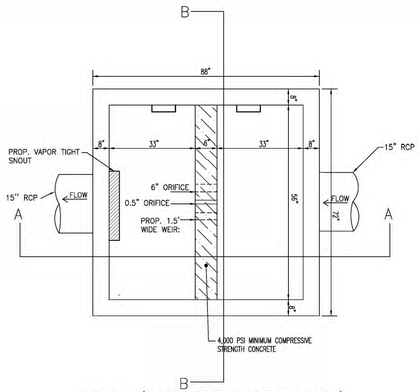
SHEET NUMBER:
C8.2

ORG. DATE - 10.26.22

C:\P2022\PP2270001\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\PP2270001 C1KDS-BA-----LAYOUT1 C8-2 DETAILS.DWG



SECTION A–A
SIDE VIEW (PENNDOT TYPE 6 INLET BOX DETAIL)

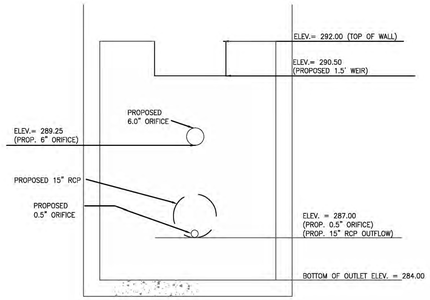


TOP VIEW (PENNDOT TYPE 6 INLET BOX DETAIL)

NOTES:

1.) FURNISH OUTLET BOX WITH COPOLYMER PROPYLENE STEPS.
2.) ALL JOINTS WITHIN OUTLET STRUCTURE TO BE WATERTIGHT.
3.) IF THE STRUCTURE IS NOT MONOLITHIC, PROVIDE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
4.) CONCRETE SHALL BE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH.
5.) A 30" MINIMUM INTERIOR CLEAR OPENING SHALL BE REQUIRED IN THE COVER ADJUSTMENT SLAB.
6.) WEIR WALL TO BE ATTACHED TO INLET BOX WITH 4" REBAR.
7.) WEIR WALL WITHIN OUTLET CONTROL STRUCTURE MUST BE POURED MONOLITHICALLY.

DB 6 PROB. BASIN OUTLET STRUCTURE OS01
SCALE: N.T.S. REV.: 2017.06.06



SECTION B–B
FRONT VIEW (NTS)

UNDERGROUND DETENTION BASIN GEOTEXTILE NOTES:

1.) GEOTEXTILE MUST CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS (AASHTO CLASS 1 OR CLASS 2 GEOTEXTILE IS RECOMMENDED):
GRAB TENSILE STRENGTH (ASTM–D4632): ≥ 120 LBS
MULLEN BURST STRENGTH (ASTM–D3786): ≥ 225 PSI
FLOW RATE (ASTM–D4491): ≥ 95 GAL/MIN/FT2
UV RESISTANCE AFTER 500 HRS (ASTM–D4355): ≥ 70%
HEAT–SET OR HEAT–CALENDARED FABRICS ARE NOT PERMITTED.

PCSM - GENERAL BMP NOTES

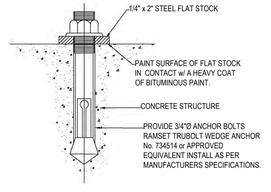
1. BOHLER ENGINEERING SHALL BE NOTIFIED OF PRE–CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.
2. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE PROPOSED BMP BOTTOMS.
3. REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED STORMWATER MANAGEMENT BMPs.
4. REFER TO THE PCSWM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.
5. AS–BUILT PLANS OF THE STORMWATER BMPs FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS–BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL SURVEYOR.

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

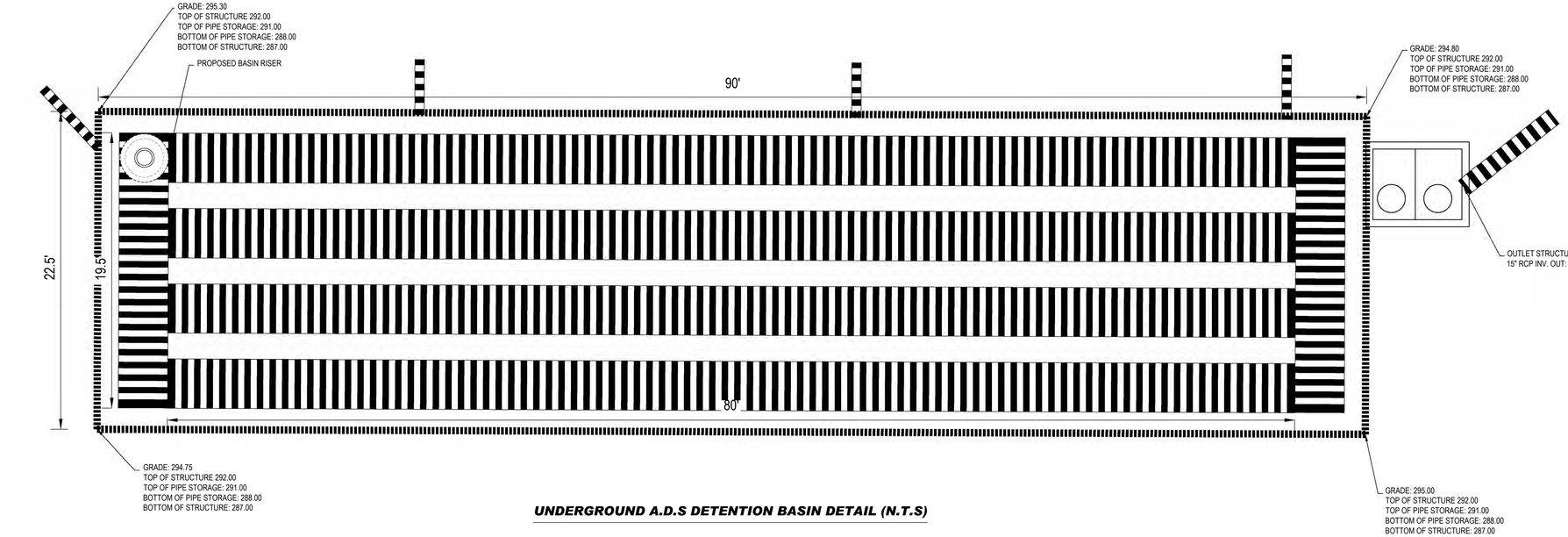
§102.8(f)(10)

1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
2. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
3. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, THE SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.
4. HEAVY CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON OR DRIVEN OVER BMP FACILITIES AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY EQUIPMENT, INCLUDING MOWERS.
5. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED.

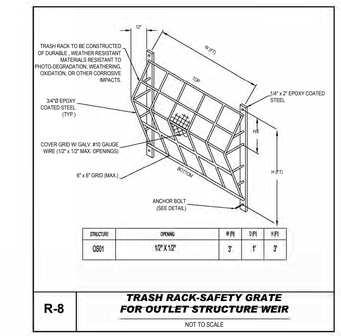
PRESSER REALTY LP IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN.



R S7 ANCHOR BOLT DETAIL FOR TRASH RACKS
SCALE: N.T.S. REV.: 2019.07.17



UNDERGROUND A.D.S DETENTION BASIN DETAIL (N.T.S)



R-8 *TRASH RACK-SAFETY GRATE FOR OUTLET STRUCTURE WEIR*
NOT TO SCALE

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:

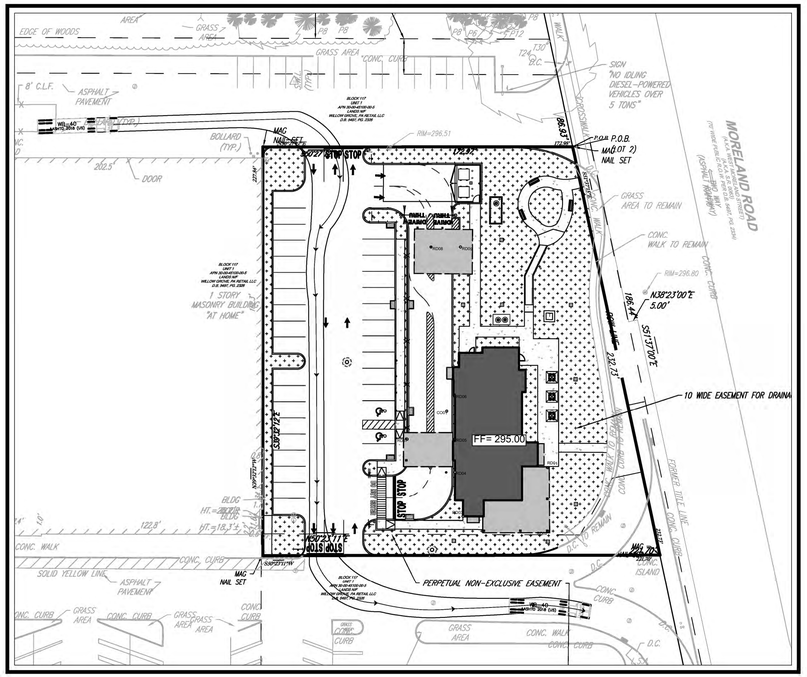
DETAILS

SHEET NUMBER:

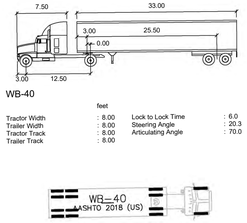
C9.0

ORG. DATE - 10.26.22

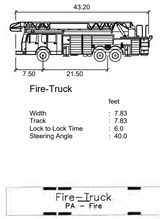
R:\2022\PP2270001\CAD\DRAWING\PLAN SETS\CIVIL SITE PLANS\PP2270001-CNDS-SA-----LAYOUT C9.0 DETAILS

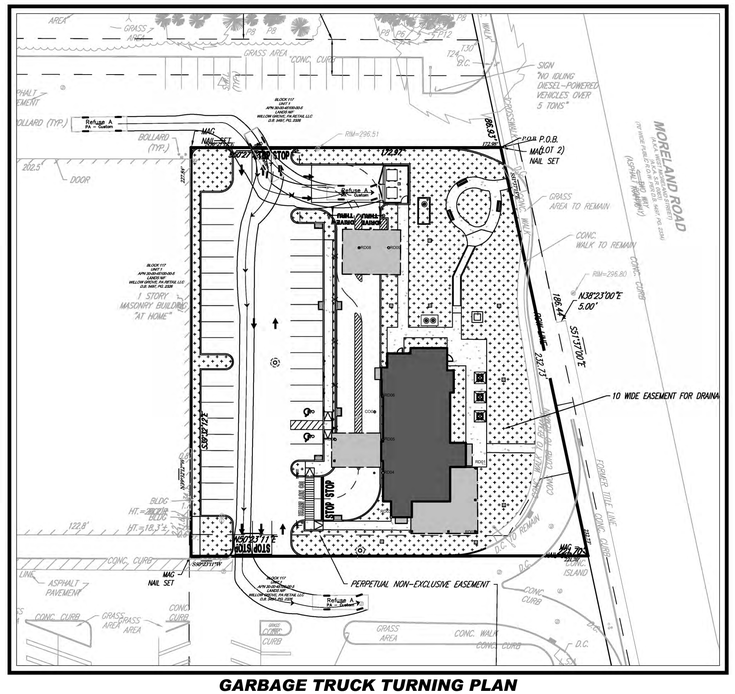


WB-40 TURNING PLAN

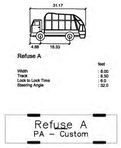


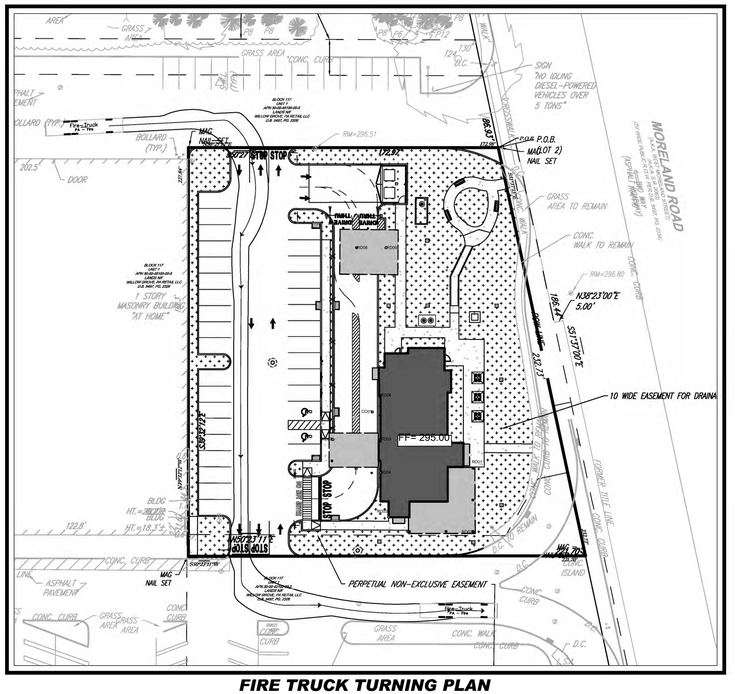
LOCATION MAP
SCALE: 1" = 500'





GARBAGE TRUCK TURNING PLAN





FIRE TRUCK TURNING PLAN

40 20 10 0 40
1"=40'

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

SHEET TITLE:

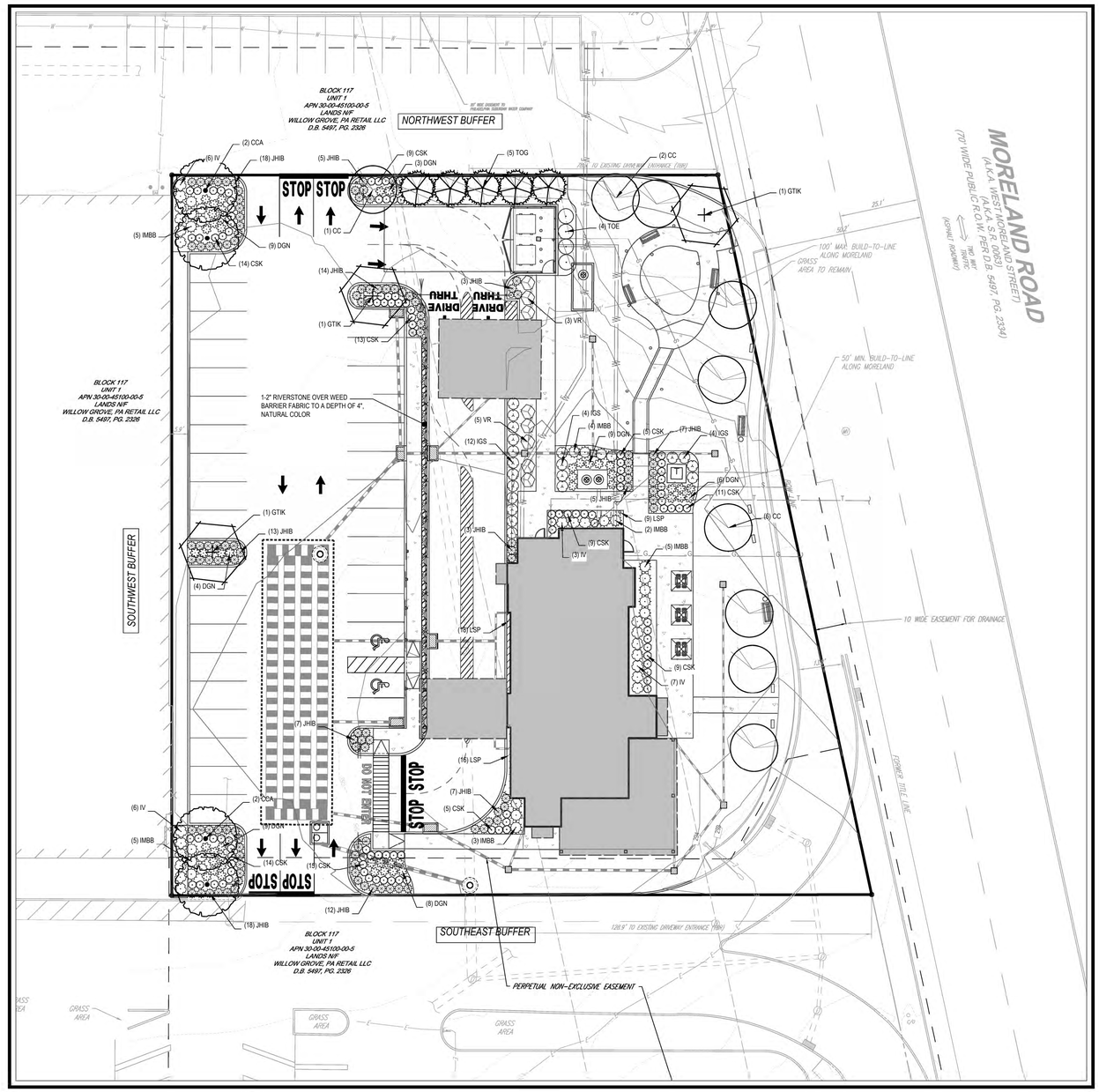
VEHICLE TURNING PLAN

SHEET NUMBER:

C10.0

ORG. DATE - 10.26.22

R:\2022\PP2270001\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PP2270001-LDVP-02A.....=LAYOUT C10.0 VEHICLE TURNING PLAN



SITE
DICK'S Sporting Goods
Willow Grove Park
Willow Grove Shopping Center
Five Below
Primark
BloomingDales
Papa Johns Pizza
Crestmont Pool
Crestmont Park
Saint David Roman Catholic Church
Broughton Park
Diary Queen
Steeleside BBQ
JBM Health and Fitness
Islamic Cultural Center of Willow Grove
Calvary Presbyterian Church PCA
Twin Brooks Condominium
Basement Waterproofing Etc
EJS Environmental Services | Asbestos
KMS Design Group
Dollar Tree
Wawa
ALDI
KFC
Chipotle Mexican Grill
Cedarbrook Golf
Edgehill Rd
Old York Rd
Easton Rd
Limekiln Pike
Cheltenham Ave
Mt Carmel Ave
Church Rd
Cedar Ave
Summit Ave
Spring Ave
Maple Ave
Walnut Rd
Woodland Rd
Rubicam Ave
Fairview Ave
Crestmont Dr
Meadowbrook Rd
Terwood Rd
Cloverly Rd
Lawrence Rd
Jenkintown Rd
Fitzwatertown Rd
Davisville Rd
Moreland Rd
Cleveland Ave
Cedar Ave
Cedar Rd
Vincent Rd

LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL: ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 6%, A PH RANGE BETWEEN 5.5-7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM B BELOW.
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN

E. FERTILIZER
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR SHALL USE NURSERMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE BEGINNING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE®, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.):
I. 20 POUNDS GRO-POWER OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER
II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. ENSURE THAT IT IS FEASIBLE PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15TH TO DECEMBER 15TH
II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.

L. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP ½" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED 'DEAD OR DYING' IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

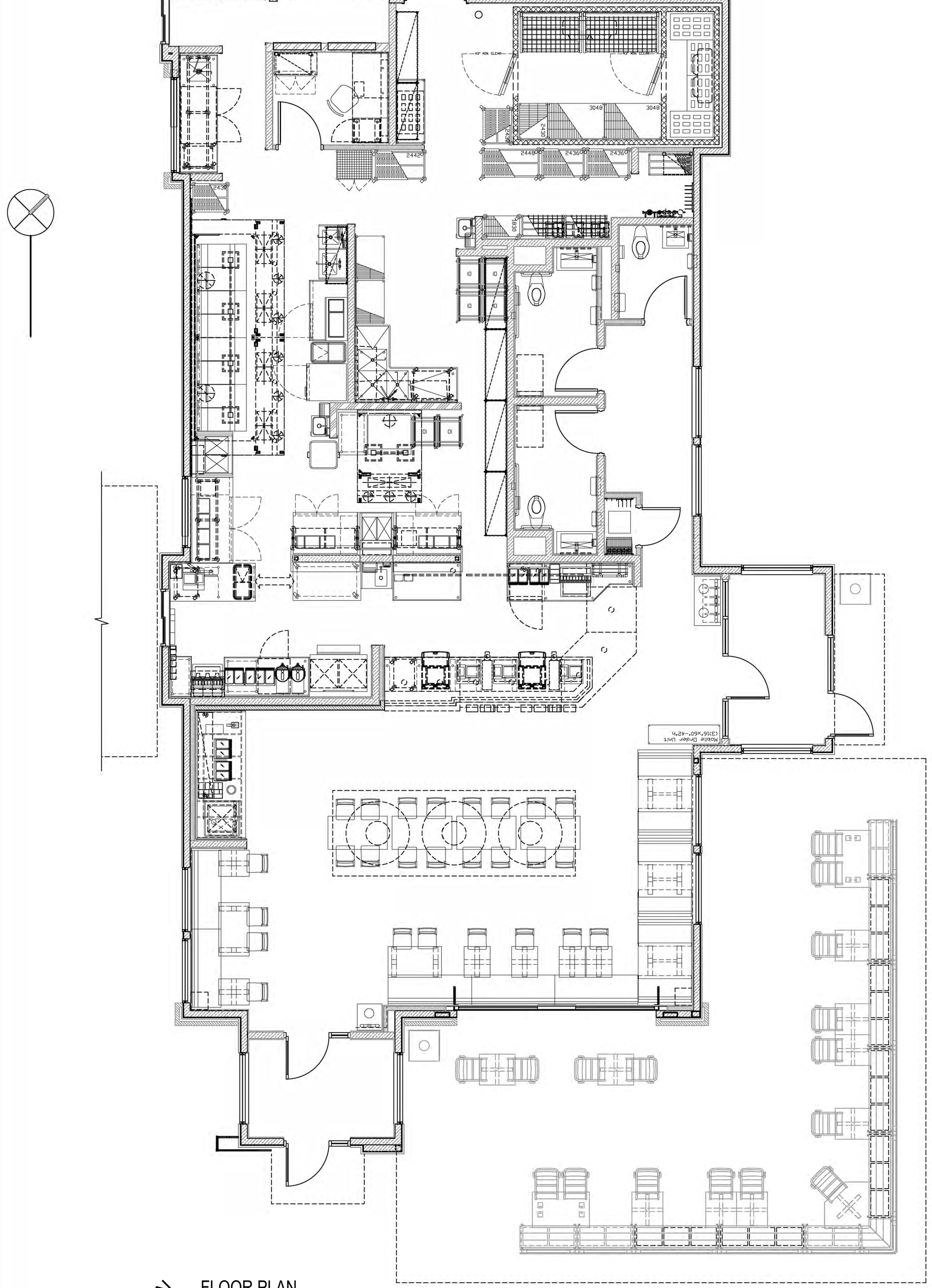
D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
SALDO: 146-39 LANDSCAPING	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.	SEE ZONING SECTION 2402B.2.c. BELOW FOR MORE STRICT REQUIREMENT.	SEE BELOW
	B.(2)(c) MINIMUM TREE/SHRUB PLANTINGS FOR THE GREEN AREA SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS OR EVERGREEN TREE OF TWO-AND-ONE-HALF-INCH CALIPER, MEASURED AT A HEIGHT OF THREE FEET ABOVE GRADE, FOR EACH 1,000 SQUARE FEET OF GREEN AREA. THREE EVERGREEN SHRUBS OF 2 1/2 FEET IN HEIGHT MAY BE SUBSTITUTED FOR ONE TREE FOR A MAXIMUM OF 50% OF THE TREE REQUIREMENT. THE TREE/SHRUB REQUIREMENT MAY BE MET BY PRESERVING EXISTING TREES AS PROVIDED IN SUBSECTION B(4).	TOTAL GREEN AREA PROVIDED ON SITE = 13,374± SF REQUIRED: 13,374 / 1,000 = 13.374 13.374 x 1 = 13.374 OR 13 TREES PROVIDED: 4 CCA, 9 CC, 3 GTIK, 5 TOG (21 TREES ALSO COUNTING TOWARDS OTHER REQUIREMENTS. SEE ZONING SECTIONS BELOW).	COMPLIES
	B.(3)a[1] AT LEAST 5% OF THE TOTAL AREA DEVOTED TO PARKING AREA, NOT INCLUDING BUFFERS OR YARDS ON THE PERIMETER, SHALL NOT BE PAVED BUT SHALL BE USED FOR INTERIOR LANDSCAPING WITHIN A PARKING AREA.	SEE ZONING SECTION 2402.A.6. BELOW FOR MORE STRICT REQUIREMENT.	SEE BELOW
	B.(3)a[2] FOR ANY LAND USE WHERE THE TOTAL NUMBER OF PARKING SPACES EXCEEDS 10 STALLS, AT LEAST ONE TWO-AND-ONE-HALF-INCH CALIPER DECIDUOUS OR EVERGREEN TREE SHALL BE PLANTED WITHIN THE PARKING AREA. AN ADDITIONAL TREE OF THE SAME SIZE SHALL BE PLANTED FOR EACH ADDITIONAL 15 SPACES OR PORTION THEREOF.	SEE ZONING 2402.A.2. A.(1)(2) BELOW FOR MORE STRICT REQUIREMENT.	SEE BELOW
ZONING: 1105. THE PUBLIC REALM: STREETSCAPE, OPEN SPACE, THE PEDESTRIAN SYSTEM AND TRANSIT	B. STREET FURNITURE. 3. BENCHES AND TRASH AND RECYCLING RECEPTACLES SHALL BE PROVIDED AT LEAST EVERY 100'. 4. PLANTERS SHALL BE PROVIDED AT LEAST ONCE EVERY 50'. 5. BIKE RACKS SHALL BE PROVIDED AT A RATE OF AT LEAST ONE PER EVERY 250 PARKING SPACES. EACH BIKE RACK SHALL ACCOMMODATE AT LEAST TEN BIKES. EACH BUILDING AND MAIN BUILDING ENTRANCE SHALL BE LOCATED WITHIN 200 FEET OF A BIKE RACK. AT LEAST HALF OF ALL REQUIRED BIKE RACKS STORAGE SPACES SHALL CONSIST OF BIKE LOCKER SPACES OR COVERED BIKE RACK SPACES.	TOTAL LENGTH ALONG MORELAND ROAD = 233±LF (EXCLUDING LENGTH OF CROSSING DRIVEWAY) REQUIRED: 233 / 100= 2.33 OR 2 BENCHES / TRASH RECEPTACLES 233 / 50 = 4.66 OR 5 PLANTERS PROPOSED PARKING SPACES = 33 33 / 250 = 0.13 OR 0 BIKE RACKS PROVIDED: 2 BENCHES/TRASH RECEPTACLES, 5 PLANTERS	COMPLIES
2401 PRESERVATION AND PROTECTION OF EXISTING VEGETATION	A.2.b. REPLACEMENT AFTER IMPERVIOUS COVERAGE INCREASE. IF IMPERVIOUS COVERAGE IS INCREASED BY AT LEAST 500 SQUARE FEET, AND SUCH AN INCREASE REQUIRES TREE REMOVAL, EACH REMOVED TREE WITH A CALIPER ≥ 6 INCHES MUST BE REPLACED WITH TWO TREES—EACH WITH A CALIPER ≥ 2.5".	IMPERVIOUS COVERAGE IS DECREASED. NOTHING REQUIRED.	N/A
2402 PARKING LOT LANDSCAPING AND STREET TREES	A.2.a.(2) THERE SHALL BE NO MORE THAN 15 CONTIGUOUS PARKING STALLS IN A ROW WITHOUT A PLANTING ISLAND. AS AN ALTERNATIVE, AN APPLICANT MAY PROVIDE ONE CANOPY TREE FOR EVERY TEN PARKING STALLS IN PLANTING ISLAND AREAS AND/OR PERIMETER PARKING PLANTING AREAS, AT THE DISCRETION OF THE BOARD OF COMMISSIONERS. HOWEVER, REGARDLESS OF WHICH OPTION IS USED, THE ENDS OF ALL PARKING ROWS SHALL BE DIVIDED FROM DRIVES BY PLANTING ISLANDS.	TOTAL OPEN AIR PARKING SPACES PROPOSED =33 REQUIRED: 33 / 10 = 3.3 OR 3 CANOPY TREES PROVIDED: 3 ARA, 2 GTIK (5 TREES ALSO COUNTING TOWARD 2402.a.2.A.(4))	COMPLIES
	A.2.a.(4) EACH PLANTING ISLAND SHALL CONTAIN ONE SHADE TREE PLUS SHRUBS AND/OR GROUNDCOVER TO COVER THE ENTIRE AREA AT MATURITY. PARKING LOT TREES SHALL BE A MINIMUM OF THREE INCHES IN CALIPER, BRANCHING AT 6 FEET TO 8 FEET IN HEIGHT AND OF THE RECOMMENDED SPECIES AS LISTED IN THE 'RECOMMENDED PLANT MATERIALS' LIST IN THE SALDO. PARKING LOT ISLANDS SHALL BE PLANTED IN LAWN OR GROUND COVER ONLY.	TOTAL PROPOSED PLANTING ISLANDS = 5 REQUIRED: 5 SHADE TREES PROVIDED: 3 CCA, 2 GTIK (5 TREES ALSO COUNTING TOWARD 2402 A.2.A.(2))	COMPLIES
	A.5. PARKING LOT PERIMETER BUFFER. ALL PARKING LOTS OR AREAS WITH MORE THAN 15 PARKING SPACES SHALL BE BUFFERED ACCORDING TO THE FOLLOWING WHEN ANY PART OF THE PARKING LIES WITHIN 150' OF A PROPERTY LINE, PUBLIC STREET, OR RESIDENTIAL DISTRICT (EXCEPTION: THOSE PARKING LOTS TO WHICH THE STREET WALL REQUIREMENT IN ARTICLE XXV: STREETSCAPE APPLIES). a. PARKING LOTS SHALL BE PLANTED WITH A MEDIUM-INTENSITY BUFFER (SEE §2403.B. BUFFER REQUIREMENTS), A MINIMUM OF 10 FEET IN WIDTH, EXCEPT WHERE BUILDINGS, ACCESS DRIVES, AND/OR WALKWAYS ARE LOCATED OPTION A: 2 CANOPY TREES (2-2½" MINIMUM CALIPER), 2 UNDERSTORY TREES (1½" MINIMUM CALIPER), 5 EVERGREEN TREES (8' MINIMUM HEIGHT), AND 5 SHRUBS (24" MINIMUM HEIGHT) PER EACH 100 LINEAR FEET. OPTION B: A DECORATIVE, OPAQUE WALL OR FENCE. A FENCE OR WALL, 6 FEET IN HEIGHT. WHERE THE FENCE OR WALL FACES A PUBLIC STREET OR DISTRICT PERMITTING RESIDENTIAL USES, SHRUBS SHALL LINE THE OUTSIDE OF THE FENCE OR WALL AT A RATIO OF 10 SHRUBS PER 100 LINEAR FEET. NO MORE THAN 50% OF THE SHRUBS SHALL CONSIST OF ANY ONE SPECIES; THEY MAY BE GROUPED INFORMALLY OR SPACED EVENLY	TOTAL PERIMETER LENGTH ALONG PARKING LOT = 321.23±LF REQUIRED: MEDIUM-INTENSITY BUFFER OPTION A 321.23 / 100 = 3.21 3.21 X 2 = 6.42 OR 6 CANOPY TREES 3.21 X 2 = 6.42 OR 6 UNDERSTORY TREES 3.21 X 5 = 16.05 OR 16 EVERGREEN TREES 3.21 X 5 = 16.05 OR 16 SHRUBS PROVIDED: NONE	VARIANCE
	A.6. MINIMUM GREEN AREA. IN ADDITION TO THE VEGETATION REQUIRED FOR BUFFERS AND SC



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

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel#: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S
RESTAURANT
2620 W. MORELAND ROAD
WILLOW GROVE, PA, 19090
PROTOTYPE: P4-V-Av
SCHEME: A
RESTAURANT #RC952
VERSION: 2021-3.0 RELEASE 1.05.2022

17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FLOOR PLAN

DATE: 10/21/22

JOB NO. 22132

SK1.10
SHEET NO.

KEY NOTES

MARK	DESCRIPTION
1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
2	NOT USED
3	WALL ART ON SUBSTRATE BY OWNER
4	NOT USED
5	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
6	8" BRICK SOLDIER COURSE
7	BULK CO2 FILL
8	8" DRYVIT BAND
9	METAL, GUTTER & DOWNSPOUT EM-2
10	ROOF SCUPPER & DOWNSPOUT. OMIT DRYVIT BAND @ DOWNSPOUT EM-2
11	CAST STONE SILL
12	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
13	BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
14	EXTERIOR SPEAKERS - MOUNTED AT ±9'-0" A.F.F.
15	SECONDARY SCUPPER
16	4" BOLLARD WITH BLACK PLASTIC SLEEVE
17	ADDRESS NUMBERS IN 6" CHARACTERS , SIZE AND LOCATION AS REQUIRED BY AHJ
18	GUARDRAIL. SEE DETAIL 6/A8.41
19	DARPRO OUTLET. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
20	ORIA 4-DIGIT WALL-MOUNTED KEY STORAGE LOCK BOX.
21	VENDOR TO FIELD VERIFY STEEL PANELS

NOTES

	GENERAL NOTES
1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH I.T.
4	VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.
SEALANT NOTES	
1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH ADJACENT WALL MATERIAL AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, ALL PENETRATIONS AND DRYVIT TO MASONRY CONNECTIONS.

SCHEDULE OF EXTERIOR MATERIALS

KEY	MATERIALS	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EM-1	STANDING SEAM ROOF	BERRIDGE	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-2	METAL CAP FLASHING	REFER TO SPEC	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-3	POWER COATED ALUM.	SIGNAGE SUPPLIER		CHARCOAL	POWDER COATED ALUM. MATTE BLACK FINISH 0.063 GA.
EM-4	METAL ACCENT PANELS	SIGNAGE SUPPLIER		DISTRESSED/SALVAGED RED	METAL PANELS TO BE APPLIED OVER STUCCO WALL EWF-5
EWF-1	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE IRON SPOT	1/2 RUNNING BOND, REFER TO DETAIL. MORTAR: SOLOMAN COLORS, INC. 10H LIGHT BUFF JOINT PROFILE: WEATHER-STRUCK
EWF-2	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	SW7669 SUMMIT GREY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL
EWF-3	CAST STONE LEDGE	MARCSTONE		6658 ARCHITECT'S GREY	MORTAR: ARGOS MAGNOLIA MASON'S MIX
EWF-4	BRICK VENEER	BORAL	QUEEN BRICK	ALAMO	MORTAR: LAFARGE IVORY BUFF, SACK RUB FINISH
EWF-5	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER EIFS AT ROOF SCREEN
EWF-6	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS
EWF-7	MASONRY VENEER CMU	PREMIER		ULTRA BURNISHED, DUSK / SMOOTH	MORTAR: TO MATCH
EWS-1	DRIVE-THRU WINDOW	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
EWS-2	ALUMINUM STOREFRONT	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
P-10	PAINT - EXPOSED STRUCTURAL STEEL	BENJAMIN MOORE	SUPER SPEC 23	BLACK / LOW LUSTER	TWO COATS REQUIRED

LIGHT FIXTURE TYPE

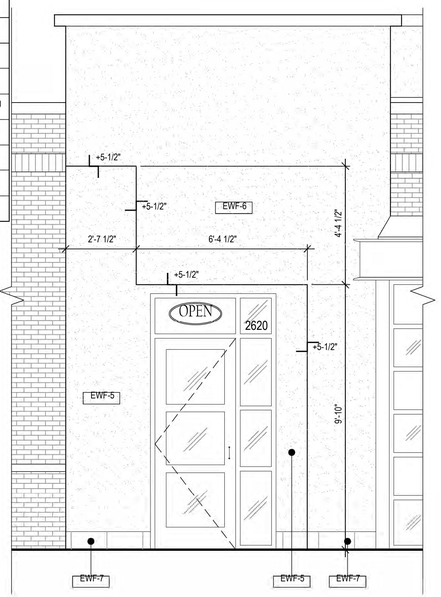
JJ — B2 (FAN)

GG — II

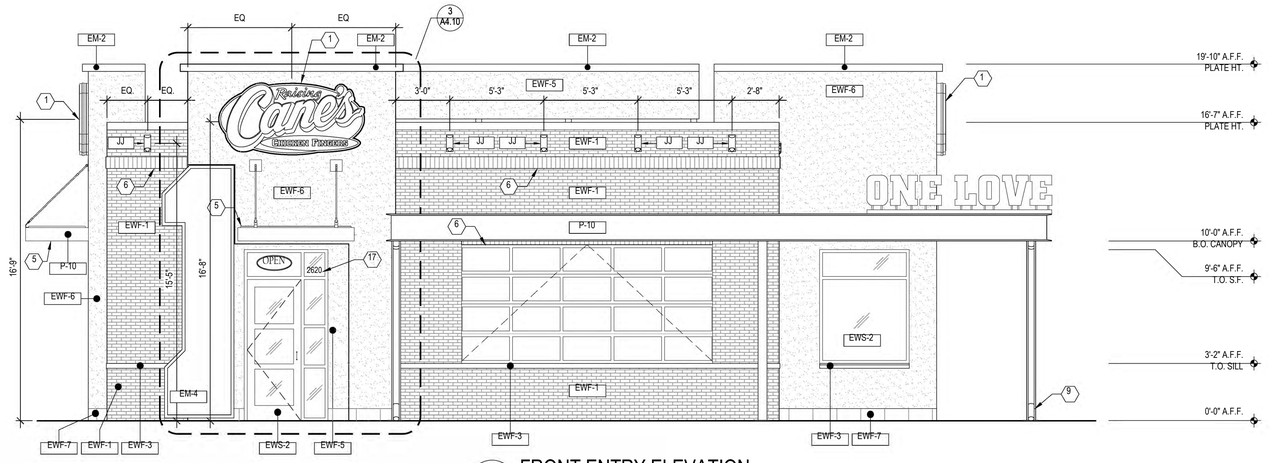
X

SYMBOL LEGEND

- SECTION CUT MARKER (# / A#)
- ELEVATION MARKER (# / A#)
- DETAIL CALLOUT (# / A#)
- KEY NOTE (#)
- FINISH TAG (###)

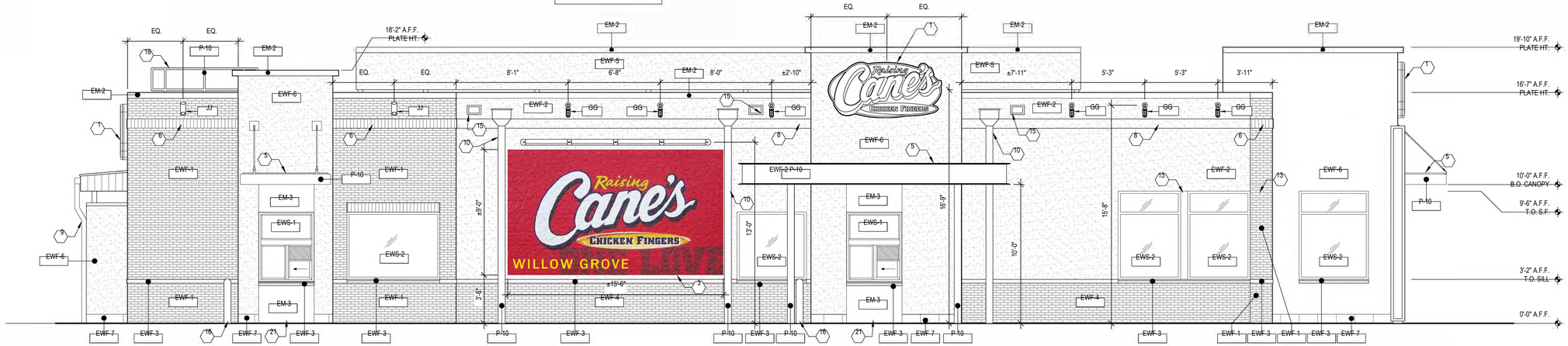


3 A4.10 FRONT TOWER PROFILE
SCALE: 3/8" = 1'-0"



2 A4.10 FRONT ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
SIGN, AWNING, SIGNAGE AND "ONE" NOT SHOWN FOR CLARITY.



1 A4.10 DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S RESTAURANT
2620 W. MORELAND ROAD
WILLOW GROVE, PA, 19090
PROTOTYPE: P4-V-Av
SCHEME: A
RESTAURANT #RC952
VERSION: 2021-3.0 RELEASE 1.05.2022

ADA ARCHITECTS
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXTERIOR KEYNOTE ELEVATIONS

DATE: 10/21/22

JOB NO. 22132

A4.10
SHEET NO.

KEY NOTES

MARK	DESCRIPTION
1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
2	NOT USED
3	WALL ART ON SUBSTRATE BY OWNER
4	NOT USED
5	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
6	8" BRICK SOLDIER COURSE
7	BULK CO2 FILL
8	8" DRYVIT BAND
9	METAL, GUTTER & DOWNSPOUT EM-2
10	ROOF SCUPPER & DOWNSPOUT. OMIT DRYVIT BAND @ DOWNSPOUT EM-2
11	CAST STONE SILL
12	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
13	BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
14	EXTERIOR SPEAKERS - MOUNTED AT ±9'-0" A.F.F.
15	SECONDARY SCUPPER
16	4" BOLLARD WITH BLACK PLASTIC SLEEVE
17	ADDRESS NUMBERS IN 6" CHARACTERS , SIZE AND LOCATION AS REQUIRED BY AHJ
18	GUARDRAIL. SEE DETAIL 6/A8.41
19	DARPRO OUTLET. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
20	ORIA 4-DIGIT WALL-MOUNTED KEY STORAGE LOCK BOX.
21	VENDOR TO FIELD VERIFY STEEL PANELS

LIGHT FIXTURE TYPE

JJ		B2 (FAN)
GG		II
X		

SYMBOL LEGEND

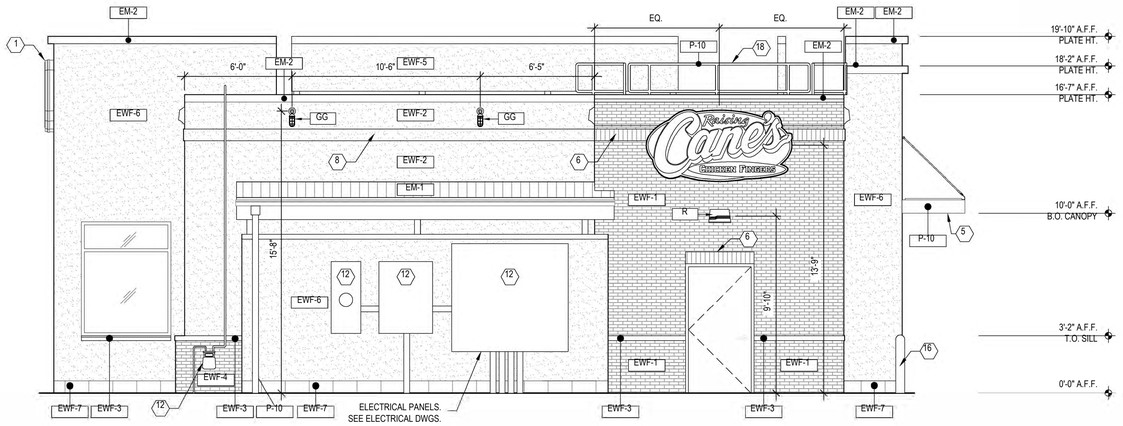
- SECTION CUT MARKER (# / A#)
- ELEVATION MARKER (# / A#)
- DETAIL CALLOUT (# / A#)
- KEY NOTE (#)
- FINISH TAG (###)

NOTES

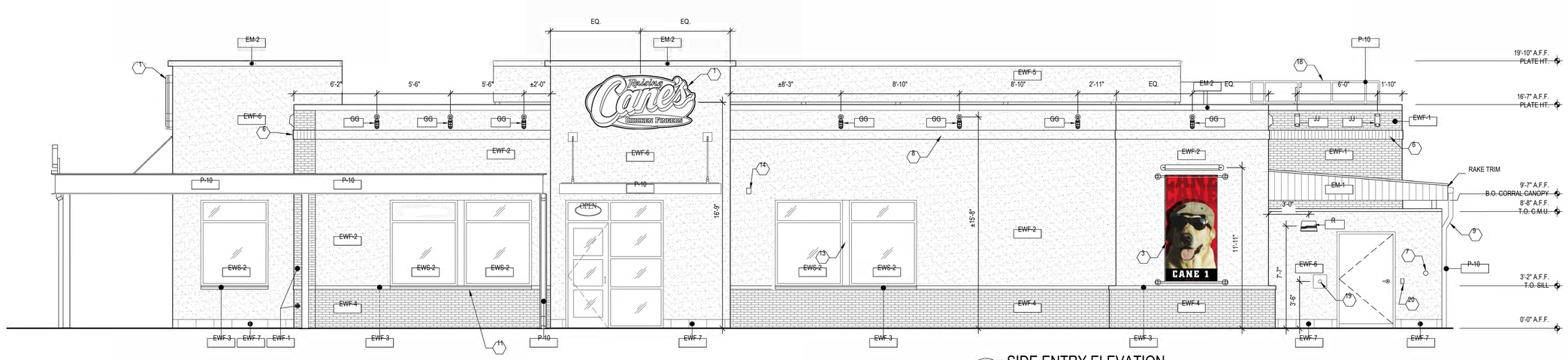
GENERAL NOTES	
1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH I.T.
4	VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.
SEALANT NOTES	
1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH ADJACENT WALL MATERIAL AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, ALL PENETRATIONS AND DRYVIT TO MASONRY CONNECTIONS.

SCHEDULE OF EXTERIOR MATERIALS

KEY	MATERIALS	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EM-1	STANDING SEAM ROOF	BERRIDGE	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-2	METAL CAP FLASHING	REFER TO SPEC	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-3	POWER COATED ALUM.	SIGNAGE SUPPLIER		CHARCOAL	POWDER COATED ALUM. MATTE BLACK FINISH 0.063 GA.
EM-4	METAL ACCENT PANELS	SIGNAGE SUPPLIER		DISTRESSED/SALVAGED RED	METAL PANELS TO BE APPLIED OVER STUCCO WALL EWF-5
EWF-1	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE IRON SPOT	1/2 RUNNING BOND, REFER TO DETAIL. MORTAR: SOLOMAN COLORS, INC. 10H LIGHT BUFF JOINT PROFILE: WEATHER-STRUCK
EWF-2	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	SW7669 SUMMIT GREY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL
EWF-3	CAST STONE LEDGE	MARCSTONE		6658 ARCHITECT'S GREY	MORTAR: ARGOS MAGNOLIA MASON'S MIX
EWF-4	BRICK VENEER	BORAL	QUEEN BRICK	ALAMO	MORTAR: LAFARGE IVORY BUFF, SACK RUB FINISH
EWF-5	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER EIFS AT ROOF SCREEN
EWF-6	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS
EWF-7	MASONRY VENEER CMU	PREMIER		ULTRA BURNISHED, DUSK / SMOOTH	MORTAR: TO MATCH
EWS-1	DRIVE-THRU WINDOW	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
EWS-2	ALUMINUM STOREFRONT	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
P-10	PAINT - EXPOSED STRUCTURAL STEEL	BENJAMIN MOORE	SUPER SPEC 23	BLACK / LOW LUSTER	TWO COATS REQUIRED



2 A4.20 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 A4.20 SIDE ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S RESTAURANT
2620 W. MORELAND ROAD
WILLOW GROVE, PA, 19090
PROTOTYPE: P4-V-Av
SCHEME: A
RESTAURANT #RC952
VERSION: 2021-3.0 RELEASE 1.05.2022

ADA ARCHITECTS
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXTERIOR KEYNOTE ELEVATIONS

DATE: 10/21/22
JOB NO. 22132

A4.20
SHEET NO.

KUHLS LAW LLC

Joseph C. Kuhls
Attorney at Law

October 19, 2022

Marc B. Kaplin, Esquire
Kaplin, Stewart, Meloff, Reiter & Stein, P.C.
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422
mkaplin@kaplaw.com

Raising Cane's Restaurant's, LLC
c/o Adam Caracci
6800 Bishop Road
Plano, TX 75024

Re: Abington Township Zoning Hearing Board Application 22-24

This firm serves as Solicitor to the Abington Township Zoning Hearing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve the above-named Application of Raising Cane's Restaurants, LLC, relative to a 44,910 square-foot (1.03 acre) lease area of real property at 2620 West Moreland Road (the "Subject Property").

The Board granted the following relief:

1) a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") §1102, and the Comprehensive Use Matrix, to permit a drive-through restaurant;
2) a Variance from Ordinance §1103 (Figure 11.9) to allow a 5.7 parking to building setback along the southern property line of the Subject Property, where the Ordinance otherwise requires a minimum distance of 10 feet; and
3) Variances from the minimum buffer and planting requirements of Ordinance 2402.A.5 and 2403.B.4.a.

All relief granted by the Board is collectively and respectively granted subject to the conditions:

a) that the Applicant apply for and obtain land development approval (or a waiver therefrom) from the Abington Township Board of Commissioners permitting the development and use proposed;
b) that, as part of that land development process, the Applicant shall provide and install any landscaping deemed appropriate by the Board of Commissioners, in their sole and absolute discretion, whether-or-not required specifically by the Township's Subdivision and Land Development Ordinance, to mitigate the effect of the variances granted hereby; and

c) that development and use of the Subject Property shall be in substantial conformance with the testimony and exhibits presented at the Public Hearing on this matter, including (without limitation) the Plan attached hereto.

Any aggrieved party may file an appeal to the Court contesting this decision within thirty (30) days. Anyone taking action on this decision within that appeal period does so at their own risk. Please remember that this Zoning Approval does not relieve the Applicant of the obligation to obtain a building permit and/or other related approvals.

This correspondence constitutes the written decision of the Board to approve the uncontested Application, and no further findings, conclusions, or reasons will be issued.

Joseph C. Kuhls

ZONING NOTES

1. THIS DRAWING REFERENCES DOCUMENTS AND INFORMATION BY:
   CONTROL POINT ASSOCIATES INC.
   1900 MANOR DRIVE, 210
   CHALFONT, PA 18914
   ENTITLED: BOUNDARY AND TOPOGRAPHIC SURVEY
   RAISING CANE'S RESTAURANTS, LLC
   DATED: 03-30-2022
   REVISED: N/A
2. APPLICANT:
   RAISING CANE'S RESTAURANT LLC
   6800 BISHOP ROAD
   PLANO, TEXAS 75024-4274
3. OWNER:
   WILLOW GROVE, PA PAD LLC
4. ZONING ORDINANCE:
   REQUIREMENTS TAKEN FROM
   ABINGTON TOWNSHIP ZONING ORDINANCE

   ZONED: BC-BUSINESS CENTER DISTRICTS
   EXISTING USE: PARKING LOT
   PROPOSED USE: C-25 RESTAURANT, FAST-FOOD W/ DRIVE-THRU AND OUTDOOR

PASSENGER CAR

LEGEND

EXISTING

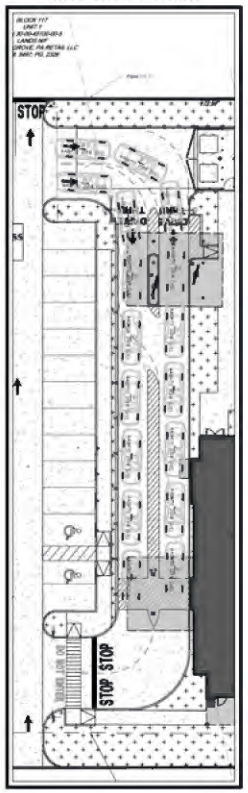
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- SIGN
- PARKING COUNT
- AREA LIGHT
- TREE
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- OVERHEAD UTILITY WIRES

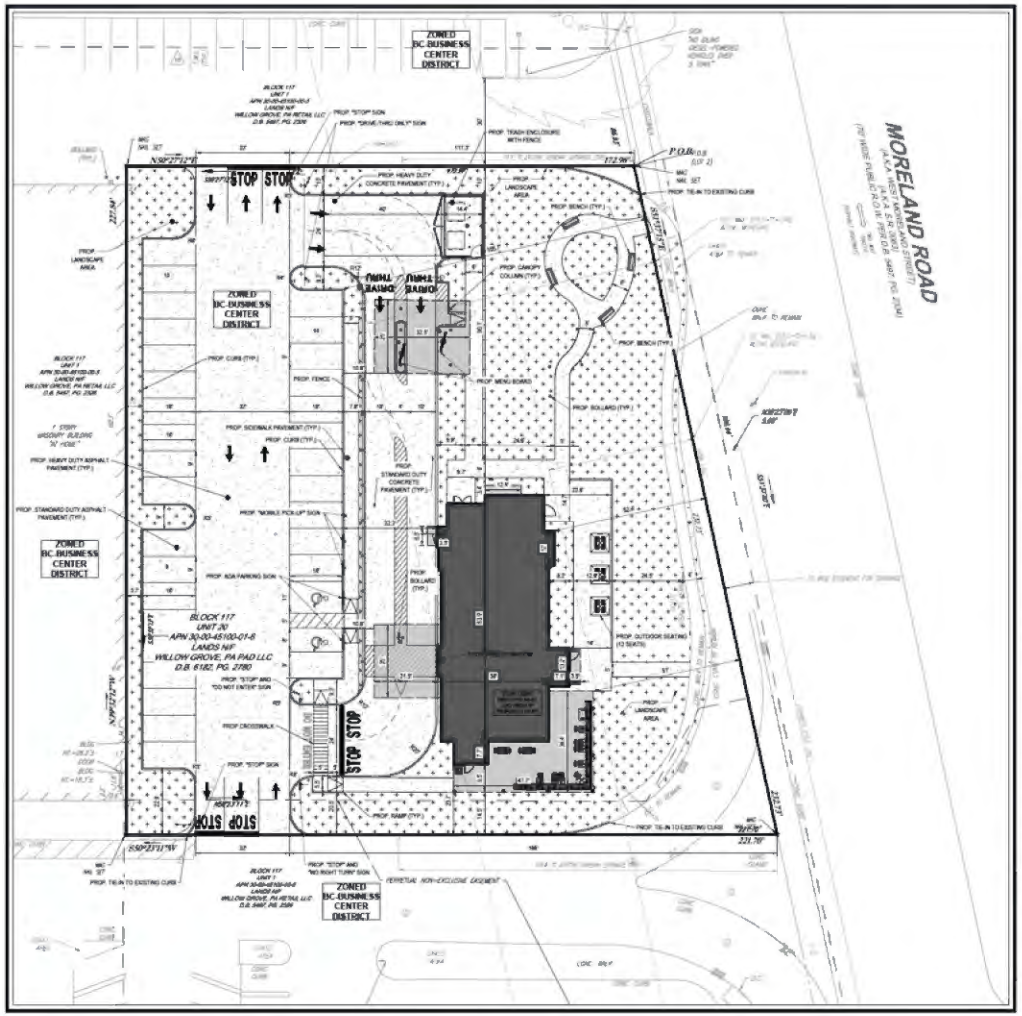
LEGEND

PROPOSED

- PROPERTY LINE
- BUILDING
- CANOPY
- PAVERS
- CONCRETE/ ASPHALT
- LANDSCAPE
- PARKING COUNT
- RAMP
- SIGN
- BOLLARD
- FENCE
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- TRAFFIC ARROWS

DRIVE-THRU STAKING





ZONING CHART

BC- BUSINESS CENTER

	REQUIRED	EXISTING	PROVIDED
LOT			
MIN. LOT AREA	1 AC. OR 43,560 SF	1.03 AC. OR 44,939 SF	1.03 AC. OR 44,939 SF
MIN. LOT WIDTH	100 FT	227.84	232.73
MIN. LOT DEPTH	150 FT	172.98	172.98
IMPERVIOUS COVERAGE	70%(75% MAXIMUM PAVING)	82.4% (37,038 SF/ 44,939 SF)	68.95% (30,987 SF)
GREEN AREA	MIN. 25% MIN. 15% IN TRIANGLE WITH BONUS (44,953 SF * .25 = 11,238 SF)	17.61% (7,915 SF/ 44,939 SF)	31.05% (13,952 SF)
PUBLIC OPEN SPACE (THESE AREAS SHALL BE OPEN TO THE GENERAL PUBLIC,NOT JUST THOSE USING THE SITE)	MIN 5% GROSS FLOOR A REA (3,062 SF * 05 = 153 SF)	0 SF	153 SF
BUILDING			
HEIGHT	20 FT. (MAX. 55 FT) FACADE HEIGHT	N/A	19.8 FT
LENGTH	MAX. 300 FT	N/A	91.6 FT
SIZE	MAX. 150,000 SF	N/A	3,062 SF
COVERAGE	MAX. 40% (1,7424 SF)	N/A	(3,062 SF / 44,939 SF) = 6.8%
SETBACKS			
MIN. SIDE YARD AND REAR PROPERTY LINES ABUTTING OTHER DISTRICTS	30 FT	N/A	N/A
BUILDING SETBACK FROM PARKING	10 FT	5.9 FT	5.7 FT
PARKING LOT SETBACK FROM PUBLIC STREET	MIN. 100 FT	12.2 FT	105.7 FT
ACCESS POINT FROM EXTERNAL STREET	200 FT SEPERATION DISTANCE FROM STREET ACCESS POINTS (ON SUBJECT OR OTHER PROPERTY)	N/A	N/A
BUILT TO LINE (SHALL NOT OVERRIDE THE SIGHT TRIANGLE)			
TO PUBLIC STREET	MIN. 50 FT TO MAX. 100 FT	78.9 FT	52.4 FT
MAINACCESS DRIVE	MIN. 20 FT TO MAX 25 FT	N/A	23.7 SF
PARKING			
ADA	(26 TO 56 TOTAL PARKING SPACES) = 2	0	2
CARS	1 PARKING SPACE FOR EVERY 50 SF OF GROSS LEASABLE FLOOR AREA. .., OR ONE PARKING SPACE FOR EVERY 3 SEATS, WHICHEVER REQUIRES THE LESSER NUMBER OF SPACES. (97 SEATS * (1 SPACE/ 3 SEATS) = 33	85	33
BIKE PARKING	1 PER 250 PARKING SPACES	0	0
LOADING AREA	REATAIL USE, FIRST 5,000 SF - 0 BERTHS REQUIRED	0	0

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paclp.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: DMM
CHECKED BY: KRT
DATE: 07/12/2022
CAD I.D.: PP2270001-X-TTLB-ZONE

PROJECT:

ZONING PLAN

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
K.R. TATLOW
PROFESSIONAL ENGINEER
COMMONWEALTH LICENSE No. PE090523

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

Z-101

ORG. DATE - 07/12/2022

WASTEWATER DEPARTMENT

George Wrigley, Director

October 31, 2022

Ms. Shannon Heybach-Park
Bohler Engineering
1515 Market Street, Suite 920
Philadelphia, PA 19102

RE: Proposed restaurant at 2620 Moreland Rd: Sanitary Sewer Availability

Dear Ms. Heybach-Park:

The Township of Abington Wastewater Utilities Department has reviewed the documents you submitted including the Utility Plan Sheet No. C7.0 dated October 26, 2022 and the Sewerage Facilities Planning Exemption Mailer, in regards to your request for verification of sanitary sewer service availability at the development site.

The site is immediately adjacent to existing sanitary sewers along West Moreland Road which are available and are required to be utilized for sanitary sewer disposal for the proposed building site. In order to evaluate the sanitary sewer pipes and pump station capacities, the anticipated sanitary flow rates for the proposed building are required to be determined. Comparable water useage reports from two (2) similar type and size restaurants for a period of 24 months shall be submitted for this determination.

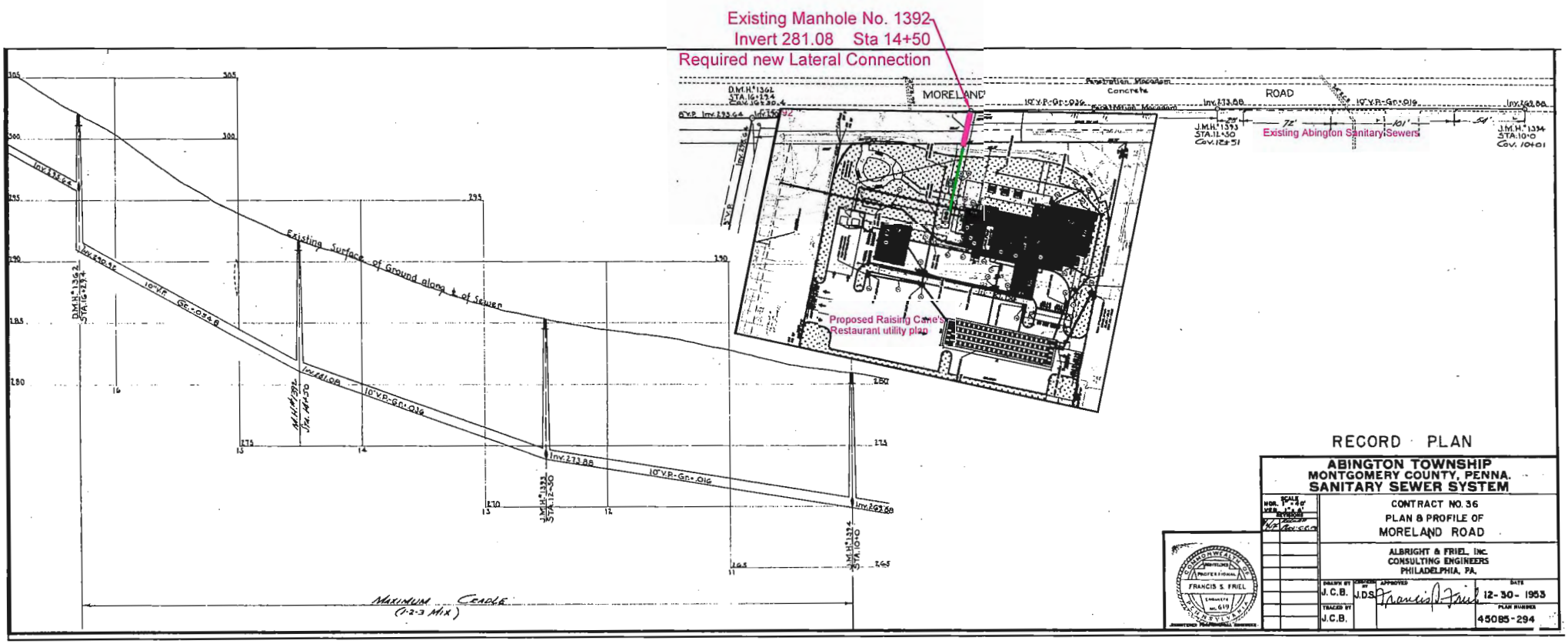
Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Ms. Kimberly Hamm, Abington Director of Community Development

Enclosure: Sanitary sewer system plan with site utilities


Existing Manhole No. 1392
Invert 281.08 Sta 14+50
Required new Lateral Connection
MORELAND
ROAD
Existing Abington Sanitary Sewers
Proposed Raising Cane's Restaurant utility plan
Existing Surface of Ground along ℄ of Sewer
MAXIMUM GRADE (1-2-3 MIX)
RECORD PLAN
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNA.
SANITARY SEWER SYSTEM
CONTRACT NO. 36
PLAN & PROFILE OF
MORELAND ROAD
ALBRIGHT & FRIEL, INC.
CONSULTING ENGINEERS
PHILADELPHIA, PA.
FRANCIS S. FRIEL
DRAWN BY J.C.B.
TRACED BY J.C.B.
APPROVED
DATE 12-30-1953
PLAN NUMBER 45085-294

WASTEWATER DEPARTMENT

George Wrigley, Director

November 23, 2022

Ms. Shannon Heybach-Park
Bohler Engineering
1515 Market Street, Suite 920
Philadelphia, PA 19102

RE: Proposed restaurant at 2620 Moreland Rd: Sanitary Sewer Review

Dear Ms. Heybach-Park:

The Township of Abington Wastewater Utilities Department has reviewed the documents you submitted including the Utility Plan Sheet No. C7.0 dated October 26, 2022, in regards to a sanitary sewer system for the proposed restaurant at the development site. We offer the following initial comments:

- In accordance with our letter dated October 31, 2022, the sanitary sewer from the proposed restaurant shall connect into the existing sanitary sewer Manhole No. 1392 located in West Moreland Road utilizing 6" diameter ductile iron pipe. (see Detail 27)
- Development plans shall be submitted detailing all sanitary sewer piping materials, interior and exterior routing, proposed grease handling equipment and facilities, construction methods, etc. (see enclosed details for some basic requirements)
- The previously submitted estimated daily sanitary generation rate of 3,388 gallons per day (gpd) should be explained in more detail. Our review of the submitted comparable water useage reports from two (2) similar type and size restaurants indicated that the maximum daily sanitary generation rate was about 1,600 gpd (Plano Texas location).

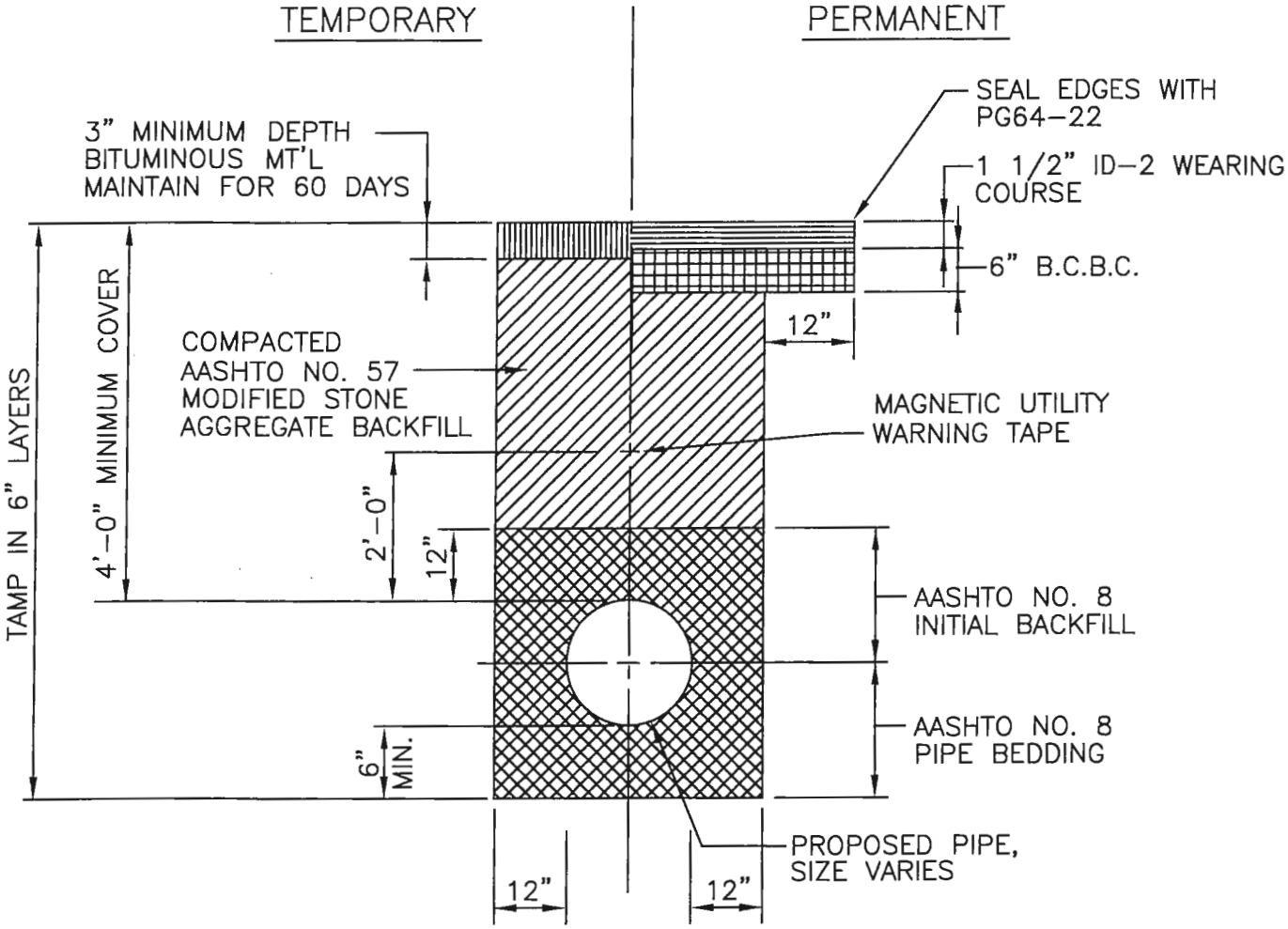
Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Terry Castorina, Executive Assistant
Kimberly Hamm, Director of Community Development
Khaled Hassan, P.E. Pennoni Associates
Allison Lee, P.E., Pennoni Associates

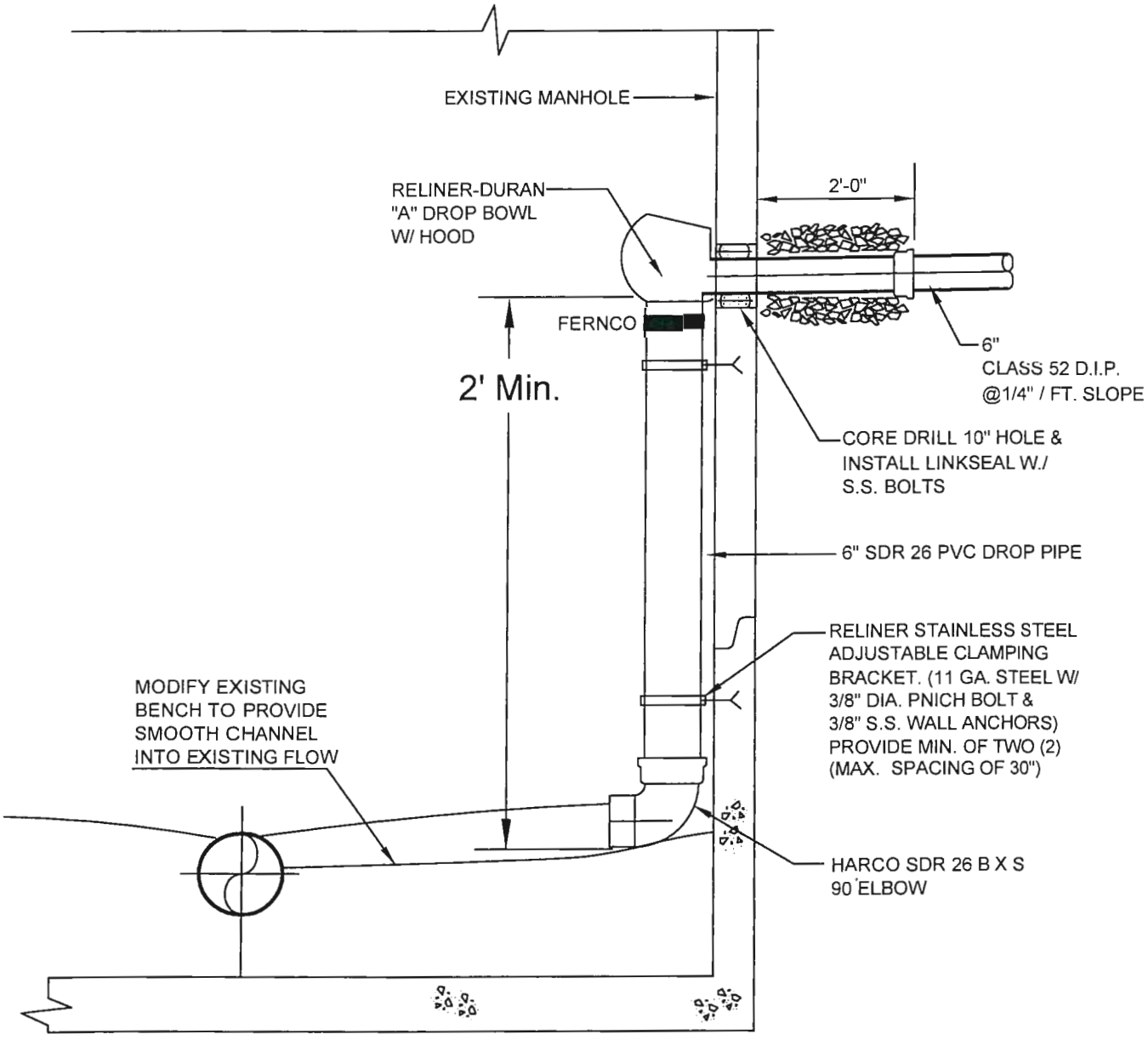
Enclosure: Sanitary sewer details



ALL WORK TO BE DONE IN ACCORDANCE WITH PADOT PUBLICATION 408

Township of Abington STANDARD DETAIL - SANITARY SEWER	
BACKFILL AND PAVEMENT RESTORATION DETAIL FOR STATE / TWP. ROADS	DATE: OCTOBER 2015 DETAIL: 1

NOTE: WHEN THE DISTANCE BETWEEN THE INVERT OF THE PROPOSED LATERAL AND THE SPRING LINE OF THE EXISTING SEWER IS LESS THAN 24", THE PROPOSED LATERAL SHALL CONNECT INTO THE MANHOLE AT THE SPRING LINE ELEVATION.



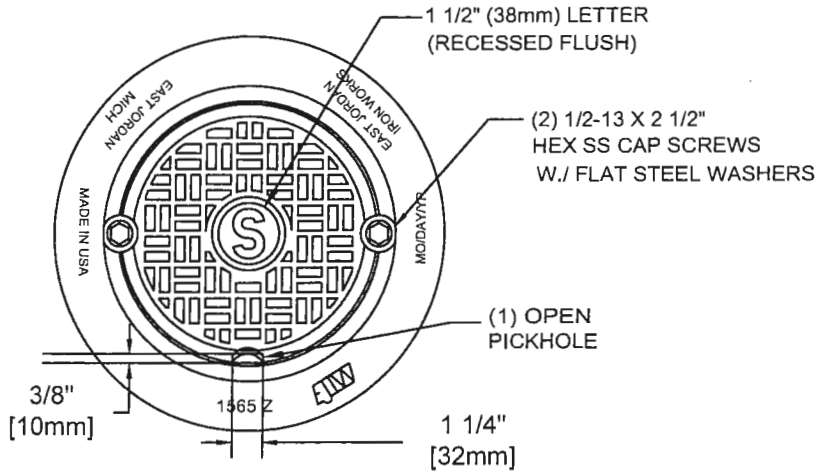
Township of Abington

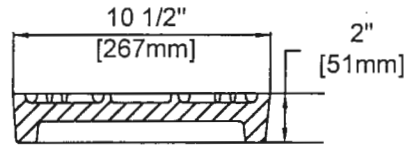
STANDARD DETAIL - SANITARY SEWER SYSTEM

6" LATERAL CONNECTION TO AN EXISTING SANITARY MANHOLE

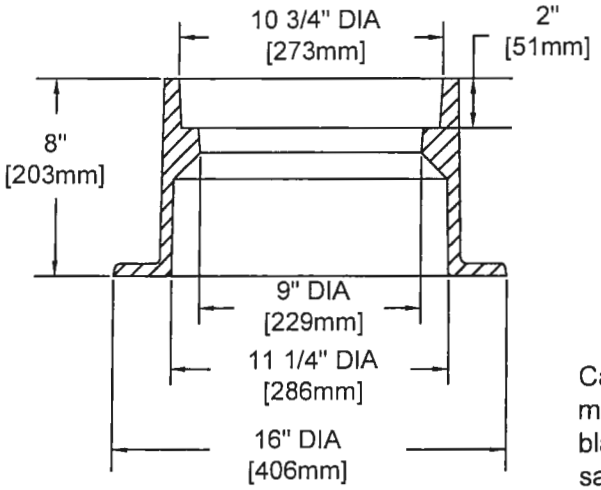
DATE: SEPT. 2015

DETAIL: 27





COVER SECTION



FRAME SECTION

Castings to be treated by the manufacturer with water-based, black asphaltic, environmentally safe coating, free of surface rust, before leaving the foundry.

Township of Abington STANDARD DETAIL - SANITARY SEWER SYSTEM	
CLEAN OUT FRAME AND COVER ASSEMBLY	DATE: SEPT. 2015 DETAIL: 30

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 9, 2022

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

Re: MCPC #22-0273-001
Plan Name: Raising Cane's
(3,062 square feet on 1 lot on 1.03 acres)
Situate: 2620 West Moreland Road
Cross Street: Allison Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 4, 2022. We forward this letter as a report of our review.

BACKGROUND

Raising Cane's Restaurants, LLC, the applicant, has submitted a preliminary land development plan. The proposal would construct a 3,062 square foot restaurant on a 1.03 acre outparcel on West Moreland Road. Although not identified as such, it appears that the restaurant would fit the Use C-25 Fast-Food Restaurant description. The proposal would reduce the amount of impervious area from 82.4 percent to 69.0 percent, thus increasing the amount of green area from 17.6 percent to 31.1 percent.

The applicant received a special exception for an A-11 Drive-Through Facility use, received a variance for a 5.7 foot parking setback from the building rather than 10 feet, and a variance from the minimum planting and buffer requirements (provided the applicant install landscaping deemed necessary by the Board of Commissioners). The site is located in the BC Business Center zoning district. Public sewer and water will serve the site. The plan is dated October 26, 2022.

COMPREHENSIVE AND OTHER PLAN COMPLIANCE

MONTCO 2040: A New Vision: the Comprehensive Plan for Montgomery County (2015). The proposal is located in the plan's Regional Mixed Use Center future land use area. The plan recommends that, "over time, these centers should establish more of a sense of place, ideally with a clearly defined public gathering place." It also

says that, “developments and public improvements should make it easy to walk to public transportation and other parts of the center,” and that, “over time, the character of development might evolve, with higher buildings, diverse uses, and structured parking.” The proposal is consistent with the plan.

Comprehensive Plan Update for Abington Township (2007): The proposal is located in the “Retail, Commercial, Office Use” category on the land use map of that plan and is consistent with that plan. The plan talks about the importance of using the land development process to reduce impervious surface area at the mall (this proposal would affect an area in the vicinity).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Sidewalks.

1. Street front sidewalks are required to be at least ten feet wide along the street, eight feet wide along main access drives, and six feet wide along secondary access drives [Zoning §2504.B]. The sidewalk along Moreland Road is generally four feet wide, with the exception of an area in the easternmost part of the property where it is five feet wide. No sidewalk is proposed along the access drive (the drive located between the proposed restaurant and Chipotle).
2. Decorative Verge. The required sidewalk along the access drive shall be separated from the curb by a minimum four-foot verge. At least 25 percent of the verge area (including those along both Moreland Road and the access drive) shall be planted with a mix of ground cover, shrubs, and trees [Zoning §2504.E] (consistent with the provisions of the variance for planting requirements, the Board of Commissioners may determine that such landscaping is necessary).
3. Sidewalks are also required by the SALDO, as are curb ramps [§146-27].

B. Crosswalks.

1. A crosswalk is required where a street meets an access drive [Zoning §2504.F]. No crosswalk is proposed in this location. The applicant’s property includes the right-in turn lane from Moreland Road onto the shopping center’s access drive.
2. We recommend that a crosswalk be added where the proposed parking aisle for the restaurant would meet the access drive (at proposed stop bars located closest to Chipotle).

C. Parking. A waiver is required from §146-28 to allow for nine by eighteen foot parking spaces.

D. Vehicular Circulation. A trash truck servicing the dumpster would block the drive-through lanes. We suggest the applicant explain how timing of trash pickups or other measures will prevent conflicts.

BUILDING

A. Corner Buildings. Buildings located on a corner (of streets and/or access drives) in the BC Business Center District shall have a main entrance on (and facing) the corner [Zoning §1104.C.]. This would apply to the intersection of Moreland Road and the access drive (near Chipotle).

B. Building Height. The table should specify that 20 feet is the "minimum" façade height.

C. Renderings. Renderings are required [§146-11.L]. These are necessary for determining if the proposed building complies with the design requirements of the zoning ordinance [Zoning Article XI], including, but not limited to the following requirements [Zoning §1104.C].

1. Facades facing the street and access drive.
2. Matching of colors of rear, side, and front façades.
3. Use of parapets, pitched roofs, or mansard roofs to conceal flat roofs and rooftop equipment.
4. Window area of 35 to 75 percent on walls facing the street.
5. Minimum 50 percent clear window area on ground floors.

LANDSCAPING

As noted above, the applicant received a variance from the minimum planting and buffer requirements (provided that the applicant install landscaping deemed necessary by the Board of Commissioners). We offer the following comments for the Board of Commissioners' consideration:

A. Street/Shade Trees [Zoning §2402, SALDO §146-39]. The six proposed street trees along Moreland Road are Eastern Redbuds, which are typically considered "ornamental trees." These trees should be a more appropriate species to meet the intent of street trees (providing shade for the sidewalk and pedestrians using it). The Willow Grove Park Mall vicinity is the largest heat island in the township, so street trees providing shade are all the more important.

B. Verge. See comment under TRANSPORTATION: Sidewalks: Decorative Verge, above.

C. Screening. We recommend that shrubs, perennials, or ornamental grasses be planted in the 5.9-foot wide strip on the plans near the label "Southwest Buffer" to provide visual interest and improve stormwater management.

CONCLUSION

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

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#22-0273-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP, Community Planning Assistant Manager
mnarcowi@montcopa.org – 610-278-5238

c:

Lucy Strackhouse, Chair, Township Planning Commission
Raising Cane's Restaurants, LLC, Applicant
Kevin R. Tatlow, R.P.E., Bohler Engineering, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Mark Cassel, AICP, Director, Service Planning, SEPTA

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

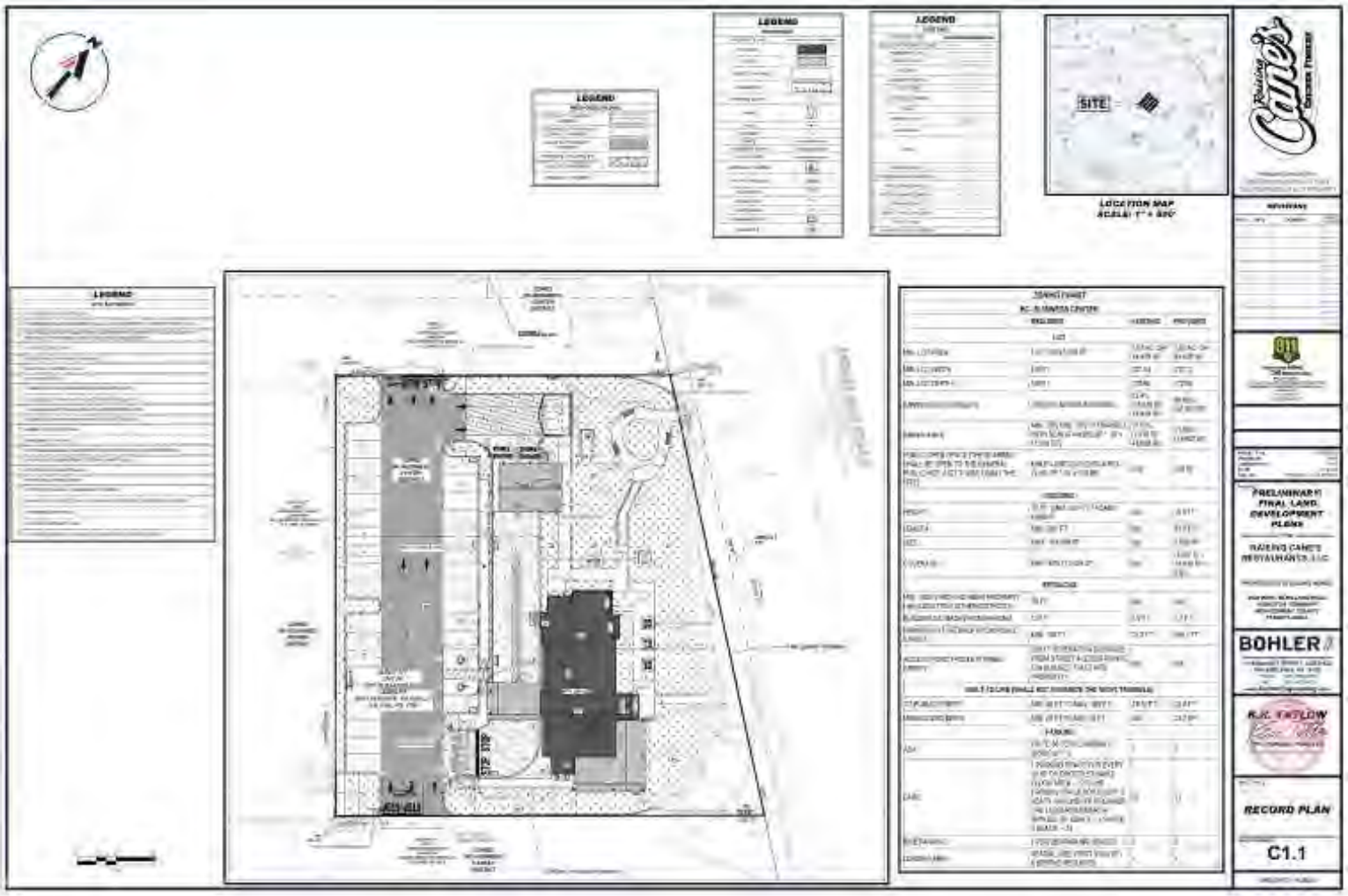
ATTACHMENT A

Raising Cane's
MCPC#220273001

Montgomery County Planning Commission

0 50 100 200 Feet

ATTACHMENT B



December 20, 2022

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council and Shade Tree Commission
RE: LD-22-06 - – Proposed Raising Cane's PAD Site
Plan Set Date: 10-26-2022

STC Review Date: December 13, 2022
EAC Review Date: December 14, 2022

Site Summary:
Owner: Willow Grove, PA PAD L.L.C
Applicant: Raising Cane's Restaurants, L.L.C.
Zone – BC – Business Center
Watershed – Pennypack Creek Watershed
Land Development: Addition of free-standing Raising Cane's Restaurant in parking lot area of Willow Grove Mall adjacent to the At Home, Home Goods Store, and existing Chipotle Restaurant.

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) and Abington Township Shade Tree Commission (STC) have reviewed the above referenced land development plan and offer the following comments/questions and recommendations:

General Comments:
Both the STC and EAC members feel the site could easily accommodate more trees, especially true canopy trees, in line with Township's desire to reduce heat island effects in highly impervious cover places. More specific landscape comments are noted below.

Related to our comments above, please address why all of the existing trees along Moreland Road need to be removed. A portion of this area is proposed to be used for green space after construction. Why not keep trees within the proposed green area and incorporate them into the new landscape plan?

Based on the layout of the parking lot relative to the restaurant's main entrance, it was noted that patrons need to cross the active drive-thru lanes to access the building. We feel this creates a potential safety concern (pedestrian/car conflict) which should be addressed.

Stormwater Management Questions/Recommendations:

- In addition to the new building, plans indicate the addition of landscaped areas on the northeast and southeast sides of the building. The reconstruction of this landscaped area provides a great opportunity for co-design as vegetated bioretention areas (rain gardens) that could be used to capture, slow, clean and infiltrate runoff from a portion of the roof area (specifically at the southeast corner, where site is at its lowest elevation). Would the applicant consider redesigning these grassed areas as a bioretention area?

- We also noted that the building's roof top offers excellent opportunity for a green roof application. This should be considered as it would help mitigate the volume and velocity of rooftop runoff, which could impact the size of the underground storage basin. The vegetated element can help moderate the building's energy use and set an example for other similar building types in our commercial and business zones. Green roof systems have also been noted to extend the useful life of the roof as well. [1]

- Would the applicant clarify drainage for the trash enclosure area for the restaurant? On sheet C7, Utility Plan, the legend indicates that the trash enclosure floor drain ties into the storm sewer system, but the plan indicates tie-in to Sanitary Sewer. We recommend that this be tied to Sanitary Sewer line to capture any pollutants that might run off from trash enclosure areas, especially since this area is not covered.

Landscape/Habitat Recommendations

The STC found the proposed tree planting plan to be disappointing at best. The developer applied for and received landscaping variances for the parking lot perimeter buffer, the southwest property line, and the southeast property line. Additionally, while the developer proposes to reduce the impervious area of the site from 82.4% (above the 75% maximum paving permitted) to 68.95%, they use the proposed reduction to claim exemption from the requirement to replace the four trees that will be removed. Finally, the developer proposes to plant the absolute minimum number of canopy and understory trees in the remainder of the site where variances were not requested.

For a corporation with a strong community-oriented marketing strategy ("Let's Work in Together for Our Community"), the STC believes there are significant missed opportunities to align with the mission of the Raising Cane Corporation and make **meaningful improvements** to our community. These opportunities include increasing the tree canopy, replacing removed trees, improving the local habitat, and reducing urban heat island effects by planting shade trees and using innovative stormwater best management practices, all of which would "work together for our community."

The EAC and STC appreciate that many native species were included in the proposed planting plan. We recommend adding **more urban-tolerant native trees to the plan**, such as American Smoketree (Cotinus obovatus), Apple Serviceberry (Amelanchier x grandiflora 'Autumn Brilliance'), or Black Tupelo (Nyssa sylvatica). American smoketree would grow well in the center circle of the bench seating area.

Specific comments on proposed tree selection (STC):

CCA CARPINUS CAROLINIANA AMERICAN HORNBEAM, which is specified as a canopy tree, is actually an understory tree and should be replaced with a canopy tree. We recommend using Ostrya virginiana (American Hop Hornbeam) which is both a canopy tree and better suited for dry, urban growing conditions.

[1] https://home1.nps.gov/tps/sustainability/new-technology/green-roofs/benefits.htm

We recommend replacing six of the proposed CC CERCIS CANADENSIS EASTERN REDBUD with shade trees. While undeniably beautiful in spring, Eastern redbud is not well suited to the dry conditions and the urban heat island effect in this highly developed area. A predominance of shade trees will shelter the redbuds and increase their likelihood of survival. Suggested shade tree species include Acer rubrum (Red maple), Ulmus americana (American elm), and Nyssa sylvatica (Black tupelo). There are no overhead utility lines at the site that would interfere with planting shade trees. If the developer does not include shade trees in this area, we recommend adding more variety of species to lengthen the bloom time and reduce risk of diseases. Appropriate species include with American Smoketree (Cotinus obovatus), or Apple Serviceberry (Amelanchier x grandiflora 'Autumn Brilliance').

The STC also recommends that a tree be planted inside the circular walkway in the seating area to provide visual interest and shading in this proposed public green space. Suitable species are listed in the previous paragraph.

With respect to the landscaping specifications (Sheet 20), Notes G and H appear out of date and do not reflect current practice. Specifically, with respect to Note G: Trees can be planted year-round; in the fall, they need to be planted after dormancy, so they should be dug late in the fall. With respect to Note H: Trees should be backfilled with native material. If the native material is unsuitable, the backfill should consist of a mixture of 80% topsoil and 20% compost.

Specific Comments on proposed planting species (EAC and STC):

DGN 48 DEUTZIA GRACILIS `NIKKO` SLENDER DEUTZIA 18-24" CONTAINER. - Not native, not considered invasive. Consider substituting some of these with native species such as Rhus aromatica 'Gro Low,' Aronia melanocarpa 'Low Scape Mound,' Erigeron pulchellis 'Lynnhaven Carpet,' Sweetfern (Comptonia peregrine), or, if conditions permit, Ceanothus americanus (New Jersey Tea).

IMBB 24 ILEX X MESERVEAE `BLUE BOY` BLUE BOY HOLLY 36" MIN. CONTAINER. - Not native, not considered invasive. Consider substituting these with male and female cultivars of Ilex opaca (American holly), such as 'Jersey Knight' and 'Jersey Princess.' Plant one male for every 3 to 7 females. Female plants grow red berries that provide winter interest and food for wildlife.

JHIB 112 JUNIPERUS HORIZONTALIS `MONBER` ICEE BLUE JUNIPER 15-18" SPRD CONTAINER. - Not native, not considered invasive. Consider substituting some of these with native Arctostaphylos uva-ursi (Bearberry), Thuja occidentalis 'Concesarini' (Pancake arborvitae) or other Thuja occidentalis cultivar, Erigeron pulchellis 'Lynnhaven Carpet,' Baptisia australis (False Blue Indigo), or a blue-green native sedge species.

VR 8 VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM 3-4` B&B. - Not native, considered invasive in a few southern states. Viburnum leaf beetle exists in this area and may kill viburnums, although this species is one of the most resistant ones. Consider substituting some of these with native Physocarpus opulifolius cultivar (Common ninebark), Myrica cerifera (Southern bayberry), Myrica pennsylvanica (Northern bayberry), Leucothoe axillaris (Coastal doghobble), Leucothue fontanesiana 'Rainbow' (Drooping leucothoe), or, if conditions permit, Ceanothus americanus (New Jersey Tea).

LSP 43 LIRIOPE SPICATA CREEPING LILY TURF 1 GAL. CONTAINER 15" o.c. - Not native, not considered invasive. This tough plant is good for the tough location along the drive thru. Consider substituting Phlox subulata (Moss phlox), Penstemon digitalis 'Husker Red,' Carex plantaginea (Plaintain leaf sedge), or other native species.

Sustainability Comments

- We encourage that a specific area be designed to accommodate bicycle parking.

- As part of the Township's aspirations for climate planning and resiliency, the EAC encourages that the building's operations do not depend on natural gas. It would be preferable instead, to have the HVAC and hot water heating systems to be air sourced heat pumps to minimize the carbon footprint. In addition, please consider pursuing "Designed to Achieve the Energy Star" to reduce greenhouse gas emissions and increase the building's efficiency or using another green building certification such as LEED New Construction or Commercial Interiors.

We appreciate the opportunity to comment on this land development plan.

Respectfully submitted,

Susan S. Myerov

Susan Myerov, Member
Abington Township EAC

Patricia Gallagher

Patricia Gallagher, Chair
Abington Township STC

cc: Richard Manfredi
Michael Narcowich
Shaun Littlefield
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: February 6, 2023

Re: **2620 West Moreland Road – Raising Cane's**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00036

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 documents:

- Traffic Impact Assessment (TIA) prepared by McMahon Associates, Inc. – Dated January 19, 2023;
- Site Plans prepared by Bohler Engineering – Dated October 26, 2022.

The following are our comments:

Traffic Impact Assessment

1. The traffic report assumes 10% of the site trips will utilize intersections not included in the study area. Presumably, these trips will utilize the traffic signal at Moreland Road (S.R. 0063) & Center Road/Willow Grove Park Mall Access. It is recommended that the traffic report be revised to include this intersection and assess the impact that the site may have on it.
2. The traffic counts included in the traffic report were conducted on Saturday, December 17th and Tuesday, December 20th. Verify that local schools were in session at this time, or a seasonal adjustment factor may be needed.

2500 East High Street, Suite 650
Pottstown, PA 19464
610.326.3100
TrafficPD@TrafficPD.com

3. The traffic report utilizes previous studies from three comparable sites in Illinois to determine a site-specific trip generation rate. We note that the comparable trip generation rate is more conservative than published ITE data. However, it appears that these comparable sites all have a single drive-thru lane, rather than the dual drive-thru configuration proposed at this location. Provide additional information related to the trip generation impacts of a dual drive-thru configuration. Our office may have additional comments upon review of revisions to the trip generation calculations that may be needed due to the dual drive-thru configuration.

4. The weekday morning peak hour was not evaluated as the traffic report indicates these stores typically do not begin operating until 10:00 a.m. It is recommended that an operating time limit be made a condition of any approval.

5. The Synchro analysis at the Full Movement Access Driveway to Moreland Road (S.R. 0063) assumed a two-stage left turn maneuver exiting the proposed site with the median storage inputted as two (2) vehicles. The maximum vehicle storage input should be 1 vehicle based on the width of the two-way left-turn lane (TWLTL). We note that this input value has a significant impact on the approach LOS and queue results. Provide further justification that two-stage left turn maneuvers occur at this location. Otherwise, the analysis should assume a one-stage left turn maneuver.

Site Plans

1. Based on the site plans, seventeen (17) total vehicles can stack in the drive-thru area. This appears to be from the pick-up area to the end of the drive-thru lane. No information is provided regarding the total number of vehicles that can stack behind the ordering window, which is where the longest dwell time may be for customers placing orders. Thus, it appears based on the plans that two (2) vehicles can stack behind a vehicle at the ordering window in the outer lane and three (3) vehicles can stack behind a vehicle at the ordering window in the inner lane.

2. Additional information should be provided regarding the number of vehicles that can stack behind those at the ordering window. In addition, more information should be provided regarding the sufficiency of the proposed stacking area from the ordering window, given the driveway aisle and parking areas located adjacent to the drive-thru area.

3. Regarding Table 7 in the TIA, information was provided from sites with one (1) drive-thru lane, not two (2), as proposed. Thus, the queueing averages could be different, because more lanes to order might accommodate more vehicles queueing.

4. As indicated on the plans, drive-thru stacking may extend into the driveway and parking areas because only five (5) total vehicles can queue before the order window. Consideration should be given re-examining the parking layout, specifically the parking area adjacent to the full-access driveway intersection (i.e., vehicles may have a difficult time entering/exiting these parking stalls).

General

1. Since any modification to the signalized intersection of Moreland Road (S.R. 0063) & Center Road/Willow Grove Park Mall Access is subject to PennDOT review and approval, any correspondence to and from the Department must also be coordinated with our office and the Township, and evaluated and addressed accordingly in subsequent submissions.

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

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

September 16, 2022

Chris Madonna
Bohler Engineering
Philadelphia, PA 19102

Re: Water Availability
2620 W Moreland Ave
Abington Twp, Mongtomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas of our Control Center at LATHOMAS@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquaamerica.com.

Regards,

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

Checklist

1. A completed application, to include the signature of the owner and signature of the applicant.
2. Only the below items will be accepted with a completed application:
    a. Agreement of sale or the lease agreement.
    b. Copy of the most recent deed.
    c. The plot plan of the property prepared by a Professional Engineer or a Registered Land Surveyor. The date of the plan may not be more than (1) year old. Ten (10) physical copies to scale must be provided with the application.
3. Any additional exhibits may only be presented at the hearing in the form of twelve (12) hard copies (photographs, letters of support, etc.). A flash drive with the exhibits may be brought to the hearing.
4. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted.
5. The plot plan is required to plot the location of existing coverage, structures and the like. All proposed improvements are required to be plotted and highlighted on the plan. The plan is required to list all proposed coverage numbers for both the building coverage and the impervious coverage as well as plot all building setback lines and required landscaped buffers.
6. Any and all proposed changes to the existing grades on the site will be required to be clearly shown. If the property has existing steep slopes, that area and the percentage of disturbance must be shown.
7. The site plan should include a site area map @ a 500/1 scale.
8. Applications must be submitted by the second Friday of the month by 4:00 PM in order to appear on the following month's agenda. Applications are subject to review and the submission of an application does not automatically guarantee its placement on an agenda.
9. Completed application, deed(s) and plot plan must be e-mailed to zoning.officer@abingtonpa.gov upon submission.

The Zoning Hearing Board of the Township of Abington holds a regularly scheduled meeting on the third Tuesday of each month. If you have any questions, please feel free to contact the Township Zoning Officer at zoning.officer@abingtonpa.gov or 267-536-1013.

All applications are reviewed by the Zoning Officer of the Township of Abington and may be returned to the applicant if the application is found to be incomplete.

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverge percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

[X] Request for Variance from the Zoning Ordinance.

[ ] Request for a Special Exception as provided by the Zoning Ordinance.

[ ] Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land:
   Willow Grove, PA PAD LLC
   c/o TLM Realty Holdings
   295 Madison Avenue, 37th Floor
   New York, NY 10017
   Phone number:
   (212) 752-4576

2. Name and address of the applicant:
   Raising Cane's Restaurants, LLC
   c/o Bryan Brown, Chief Development Officer
   6800 Bishop Road
   Plano, TX 75024
   Phone number:
   (972) 769-3206

3. Name and address of the attorney:
   Kaplin, Stewart, Meloff, Reiter & Stein, P.C.
   910 Harvest Drive, P.O. Box 3037
   Blue Bell, PA 19422
   Phone number:
   (610) 260-6000

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

   Proposed Tenant

5. Description of the property:

   Address/location 2620 W. Moreland Road, Abington Township, Montgomery County, PA

   Present use Parking lot

   Proposed improvement Fast-food Restaurant with accessory drive-through and outdoor dining facilities

6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

Applicant is seeking various dimensional variances related to setback requirements, facade composition requirements and service door requirements. Please see the attached Addendum for complete details

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Applicant requests: (i) a variance from Section 1103 of the Zoning Ordinance referencing Figure 11 9 BC Business Center Districts: Dimensional Requirements to permit the outdoor dini patio canopy to be setback 12.6 feet from the main access drive where a 20 foot setback is required;
(ii) a variance from Section 1104.C 9.c. of the Zoning Ordinance to permit a window area of 14% (+/-) on an exterior, street facing wall where such walls require a minimum window area 35%;
(iii) a variance from Section 1107.D. of the Zoning Ordinance to permit a service door to be located on the front façade of the fast-food restaurant where such service doors are required to visually screened and located to the side or rear of the building; and (iv) any other relief deemed necessary

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Applicant is seeking dimensional variances from the setback requirements, facade composition requirements and service door requirements, which should be granted under the Pennsylvania Supreme Court's Decision in Hertzberg. Please see the attached Addendum for complete details.

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

Decision of the Zoning Hearing Board dated October 19, 2022 at Abington Township Zoning Hearing Board Application No. 22-24. Please see Exhibit "F" to the attached Addendum.

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

The Property was part of a two-lot subdivision approved by the Township Board of Commissioners in December of 2019.

Please also see Exhibit "F" to the attached Addendum.

Signature of Applicant

Michael Oestreich Authorized Signatory

Signature of Owner

Internal Validation:

Date Received: 03/17/2023

Fee Paid: $1,500.00, Ck # 24198

Case: 23-11

Allison Lee

Signature of the Zoning Officer

Ordinance No. 1951

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON RE-ESTABLISHING FEES TO BE CHARGED FOR CERTAIN ZONING HEARING BOARD APPLICATIONS OR APPEALS, AND SUBSTANTIVE CHALLENGES BROUGHT BEFORE THE ZONING HEARING BOARD; A FEE TO BE CHARGED FOR POSTPONEMENTS REQUESTED BY APPLICATNS; A FEE TO BE CHARGED FOR APPLICATIONS FOR A CHANGE OR AMENDMENT TO THE ZONING MAP; A FEE TO BE CHARGED FOR APPLICATIONS FOR CONDITIONAL USE; A FEE TO BE CHARGED FOR APPLICATIONS FOR CURATIVE AMENDMENT; A FEE TO BE CHARGED FOR APPLICATIONS FOR ZONING COMPLIANCE CERTIFICATES; AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF THAT ARE INCONSISTENT WITH THIS ORDINANCE.

The Board of Commissioners of the Township of Abington, pursuant to the authority set forth in section 908(1.1) of the Pennsylvania Municipality Planning Code (53 P.S. - 10908(1.1), does hereby enact and ordain as follows:

Section 1. **Fees for Applications and Appeals to the Zoning Hearing Board.** Fees to be charged for appliations or appeals to the Zoning Hearing Board, and substantive challenges to the validity of the zoning ordinance, shall be determined as follows, and shall be in the folliwng amounts:

A. For applications or appeals relating to accessory structures up to and including 500 square feet, fences and retaining walls: Two hundred dollars ($200.00).

B. For applications or appeals relating to single-family dwellings or one residentially zoned parcel: Four hundred dollars ($400.00).

C. For applications or appeals relating to from two to four residentially zoned properties: Five hundred dollars ($500.00).

D. For applications or appeals relating to five to nine residentially zoned properties: One thousand dollars ($1,000.00).

E. For applications or appeals relating to ten or more residentially zoned properties: One thousand five hundred dollars ($1,500.00).

F. For applications or appeals relating to a duplex: Five hundred dollars ($500.00).

G. For applications or appeals relating to three to five apartment units: Six Hundred dollars ($600.00).

H. For appliactions or appeals relating to six to ten apartment units: One thousand dollars ($1,000.00)

I. For applications or appeals relating to more than ten apartments: One thousand five hundred dollars ($1,500.00)

J. For an application or appeal involving any change in use, alteration or addition to any non-residential building under one thousand (1,000) square feet: One thousand dollars ($1,000.00).

K. For an application or appeal involving any change in use, alteration or addition to any non-residential building over one thousand (1,000) square feet: One thousand five hundred dollars ($1,500.00).

L. For a procedural or substantive challenge to the validity of the zoning ordinance: One thousand five hundred dollars ($1,500.00).

Section 2. **Fee for Postponement Requested by Applicant.** A fee of three hundred ($300.00) will be charged for each postponement of any matter identified in Section 1 or 2 requested by an applicant, said fee to be paid prior to the scheduling of the postponed hearing. The purpose of this fee is to cover the cost of legally required advertising and mailings giving notice of the re-scheduled hearing.

Section 3. **Fees for Matters to be Heard by the Board of Commissioners.** For applications for a change or amendment to the zoning map, for a conditional use, petitions for land use ordinance amendments, including curative amendments: Two thousand dollars ($2,000.00).

Section 4. **Fee for Zoning Compliance Certificate.** A fee of one hundred and fifty dollars ($150.00) shall be charged for an application for the issuance of a zoning certificate.

Section 5. **Repealer.** All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. **Severability.** In the event that any section, sentence, clause or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

Section 7. **Effective Date.** This Ordinance shall be effective immediately.

ENACTED and **ORDAINED** this 13th day of December, 2007.

Attest:

Burton T. Conway, Secretary

By:

James Ring, President
Board of Commissioners

Kaplin Stewart Meloff Reiter & Stein, P.C.
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422
(610) 260-6000

Marc B. Kaplin, Esquire
Craig R. Lewis, Esquire
mkaplin@kaplaw.com
rlewis@kaplaw.com

Attorneys for Applicant

BEFORE THE ZONING HEARING BOARD OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

IN THE MATTER OF:	:	PREMISES:
	:	
RAISING CANE'S	:	PARCEL ID NO. 30-00-45100-01-6
RESTAURANTS, LLC,	:	
APPLICANT	:	2620 WEST MORELAND ROAD
	:	ABINGTON TOWNSHIP, PA

ADDENDUM TO APPEAL TO ZONING HEARING BOARD

Raising Cane's Restaurants, LLC, by and through its attorneys, Marc B. Kaplin, Esquire and Craig R. Lewis, Esquire, hereby files this addendum to its Application to the Abington Township Zoning Hearing Board seeking certain relief from the Abington Township Zoning Ordinance (**"Zoning Ordinance"**) to permit the improvements described herein for the property identified above, and in support thereof states as follows:

I. Name and Address of Owner/Applicant.

1. The Applicant is Raising Cane's Restaurants, LLC (**"Raising Cane's"**), c/o Bryan Brown, Chief Development Officer, having a business address of 6800 Bishop Road, Plano, TX 75024. Raising Cane's is the proposed tenant of the property located at 2620 West Moreland Road (Montgomery County Parcel ID No. 30-00-45100-01-6) (**"Property"**) in Abington

Township (**"Township"**), by virtue of an executed Ground Lease between Applicant and Willow Grove, PA PAD LLC, the legal owner of the Property. A redacted copy of the Ground Lease between Raising Cane's and Willow Grove, PA PAD LLC is attached hereto and made a part hereof as Exhibit "A" and incorporated herein by reference.

II. Description and Background of Real Estate Affected.

2. The Property is an approximately 1.03 acre (+/-) tract and is located within the property developed and known as the Willow Grove Park Mall (**"Willow Grove Park"**). The Property has frontage along West Moreland Road and primary access to the Property is provided via two (2) existing driveways onto West Moreland Road.

3. The Property was created as part of the subdivision associated with the redevelopment of the former K-Mart property, now being used as an At Home store (**"At Home Building"**), that was approved by the Board of Commissioners of Abington Township in December of 2019 (**"Subdivision Plan"**).

4. The Subdivision Plan created the Property as a separate building lot from the lot that houses the At Home Building located to the rear of the Property and identified on the Subdivision Plan as Lot #1. Lot #1 is an approximately 8.34-acre parcel (+/-) and is presently improved with a 94,968 sq. ft. retail/commercial building. The At Home Building directly abuts the Property along its southwestern property line.

5. According to the Abington Township Zoning Map, the Property is located in the Business Center Zoning District (**"BC District"**). Additionally, as the Property is located within the Willow Grove Park Mall, the Property is subject to the provisions of the Zoning Ordinance regulating development in Willow Grove Park.

6. The Property is currently being used as a parking lot and is improved with eighty-five (85) surface parking spaces and associated internal access driveways[1]. The existing conditions on the Property are depicted on the Existing Conditions and Demolition Plan, Sheet C4.0. of a Plan Set entitled "Preliminary / Final Land Development Plans for Raising Cane's Restaurants, LLC" prepared by Bohler Engineering and dated October 28, 2022 (**"LD Plans"**). Sheet C1.0 (Cover Sheet), Sheet C1.1 (Record Plan) and Sheet C4.0 (Existing Conditions and Demolition Plan) of the LD Plans are attached hereto and made a part hereof as Exhibit "B."

III. Proposed Redevelopment

7. Raising Cane's is proposing to redevelop the Property with a single-story, approximately 3,374 sq. ft. (+/-) fast food restaurant[2] with an accessory dual-lane drive-through facility, outdoor dining area, access drives and circulation areas, and other related improvements (**"Proposed Redevelopment"**)[3]. Thirty (30) off-street parking spaces will be provided, including two (2) ADA spaces. The Proposed Redevelopment is depicted on the Record Plan, Sheet C1.1 of the LD Plans attached and previously identified as Exhibit "B."

---

[1] The Property is presently nonconforming with respect to numerous dimensional requirements applicable to the BC District including, but not limited to, maximum impervious coverage (82.4% where 70% maximum (75% maximum paving) is permitted), minimum green area (17.61% provided where 25% minimum is required) and the required parking lot setback from public streets (12.2 ft. provided where 100 ft. minimum are required). Additionally, there are currently no ADA parking spaces provided on the Property.

[2] Use C-25: Restaurant, Fast-Food: An establishment specializing in food and beverages that can be prepared and served quickly, where food is typically ordered and delivered at a counter, typically served in disposable containers which must be cleared from tables by the customers. This use category shall also include Drive-Through Restaurants (any place or premises used for the sale, dispensing or serving of food, refreshments or beverages whose design, method of operation or any portion of whose business includes the delivery of the food or beverage directly to the customer to consume the food or beverage within a motor vehicle parked on the subject property). A Fast-Food Restaurant may include carryout services.

[3] The Proposed Redevelopment will eliminate the existing impervious coverage nonconformity on the Property (from 82.4% to 68.95% (+/-), where 70% maximum (75% maximum paving) is permitted; the green area nonconformity on the Property (from 17.61% to 31.05%, where 25% minimum is required) and compliance with the required parking lot setback from public streets (from 12.2 ft. to 105.7 ft., where 100 ft. are required). As noted above, the Proposed Redevelopment will add two (2) ADA parking spaces to the Property, where there are currently no such spaces provided.

IV. Procedural Background

8. On June 21, 2022, Marc Kaplin, Esquire, on behalf of Raising Cane's, contacted the Township to discuss Raising Cane's plans to redevelop the Property for the proposed fast-food use. Mr. Kaplin informed the Township Manager that in order to proceed with the Proposed Redevelopment, Raising Cane's team had determined that Raising Cane's would require at least two (2) variances from the Township's Zoning Ordinance relating to the required parking and building setbacks from the At Home Building, in addition to special exception approval for the drive-through facility.

9. Mr. Kaplin requested that the Abington Township Zoning Officer (**"Zoning Officer"**) and Pennoni Associates, Inc. (**"Pennoni"**), the Township's Engineer, conduct a preliminary review of the plans for the Proposed Redevelopment in order to confirm that the development plans for the Property otherwise complied with the applicable Township ordinances and/or that all required relief was identified.

10. On June 22, 2022, the Township informed Mr. Kaplin that Pennoni had been designated as the Assistant Township Zoning Officer ("**Assistant Zoning Officer**") charged with reviewing all commercial applications. Raising Cane's was directed to file an application to the Zoning Hearing Board requesting the relief it believed necessary, and the variance and special exception relief identified and thereafter, the application would be forwarded to the Assistant Zoning Officer who would review the application and provide any additional comments.

11. On July 15, 2022, Raising Cane's filed with the Township an application to the Zoning Hearing Board seeking the following relief:

a. A special exception under Section 1102 of the Zoning Ordinance referencing the *Comprehensive Use Matrix* to permit a drive-through facility in connection with the Proposed Redevelopment;

b. A variance from Section 1103 of the Zoning Ordinance referencing *Figure 11.9 BC Business Center Districts: Dimensional Requirements* to permit a building setback from a parking area of 5.7 ft. where 10 ft. are required;

c. A variance from the required buffer and planting requirements of Section 2402.A.5.;

d. A variance from the required buffer and planting requirements of Section 2403.B.4.a.; and

e. Such other relief as the Zoning Hearing Board deems necessary and sufficient to authorize the Proposed Redevelopment as described herein.

(**"First ZHB Application"**).

12. In the Submission Letter filing the First ZHB Application, Mr. Kaplin confirmed that he had discussed with the Township Manager Raising Cane's desire to have the application reviewed the Assistant Zoning Officer to confirm that all necessary relief required to implement the Proposed Development had been sought. Mr. Kaplin further requested that the First ZHB Application and supporting materials be forwarded to the Assistant Zoning Officer for their review and comment, and that Pennoni be authorized to discuss the First ZHB Application with Raising Cane's and its representatives. A copy of the July 15, 2022 Submission Letter for the First ZHB Application is attached hereto and made a part hereof as Exhibit "C", and is incorporated by reference herein.

13. On July 18, 2022, the Zoning Officer informed Mr. Kaplin that it was understood that Raising Cane's desired to, "have the application and submission reviewed by

Pennoni Associates; however, the review of the application requires a Professional Services Agreement submitted through the Township Manager's office.

14. Counsel for Raising Cane's requested the Professional Services Agreement in order to have the First ZHB Application reviewed via email correspondence on July 18, 2022, July 26, 2022 and August 9, 2022; and via telephone messages on July 26, 2022 and August 9, 2022.

15. The Township never responded to counsel's inquiries and the Professional Services Agreement was never provided to Raising Cane's or its counsel.

16. Accordingly, on August 9, 2022, Mr. Kaplin again contacted the Assistant Zoning Officer and Township reiterating his prior request that the First ZHB Application and plans be reviewed for compliance with the applicable ordinances so as to avoid appearing before the Zoning Hearing Board without having sought all of the necessary relief, and further requesting confirmation that the plans were being reviewed by the Township's staff and consultants.

17. No response was received.

18. Instead, on August 17, 2022, the Zoning Officer emailed to Mr. Kaplin and Mr. Lewis general comments issued in connection with the Zoning Officer's review of the First ZHB Application. In the August 17, 2022 correspondence, the Zoning Officer requested clarification on specific aspects of the First ZHB Application and identified certain areas where additional variance relief was needed. A copy of the Zoning Officer's August 17, 2022 email correspondence is attached hereto and made a part hereof as Exhibit "D", and is incorporated by reference herein.

19. On September 9, 2022, Raising Cane's, via counsel, provided the Zoning Officer with detailed responses to all of the comments contained within the August 17, 2022 email. Where applicable, Raising Cane's also amended the relief requested in the First ZHB Application, including requests for the following additional relief:

a. A variance from Section 2402.A.5.a. of the Zoning Ordinance referencing Section 2403.B.3.a. of the Zoning Ordinance to permit a 10 ft. wide medium-intensity buffer along the northwest property line, where a 15 ft. wide medium-intensity buffer is required;

b. Variances from Section 2402.A.5 and Section 2403.B.4.a. of the Zoning Ordinance to not provide the required buffers, trees and plantings materials along the Property's southwestern and southeastern property lines, where there is inadequate space on the Property to provide them; and

c. An extension of the previously requested variance relief from the required buffer, trees, planting and width requirements of Section 2403.B.4.a. of the Zoning Ordinance to apply to the Property's northwestern property line.

A copy of Raising Cane's September 9, 2022 correspondence is attached hereto and made a part hereof as Exhibit "E", and is incorporated by reference herein.

20. A hearing on the First ZHB Application was held before the Zoning Hearing Board on September 20, 2022. At the hearing, Raising Cane's presented the testimony of two (2) witnesses, Kevin Tatlow, P.E. of Bohler Engineering, the civil engineer for the Proposed Redevelopment, and Michelle Robinson, AIA NCARB, the project manager for the Proposed Redevelopment. At the conclusion of the September 20, 2022 hearing, the Zoning Hearing Board voted orally to approve the First ZHB Application.

21. On October 19, 2022, the Zoning Hearing Board issued its written decision approving the First ZHB Application and granting all of the requested relief as set forth above (**"ZHB Decision"**). A copy of the ZHB Decision is attached hereto and made a part hereof as Exhibit "F," and is incorporated by reference herein.

22. Shortly thereafter, on October 26, 2022, Bohler Engineering on behalf of Raising Cane's submitted to the Township an Application for Preliminary / Final Land Development approval of the Proposed Development, together with proposed land development plans, architectural plans, a Sewage Facilities Planning Module, a Stormwater Management Narrative and Calculations and all required forms, applications and fees (collectively, the **"LD Application"**). A true and correct copy of Bohler's transmittal letter to the Township is attached hereto and made a part hereof as Exhibit "G."

23. The LD Application and supporting materials were reviewed by Pennoni Associates, Inc., which issued its technical review by letter dated December 5, 2022 (**"Review Letter"**).

24. Despite repeated requests (spanning from June 2022 through August 2022 as detailed above) that the First ZHB Application and plans be reviewed by the Township's Zoning Officer, the Township's Engineer and the Township's Assistant Zoning Officer to ensure that all required relief was identified and sought from the Zoning Hearing Board, the Review Letter identified numerous areas within the land development plans where it was alleged additional zoning relief may be required.

25. The Decision approving the First ZHB Application specifically provides that, "All relief granted by the Board is collectively and respectively granted subject to the conditions: a) that the Applicant apply for and obtain land development approval (or a waiver therefrom) from the Abington Township Board of Commissioners permitting the development and use proposed."

26. As described in the Review Letter, the Township through its Engineer, has determined that the Applicant requires additional relief to permit the redevelopment of the Property

as proposed in the LD Application. As a result, Raising Cane's cannot proceed with the Proposed Development of the Property unless the zoning issues identified in the Review Letter are resolved.

27. On February 2, 2023, Raising Cane's and its representatives met with the Township's staff and consultants in order to address numerous comments contained within the Review Letter. Based on that meeting the Township's solicitor confirmed that several of the alleged issues of zoning non-compliance had been in error and were withdrawn. However, although Raising Cane's determined that the plans and other materials submitted with the LD Application can be revised and amended to address certain other comments contained in the Review Letter, there are still several issues for which zoning relief is required.

V. Requested Relief

28. Therefore, Raising Cane's hereby requests that the Zoning Hearing Board grant the following dimensional variances as identified in Pennoni's 12/05/2022 Review Letter:

a. A variance from Section 1103 of the Zoning Ordinance referencing *Figure 11.9 BC Business Center Districts: Dimensional Requirements* to permit the outdoor dining patio canopy to be setback 12.6 feet from the main access drive where a 20 foot setback is required (*See, Review Letter – Zoning Comments Item #2);*

b. A variance from Section 1104.C.9.c. to permit a window area of 14% (+/-) on an exterior, street facing wall where such walls require a minimum window area of 35% (*See, Review Letter – Zoning Comments Item #4);*

c. A variance from Section 1107.D. of the Zoning Ordinance to permit a service door to be located on the front façade of the fast-food restaurant where such service doors are required to be visually screened and located to the side or rear of the building (*See, Review Letter – Zoning Comments - Item #10*); and

d. Any other relief deemed necessary to proceed with the Proposed Redevelopment.

A. Request for Variance from Access Drive Setback Requirement

29. Section 1103 of the Zoning Ordinance referencing *Figure 11.9 BC Business Center Districts: Dimensional Requirements* requires that the minimum build-to line along public

streets shall be 20 feet (50 feet on Moreland Road west of Park Avenue) and the maximum shall be 50 feet (100 feet on Moreland Road west of Park Avenue.). Section 1103 of the Zoning Ordinance referencing *Figure 11.9 BC Business Center Districts: Dimensional Requirements* further requires that the minimum build-to-line along main access drives shall be 20 feet with a maximum of 25 feet, and along secondary access drives the minimum build-to-line shall be 16 feet with a maximum of 25 feet.

30. Zoning Comments - Item #2 of the Review Letter states as follows:

> **The site is accessed by two drives that intersect with West Moreland Road. Per Section 201 – Specific Definitions, the access drive to the south provides access from West Moreland Road to internal parking areas and is therefore classified as a main access drive. In addition, per the definition of building, the steel roof supported by columns on the patio is considered a building. The steel roof structure is only 12.6 feet from the main access drive which is less than the minimum required 20 feet. The plans shall be revised accordingly to show the building setback lines from West Moreland Road as well as the main access drive, and the steel roof structure moved to be located within the build-to-lines; otherwise, a variance from this section of the code will be required.**

31. The Review Letter makes two (2) determinations: (1) the driveway on the adjacent property is a "main access drive", and (2) the unenclosed canopy over the patio dining constitutes a "building". As such, the canopy is required to be setback 20 – 25 ft. from the adjacent driveway. As depicted on the LD plans however, the proposed canopy can only be setback approximately 12.6 feet from the driveway.

32. Because the Property fronts on Moreland Road, the Proposed Development is subject to the ordinance provisions related to build-to-lines from Moreland Road as set forth in Figure 11.9 of Section 1103. Section 1103 requires that the minimum build-to-line on Moreland must be a minimum of 50 feet and a maximum of 100 feet. This encumbers the Property with two

large front yard setback requirements[4]. Due to the particularly diminutive size of the Property, it is uniquely affected by the imposition of two front yard setbacks.

33. Moreover, the Zoning Ordinance prohibits parking and vehicular circulation areas in front of buildings, which requires that these improvements must be located to the rear. However, as described in the First ZHB Application, the location of the At Home Building immediately adjacent to the southwestern property line constrains the available space on the Property to provide the required parking, landscaping, etc., and further limits the available areas in which to implement the outdoor patio area.

34. Accordingly, Raising Cane's requests a variance from Section 1103 of the Zoning Ordinance referencing *Figure 11.9 BC Business Center Districts: Dimensional Requirements* to permit the outdoor dining patio canopy to be setback 12.6 feet from the main access drive where a minimum 20 foot setback is required.

B. Request for Variance from Façade Composition Requirement

35. Section 1104 of the Zoning Ordinance regulates certain design standards applicable to development in the BC District.

36. In particular, Section 1104.C.9.c. of the Zoning Ordinance requires that, "Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. Walls in these locations shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade."

37. Zoning Comments - Item #4 of the Review Letter states as follows:

> Per §1104.C.9.c – Design Standards – Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. Walls in these locations shall

[4] See Section 201. Specific Definitions of the Zoning Ordinance: Build-to-Line - "Where required, a build-to-line replaces the front yard setback."

> comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the façade.
>
> **A window area calculation shall be provided for the proposed façade that faces West Moreland Road to ensure that there is a window area between 35% and 75% for this façade.**

38. As depicted on the Exterior Keynote Elevations submitted with the LD Application, the façade of the proposed fast-food restaurant that faces West Moreland Road will not be blank walls, as certain window areas are envisioned. A copy of the Exterior Elevations for the Proposed Development prepared by ADA Architects, dated October 21, 2022, is attached hereto and made a part hereof as Exhibit "H", and is incorporated by reference herein.

39. This façade facing West Moreland Road has a window area (including glass storefront entrance door) of 235 square feet on the façade, whose overall square footage is 1,636 square feet. This yields a window area of 14.36%, which fails to comply with the 35% minimum required by Section 1104.C.9.c. of the Zoning Ordinance.

40. Raising Cane's is committed to a more energy efficient way of doing business. Because of this, the proposed fast-food restaurant has been designed in compliance with the energy efficiency standards applicable to commercial buildings as set forth by the locally adopted Building Energy Code.

41. If the proposed fast-food restaurant were required to provide the required 35% - 75% window area for this façade, the building would certainly fail the required Building Envelope COMcheck for compliance with the locally adopted Building Energy Code[5].

[5] In general, the COMcheck software is used by architects, builders, designers, and contractors to determine whether a new commercial building meets the requirements of the IECC and ASHRAE Standard 90.1, as well as several state-specific codes, in this case, the 2018 International Energy Code.

42. Accordingly, Raising Cane's requests a variance from Section 1104.C.9.c. to permit a window area of 14% (+/-) on an exterior, street facing wall where such walls require a minimum window area of 35%.

C. Request for Variance from Service Door Requirement

43. Section 1107 of the Zoning Ordinance contains regulations relating to the location of trash, loading facilities and utilities.

44. Specifically, Section 1107.D. of the Zoning Ordinance requires that, "Service and loading areas must be located to the side or rear of buildings and must be visually screened. Loading doors, service doors, and loading docks shall not be located on any façade facing a street, or on any portion of a façade within 35 feet of a street."

45. As depicted on the Exterior Keynote Elevations submitted with the LD Application, there is a proposed service door to be located on the façade of the fast-food restaurant that faces West Moreland Road.

46. Zoning Comments – Item #10 of the Review Letter states as follows:

> Per §1107.D – Trash, Loading, and Utilities – Service and loading areas must be located to the side or rear of buildings and must be visually screened. Loading doors, service doors, and loading docks shall not be located on any façade facing a street, or on any portion of a façade within 35 feet of a street.
>
> **On the architectural plans provided, it appears that there is a service door with a 4-digit wall mounted key lock located on the façade facing West Moreland Road. No service door shall be located on the front façade of a building. This door shall be relocated along the side or rear facades. In addition, the loading area for deliveries shall be shown on the plans.**

47. As such, Raising Cane's requests a variance from Section 1107.D. of the Zoning Ordinance to permit the service door to be located on the front façade of the fast-food

restaurant where such service doors are required to be visually screened and located to the side or rear of the building. This service door will serve as the building's rear exit.

48. Simply stated, there is no other location on the fast-food restaurant building where this door can be located in order to safely accommodate both utility connections and emergency egress for employees and restaurant staff.

49. The service door cannot be located to the rear façade due to the location of the electric service meter, disconnect, and main switchgear cabinets for the proposed fast-food building. If the service door were in this location, the utilities would have to be relocated to the Moreland Road façade; a far worse aesthetic result.

50. Furthermore, this service door for the proposed fast-food restaurant has also been located so as to not interfere with any of the operations of the drive-through facility. As indicated above, and as described in great detail at the hearing on the First ZHB Application, the drive-through facility has been designed to comply with the requirements of the Zoning Ordinance applicable to drive-through uses and to provide safe and efficient access on and through the Property.

51. Just as importantly, this service door also serves the purpose of providing a secondary exit / emergency egress point for the staff and employees of the proposed fast-food restaurant. Occupational Safety and Health Administration standards require that a workplace must provide at least two (2) exist routes to permit prompt evacuation of employees from a building in the event of an emergency and that such exit routes must be located as far away as practical from each other in case one is blocked by fire or smoke. This service door has been properly located to comply with these OSHA requirements.

52. Finally, Section 1100 of the Zoning Ordinance sets forth the legislative intent of the BC District and includes the enabling of attractive building design and the encouraging of attractive buildings, circulation systems and green systems. *See, Zoning Ordinance Section 1100.E. & 1100.H.*

53. Raising Cane's will ensure that the design of the proposed fast-food restaurant, including the design of the proposed service door, incorporates attractive aesthetic and architectural features, and thus meets the intent of the Zoning Ordinance applicable to development in the BC District.

54. Accordingly, Raising Cane's requests a variance from Section 1107.D. of the Zoning Ordinance to permit a service door to be located on the front façade of the fast-food restaurant where such service doors are required to be visually screened and located to the side or rear of the building.

VI. Reasons for Granting Relief

55. As Mr. Tatlow confirmed at the hearing on the First ZHB Application, the existing conditions on the Property, including its multiple existing nonconformities, and the configuration of the Property, including the limited space between the Property and the At Home Building, substantially constrain the Property and limit its ability to be developed.

56. These unique physical circumstances of the Property, which the Zoning Hearing Board previously determined constituted an unnecessary hardship, have not changed since the granting of the First ZHB Application. These unique physical circumstances necessitate relief from the Zoning Ordinance in order to enable a reasonable, commercially viable use of the Property. Additionally, the proposed uses for the Property – the fast-food restaurant with drive-

through facility and outdoor seating area - are either permitted by right or by special exception in the BC District in which the Property is zoned.

57. The Pennsylvania Supreme Court stated in *Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh,* 721 A.2d 43, (Pa. 1998), "[w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations".

58. As the relief requested herein is dimensional in nature, it is subject to a less stringent standard than that applicable to a use variance request. In *Hertzberg*, the Pennsylvania Supreme made clear that "the quantum of proof required to establish unnecessary hardship is indeed lesser when a dimensional variance, as opposed to a use variance, is sought."

59. In discussing the relaxed standard regarding dimensional variances, the Court held that factors such as financial and other hardships created by the condition or configuration of a building or lot and the characteristics of the surrounding area should be taken into account and would be deemed sufficient to justify the grant of a dimensional variance. *Id.*

60. Where, as is the case here, an applicant proposes to develop a property in a fashion consistent with the surrounding uses – and does so within the confines of existing site amenities – the grant of the requisite dimensional variances is supported by *Hertzberg*.

VII. Conclusion.

61. Raising Cane's is requesting the dimensional zoning relief outlined herein to allow Applicant to make reasonable use of the Property, consistent with the nature and character of the surrounding uses. Applicant contends that the variance relief requested will in no way alter the character of the District in which the Property is located or have an adverse effect on the health, safety and public welfare of the Township.

62. For all of the foregoing reasons, as well as those to be presented at the hearing, Applicant, Raising Cane's Restaurants, LLC respectfully requests that the Zoning Hearing Board grant the requested relief.

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By:

Marc B. Kaplin, Esquire
Craig R. Lewis, Esquire
Attorneys for Applicant

Dated: March 17, 2023

Exhibit "A"

Ground Lease

DocuSign Envelope ID: 3651B983-D390-46BC-A327-147675528A3C

RC# C952
York Road & Westmoreland Road
Willow Grove, PA

GROUND LEASE

BETWEEN

WILLOW GROVE, PA PAD LLC

(LANDLORD)

AND

RAISING CANE'S RESTAURANTS, L.L.C.

(TENANT)

EFFECTIVE DATE
JUNE 29, 2022

DocuSign Envelope ID: 3651B983-D390-46BC-A327-147675528A3C

TABLE OF CONTENTS

		Page
1.	FUNDAMENTAL TERMS	1
2.	DESCRIPTION OF PROPERTY	4
3.	TERM	5
4.	HOLDOVER	6
5.	RENT	6
6.	TENANT'S USE	7
7.	TENANT'S CONDUCT OF BUSINESS	7
8.	MAINTENANCE.	8
9.	ALTERATIONS DURING TERM	9
10.	NON-DISTURBANCE AND ATTORNMENT	10
11.	RESTRICTIVE COVENANT	10
12.	REAL ESTATE TAXES	11
13.	INSURANCE	12
14.	LANDLORD'S TITLE AND QUIET ENJOYMENT	14
15.	DAMAGE TO OR DESTRUCTION OF IMPROVEMENTS	14
16.	LIENS	15
17.	TENANT'S EQUIPMENT AND SUBORDINATION OF LANDLORD'S LIEN	15
18.	LEASEHOLD MORTGAGE	16
19.	TENANT ASSIGNMENT AND SUBLETTING	16
20.	LANDLORD ASSIGNMENT	18
21.	PARKING AND CROSS ACCESS	18
22.	TENANT'S DEFAULT	19
23.	LANDLORD'S DEFAULT	21
24.	CONDEMNATION	22
25.	COSTS AND ATTORNEYS' FEES	24
26.	NOTICES	24
27.	HAZARDOUS SUBSTANCES	24
28.	ESTOPPEL CERTIFICATE	25
29.	INDEMNIFICATION	26
30.	REPRESENTATIONS AND WARRANTIES	27
31.	RIGHT OF FIRST OFFER	28
32.	RIGHT OF FIRST REFUSAL	29
33.	MISCELLANEOUS.	29

EXHIBIT LIST:

Exhibit A:	Legal Description of the Property
Exhibit A-1:	Site Plan of the Shopping Center
Exhibit B:	Development and Construction
Exhibit B-1:	Site Plan of the Property
Exhibit B-2:	Elevations for Improvements
Exhibit B-3:	Sign Elevations
Exhibit B-4:	Landlord's Work
Exhibit B-5:	Intentionally Omitted
Exhibit C:	Form of Memorandum of Lease

DocuSign Envelope ID: 3651B983-D390-46BC-A327-147675528A3C

Exhibit D: Lease Term and Rent Schedule Agreement
Exhibit E: Form of Subordination, Non-Disturbance and Attornment Agreement
Exhibit F: Form of Access Easement Agreement
Exhibit G: Form of Estoppel Certificate

DocuSign Envelope ID: 3651B983-D390-46BC-A327-147675528A3C

GROUND LEASE

THIS GROUND LEASE ("Lease") is made as of the Effective Date (as hereinafter defined) by and between **WILLOW GROVE, PA PAD LLC**, a Delaware limited liability company ("Landlord"), and **RAISING CANE'S RESTAURANTS, L.L.C.**, a Louisiana limited liability company ("Tenant").

1. FUNDAMENTAL TERMS

(a) Fundamental Terms. The following is a summary schedule of certain fundamental terms of this Lease.

(i) Landlord **Willow Grove, PA Pad LLC**
c/o TLM Realty Corp.
Address: **295 Madison Avenue, 37th Floor**
New York, New York 10017
Attn: Ronald J. Oehl
Email: roehl@tlmltd.com

with a copy to:

Offit Kurman, P.A.
123 Main Street, 9th Floor
White Plains, New York 10601
Attn: M. Marc Dahan, Esq.
Email: marc.dahan@offitkurman.com

(ii) Tenant **Raising Cane's Restaurants, L.L.C.**
Address: **6800 Bishop Road**
Plano, TX 75024
Attn: Real Estate Department
Email: realestate@raisingcanes.com
Re: RC #C952

with a copy to:

Arnall Golden Gregory LLP
171 17th Street, NW, Suite 2100
Atlanta, Georgia 30363
Attn: Jonathan L. Neville, Esquire
Email: Jonathan.Neville@AGG.com
Re: RC #C952

EXECUTED by Landlord on this 29 day of JUNE, 2022.

LANDLORD:

WILLOW GROVE, PA PAD LLC,
a Delaware limited liability company

By: St. Petersburg, FL Retail LLC,
a Delaware limited liability company,
Sole Member

By: R.O. & S.W. Manager Corp.,
a Delaware corporation, Manager

By: _____
Andrew J. Greene
Vice President

DocuSign Envelope ID: 3651B983-D390-46BC-A327-147675528A3C

6/24/2022

EXECUTED by Tenant on this ____ day of _____, 2022.

TENANT:

RAISING CANE'S RESTAURANTS, L.L.C.,
a Louisiana limited liability company

DS
DG

By: DocuSigned by: Bryan Brown
D7897252FC9543A...

Bryan L. Brown
Chief Development Officer

Exhibit "B"

Selected Preliminary Land Development Plan Sheets

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

RAISING CANE'S RESTAURANTS, L.L.C.

PROPOSED

RESTAURANT #C952 W/ DRIVE-THRU

LOCATION OF SITE

2620 WEST MORELAND ROAD, WILLOW GROVE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA 19090
TAX PARCEL NO. 30-00-45100-01-6

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET*	C1.0
RECORD PLAN*	C1.1
GENERAL NOTES	C2.0
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C3.0
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES	C3.1
SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAILS	C3.2
SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAILS	C3.3
DEMOLITION PLAN	C4.0
DIMENSION CONTROL PLAN	C5.0
GRADING PLAN	C6.0
PRE DEVELOPMENT PLAN	C6.1
POST DEVELOPMENT PLAN	C6.2
PROPOSED ONSITE DRAINAGE AREA MAP	C6.3
UTILITY PLAN	C7.0
CONSTRUCTION DETAIL	C8.0
CONSTURCTION DETAILS	C8.1
CONSTRUCTION DETAILS	C8.2
BASIN DETAILS	C9.0
VEHICLE CIRCULATION PLAN	C10.0
LANDSCAPE PLAN	C11.0
LANDSCAPE DETAILS	C11.1

* DENOTES SHEETS TO BE RECORDED

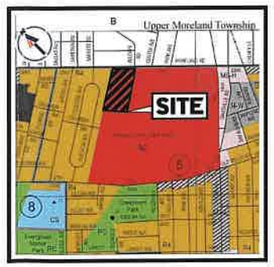
VARIANCES GRANTED BY THE ABINGTON TOWNSHIP ZONING HEARING BOARD ON 10/19/2022

1. A SPECIAL EXCEPTION PURSUANT TO ABINGTON TOWNSHIP ZONING ORDINANCE §1102, AND THE COMPREHENSIVE USE MATRIX, TO PERMIT A DRIVE-THROUGH RESTAURANT WAS APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD
2. A VARIANCE FROM ORDINANCE §1103 TO ALLOW A 5.7' PARKING BUILDING SETBACK ALONG THE SOUTHERN PROPERTY LINE OF THE SUBJECT PROPERTY WAS APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD
3. VARIANCES FROM ORDINANCE 2402.A.5 AND 2403.B.4.a FOR THE MINIMUM BUFFER AND PLANTING REQUIREMENTS WERE APPROVED BY ABINGTON TOWNSHIP ZONING HEARING BOARD

LIST OF WAIVERS REQUESTED FROM ABINGTON TOWNSHIP

1. RELIEF FROM SECTION 146-13 GENERAL REQUIREMENTS REQUESTED FOR PRELIMINARY/ FINAL LAND DEVELOPMENT REVIEW CONCURRENTLY

LOCATION MAP
SCALE: 1" = 500'
SOURCE: GOOGLE MAPS



ZONING MAP
SCALE: 1" = 100'
SOURCE: ABINGTON TOWNSHIP ZONING MAP

ZONING LEGEND

SYMBOL	ZONING DISTRICT
BC	BC BUSINESS CENTER
R4	HIGH DENSITY RESIDENTIAL
MS-H	MAIN STREET HIGH INTENSITY DENSITY
MS-L	MAIN STREET LOW INTENSITY DENSITY
RC	RECREATION/CONSERVATION
CS	COMMUNITY SERVICE
AO	APARTMENT OFFICE
SI-W	SUBURBAN INDUSTRIAL WILLOW GROVE

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER: 20220541701

UTILITY COMPANY	PHONE NUMBER
ABINGTON TOWNSHIP	215-884-5000
AQUA PENNSYLVANIA, INC.	610-525-1400
PECO CENTRAL LOCATING	215-841-4000
COMCAST	800-266-2278
VERIZON	215-657-9260

PREPARED BY

BOHLER

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20220541701

PROJECT No.:	PP2270001
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10.26.22
CAD I.D.:	PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
K.R. TAYLOW
PROFESSIONAL ENGINEER
LICENSE No. PE088418

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C1.0

ORG. DATE - 10.26.22

© 2022 BOHLER ENGINEERING, SITE PLANS/PP2270001/LAYOUT/C1.0 COVER PLAN

LEGEND
PROPOSED PAVING

HEAVY DUTY CONCRETE PAVEMENT	
STANDARD DUTY PARKING ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
INTERGRAL COLORED 950 GRAPHITE 5" STANDARD DUTY CONCRETE PAVEMENT	
SIDEWALK PAVEMENT	

LEGEND
PROPOSED

PROPERTY LINE	
BUILDING	
CANOPY	
CONCRETE/ ASPHALT	
LANDSCAPE	
PARKING COUNT	9
RAMP	
SIGN	
BOLLARD	
FENCE	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
TRAFFIC ARROWS	
CLEANOUT	C/O
HOUSE TRAP	HT
YARD DRAIN	
DRAINAGE INLET	
MANHOLE	

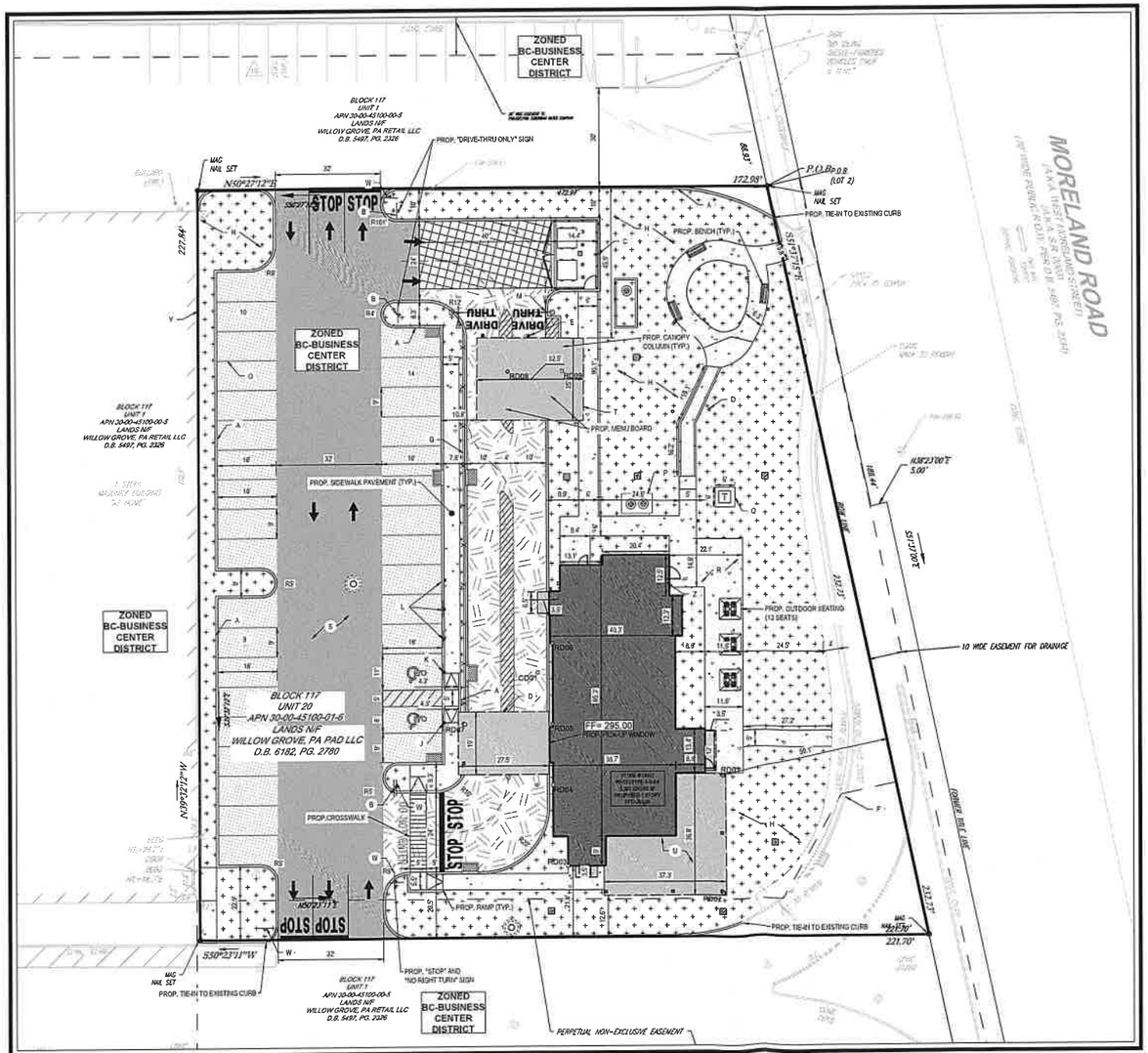
LEGEND
EXISTING

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	4
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

LOCATION MAP
SCALE: 1" = 500'

LEGEND
SITE KEYNOTES

A	PROPOSED CONCRETE CURB
B	PROPOSED CANE'S MOVEMENT SIGN LOCATION REFER TO ARCHITECTURAL PLAN
C	RECYCLING/ TRASH DUMPSTER LOCATION REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARD S AND MASONRY
D	CONCRETE BOLLARD
E	DIRECTIONAL PAVEMENT MARKING
F	EXISTING CONCRETE CURB
G	PROPOSED FENCE
H	LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS
J	ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD
K	VAN ACESSIBLE PARKING SIGN ON CONCRETE BOLLARD
L	ORDER PICKUP PARKING SIGN ON CONCRETE BOLLARD
M	HEIGHT DETECTOR POLE
O	PAVEMENT STRIPING
P	PROPOSED GREASE TRAP REFER TO ARCHTECTURAL PLANS FOR DETAILS
Q	PROPOSED TRANSFORMER, REFER TO MEP PLANS
R	PROPOSED CONCRETE AREA
S	PROPOSED ASPHALT AREA
T	PROPOSED CANOPY, DESIGNED BY OTHERS
U	PROPOSED CONCRETE PATIO WITH PATIO FURNITURE, DESIGNED BY OTHERS
W	PROPOSED STOP SIGN
Y	EXISTING PROPERTY LINE
Z	PROPOSED DARPRO CONNECTION, SEE ARCH PLAN FOR DETAILS



ZONING CHART
BC- BUSINESS CENTER

	REQUIRED	EXISTING	PROVIDED
LOT			
MIN. LOT AREA	1 AC. OR 43,560 SF	1.03 AC. OR 44,939 SF	1.03 AC. OR 44,939 SF
MIN. LOT WIDTH	100 FT	227.84	232.73
MIN. LOT DEPTH	150 FT	172.98	172.98
IMPERVIOUS COVERAGE	70%(75% MAXIMUM PAVING)	82.4% (37,038 SF/ 44,939 SF)	68.95% (30,987 SF)
GREEN AREA	MIN. 25% MIN. 15% IN TRIANGLE WITH BONUS (44,953 SF * .25 = 11,238 SF)	17.61% (7,915 SF/ 44,939 SF)	31.05% (13,952 SF)
PUBLIC OPEN SPACE (THESE AREAS SHALL BE OPEN TO THE GENERAL PUBLIC;NOT JUST THOSE USING THE SITE)	MIN.5% GROSS FLOOR A REA (3,062 SF *.05 = 153 SF)	0 SF	153 SF
BUILDING			
HEIGHT	20 FT. (MAX. 55 FT) FACADE HEIGHT	N/A	19.8 FT
LENGTH	MAX. 300 FT	N/A	91.6 FT
SIZE	MAX. 150,000 SF	N/A	3,062 SF
COVERAGE	MAX. 40% (1,7424 SF)	N/A	(3,062 SF / 44,939 SF) = 6.8%
SETBACKS			
MIN. SIDE YARD AND REAR PROPERTY LINES ABUTTING OTHER DISTRICTS	30 FT	N/A	N/A
BUILDING SETBACK FROM PARKING	10 FT	5.9 FT	5.7 FT
PARKING LOT SETBACK FROM PUBLIC STREET	MIN. 100 FT	12.2 FT	105.7 FT
ACCESS POINT FROM EXTERNAL STREET	200 FT SEPERATION DISTANCE FROM STREET ACCESS POINTS (ON SUBJECT OR OTHER PROPERTY)	N/A	N/A
BUILT TO LINE (SHALL NOT OVERRIDE THE SIGHT TRIANGLE)			
TO PUBLIC STREET	MIN. 50 FT TO MAX. 100 FT	78.9 FT	52.4 FT
MAINACCESS DRIVE	MIN. 20 FT TO MAX 25 FT	N/A	23.7 SF
PARKING			
ADA	(26 TO 56 TOTAL PARKING SPACES) = 2	0	2
CARS	1 PARKING SPACE FOR EVERY 50 SF OF GROSS LEASABLE FLOOR AREA..., OR ONE PARKING SPACE FOR EVERY 3 SEATS, WHICHEVER REQUIRES THE LESSER NUMBER OF SPACES. (97 SEATS * (1 SPACE/ 3 SEATS) = 33	85	33
BIKE PARKING	1 PER 250 PARKING SPACES	0	0
LOADING AREA	REATAIL USE, FIRST 5,000 SF - 0 BERTHS REQUIRED	0	0

Raising Cane's Chicken Fingers
Reslaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.paiic.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
KR TATLOW
PROFESSIONAL ENGINEER
REGISTRATION LICENSE No. 078617

SHEET TITLE:
RECORD PLAN

SHEET NUMBER:
C1.1

ORG. DATE - 10.26.22

LOCATION MAP
SCALE: 1" = 500'

REFER TO SHEET 1.2 FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION REMOVAL PURPOSES ONLY

LEGEND

EXISTING	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

LEGEND

TO BE REMOVED	
EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

Raising Cane's Chicken Fingers

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pailand.org
20220541701

PROJECT No.: PP2270001
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10.26.22
CAD I.D.: PP2270001-X-TTLB-PHPD

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #C0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
KRISTOPHER R. TAYLOW
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE081512

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C4.0

ORG. DATE - 10.26.22

Exhibit "C"

July 15, 2022 Submission Letter for First ZHB Application

Kaplin Stewart
Attorneys at Law

Marc B. Kaplin
Direct Dial: (610) 941-2666
Direct Fax: (610) 684-2000
Email: mkaplin@kaplaw.com
www.kaplaw.com

July 15, 2022

VIA EMAIL: SLITTLEFIELD@ABINGTONPA.GOV

Shaun Littlefield, Zoning Officer
Township of Abington
1176 Old York Road
Abington, PA 19001

RE: Application of Raising Cane's Restaurants, LLC
2620 W. Moreland Road, Willow Grove, PA 19090
Our Reference No. 17234-1

Dear Mr. Littlefield:

Kaplin Stewart represents Raising Cane's Restaurants, LLC (**"Applicant"**), the proposed tenant of the property located at 2620 W. Moreland Road, further identified as Montgomery County Parcel ID No. 30-00-45100-01-6 (**"Property"**), in Abington Township (**"Township"**). In accordance with the Township Zoning Map, the Property is located in the Business Center District within the Willow Grove Park Mall. The Property is currently developed and being used as a parking lot. Applicant is proposing to redevelop the Property with an approximately 3,062 sq. ft. Fast-food Restaurant, with an accessory drive-through facility, outdoor dining area and related improvements (**"Proposed Development"**). The Proposed Development will require certain relief from the Township's Zoning Ordinance.

As such, on behalf of Applicant, enclosed please find each of the following:

1. Eleven (11) completed copies of the Zoning Hearing Board Application, which includes an Addendum and related exhibits (**"Application"**);

2. A copy of the Deed to the Property, included with the Application as Exhibit "A";

3. A copy of the Ground Lease Agreement, included with the Application as Exhibit "B";

4. A Boundary and Topographic Survey of the Property prepared for Applicant by Control Point Associates, Inc., dated February 27, 2022, included with the Application as Exhibit "C"; and

5. One (1) check in the amount of One Thousand Five Hundred Dollars ($1,500.00), the required application fee involving the change of use or addition of any nonresidential building over one thousand square feet.

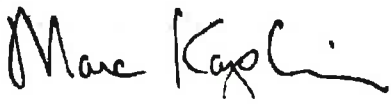
Please retain ten (10) copies of the Application and distribute the within materials accordingly. Additionally, please time-stamp and return to my courier the remaining copy.

We have discussed with Mr. Manfredi our desire to have the Application reviewed by Mr. Hassan, in his capacity as the Township Engineer, and by Ms. Lee, in her capacity as the Assistant Zoning Officer for commercial development, to confirm that we have sought all necessary relief from the Zoning Ordinance in order to implement the Proposed Development. Therefore, we respectfully request that you forward the Application and related materials to Mr. Hassan and Ms. Lee for their review and authorize them to discuss the Application with our office. Additionally, please allow this letter to serve as our request to be provided with copies of any and all communications, correspondence or review letters related to the Property and/or the Proposed Development as soon as they are generated or received.

Should you have any questions or require any further information to process this application, please feel free to contact this office.

Thank you for your attention to this matter.

Very truly yours,



Marc B. Kaplin

MBK:jrw
Enclosures

cc (via email): Raising Cane's Restaurants, LLC
TLM Realty
Bohler Engineering
Michelle Robinson Design
Richard J. Manfredi, Township Manager
Khaled R. Hassan, P.E., Township Engineer
Allison A. Lee, P.E., Assistant Zoning Officer

Exhibit "D"

Zoning Officer Email dated August 17, 2022

From: Shaun Littlefield <slittlefield@AbingtonPA.gov>
Sent: Wednesday, August 17, 2022 11:31 AM
To: Marc B. Kaplin
Cc: Craig R. Lewis
Subject: RE: 2620 W. Moreland Road - Zoning Hearing Board Application [KS-IMAN_BB.FID989753]

Hi Marc,

We had spoke I believe last week and you asked me to look over this application in anticipating of having it scheduled for the September 20 ZHB meeting. I did have some general comments, but as we both noted this may not be a complete list and other comments from Pennoni would be forthcoming if this proposal goes through the Land Development process.

1. Signage was not included as part of the Zoning Application submission. Signage would be reviewed separately in part under Figure 22.22 of the ZO and may require separate future variance(s).

2. It's not entirely clear from reading the plan if enough space is provided for the stacking of six vehicles as required in the ZO.

Other comments related to the variances requested:

3. I believe a side yard variance is required from Section 1103, Figure 11.19 relating to parking setbacks:

    a. My interpretation of the side yard setback on the "north" side of the plan is required to be 75 feet, not 30 feet as noted, as the site abuts a residential district beyond Parcel # 300045100005 owned by "Willow Grove PA Retail LLC". My belief is that the application could be amended by way of an e-mail or letter indicating that this relief is requested.
    a. On that note, is there a shared access agreement with Willow Grove PA Retail owned parcel?

4. Figure 11.19 - Is there a 200-foot setback from a street access point? A variance may be required.

5. Would the façade height of the roof comply with Figure 11.19?

6. Section 2402.A-5 relating to buffer and planting requirements
    b. Buffer area must be 15' in width per 2403.B-3.a. Buffer area on northwest property line is 10' in width.

7. Section 2403.B-4.a relating to buffer and planting requirements
    c. I believe this should apply to the north west property line as well.

8. How many outdoor seats are proposed? Have these seats been taken into account for the parking requirements?

Also, letting you know that I am going to be out on vacation after today and returning on the 25th.

Thank you,

Shaun Littlefield (he/they)
Zoning Officer
Department of Community Development
Township of Abington
267-536-1013 / slittlefield@abingtonpa.gov

Exhibit "E"

Raising Cane's Correspondence dated September 9, 2022

Kaplin | Stewart
Attorneys at Law

Marc B. Kaplin
Direct Dial: (610) 941-2666
Direct Fax: (610) 684-2000
Email: mkaplin@kaplaw.com
www.kaplaw.com

September 9, 2022

VIA EMAIL: SLITTLEFIELD@ABINGTONPA.GOV

Shaun Littlefield, Zoning Officer
Township of Abington
1176 Old York Road
Abington, PA 19001

RE: Application of Raising Cane's Restaurants, LLC
2620 W. Moreland Road, Willow Grove, PA 19090
Our Reference No. 17234-1

Dear Shaun:

As you know, I represent Raising Cane's Restaurants, LLC (**"Raising Cane's"**), the proposed tenant of the property located at 2620 W. Moreland Road (**"Property"**) in Abington Township (**"Township"**). On July 15, 2022, Raising Cane's filed an Application to the Zoning Hearing Board (**"ZHB Application"**) seeking the special exception and variance relief required in order to permit the development of the Property with a 3,062 sq. ft. (+/-) Fast-food Restaurant, with an accessory drive-through facility, outdoor dining area and related improvements (**"Proposed Development"**).

Please allow this letter to provide the following information in response to the various comments contained in your August 17, 2022 email correspondence,:

1. Signage was not included as part of the Zoning Application submission. Signage would be reviewed separately in part under Figure 22.22 of the ZO and may require separate future variance(s).

   Response: The signage for the Proposed Development has not been finalized and will be submitted under a separate application.

2. It's not entirely clear from reading the plan if enough space is provided for the stacking of six vehicles as required in the ZO.

   Response: The Zoning Plan shows that the vehicle stacking lanes can accommodate between 8 and 9 vehicles in each stacking lane. The vehicle stacking

lanes comply with the applicable criteria contained within the Zoning Ordinance that there must be sufficient stacking space for six (6) vehicles per drive-through-facility and that the stacking area may not interfere with required parking spaces or vehicular aisles.

3. I believe a side yard variance is required from Section 1103, Figure 11.19 relating to parking setbacks:

    a. My interpretation of the side yard setback on the "north" side of the plan is required to be 75 feet, not 30 feet as noted, as the site abuts a residential district beyond Parcel # 300045100005 owned by "Willow Grove PA Retail LLC". My belief is that the application could be amended by way of an e-mail or letter indicating that this relief is requested.

    Response: As shown on the enclosed Boundary & Topographic Survey of the Property prepared for Raising Cane's by Control Point Associates, Inc., the At Home Property (Identified as Parcel ID No. 30-00-45100-00-5) abuts the Property along its northern property line, directly between the Property and the neighboring R-4 Medium-High Density Residential District. In accordance with Section 201 of the Zoning Ordinance, "Abut", "As it pertains to lots, those that share common lot line. As it pertains to zoning districts, those that share a common zoning line." As the At Home Property is located directly between the Property and the neighboring R-4 District, the Property does not "abut" the neighboring residential district, as they do not share a common zoning line, and we believe that a 30 ft. setback is required.

    b. On that note, is there a shared access agreement with Willow Grove PA Retail owned parcel?

    Response: Please see enclosed Perpetual Non-Exclusive Easement as set forth in Montgomery County Deed Book 4787, Page 1600.

4. Figure 11.19 - Is there a 200-foot setback from a street access point? A variance may be required.

    Response: The provision of Figure 11.9 requiring a "200 ft. separation distance from street access points (on subject or other property)" is really ambiguous. The only logical interpretation that we can see is that there must be separation of at least 200 ft. between all access points to the Property. There are two (2) access points to the Property and they are 232 ft. apart. If

that is not the correct interpretation, then we do not understand how this requirement is applicable.

5. Would the façade height of the roof comply with Figure 11.19?

Response: The proposed Fast-Food Restaurant will have a non-pitched roof, with a height of 20.0 ft in compliance with the requirements of Figure 11.9. Elevations to demonstrate compliance will be submitted at the time of the hearing on the ZHB Application.

6. Section 2402.A-5 relating to buffer and planting requirements

b. Buffer area must be 15' in width per 2403.B-3.a. Buffer area on northwest property line is 10' in width.

Response: Please allow this letter to amend, to the extent deemed required, the variance relief sought in the ZHB Application. Raising Cane's hereby requests a variance from Section 2402.A.5.a. of the Zoning Ordinance referencing Section 2403.B.3.a. to permit a 10 ft. wide medium-intensity buffer along the northwest property line, where a 15 ft. wide medium-intensity buffer is required.

7. Section 2403.B-4.a relating to buffer and planting requirements

c. I believe this should apply to the northwest property line as well.

Response: Please allow this letter to amend, to the extent deemed required, the variance relief sought in the ZHB Application. Raising Cane's has sought variance relief from Section 2402.A.5 and Section 2403.B.4.a. of the Zoning Ordinance to not provide the required buffers, trees and plantings materials along the southwestern and southeastern property lines, where there is inadequate space on the Property to provide them. Please allow this letter to extend the requested relief from the required buffers, trees, planting and width requirements of Section 2403.B.4.a. of the Zoning Ordinance to the northwestern property line.

8. How many outdoor seats are proposed? Have these seats been taken into account for the parking requirements?

   Response: The Fast-Food Restaurant proposes 50 indoor seats and 47 outdoor seats, for a total 97 seats. The Zoning Ordinance requires one (1) parking space for every three (3) seats for a total parking requirement of 33 spaces. There are 33 spaces proposed on the Property as required by the Zoning Ordinance.

Please feel free to contact this office with any questions in this regard.

Very truly yours,

Marc B. Kaplin

MBK:jrw
Enclosures

cc (via email): Raising Cane's Restaurants, LLC
TLM Realty
Bohler Engineering
Michelle Robinson Design
Richard J. Manfredi, Township Manager
Khaled R. Hassan, P.E., Township Engineer
Allison A. Lee, P.E., Assistant Zoning Officer

Exhibit "F"

Zoning Hearing Board's Decision dated October 19, 2022

KUHLS LAW LLC

Joseph C. Kuhls
Attorney at Law

October 19, 2022

Marc B. Kaplin, Esquire
Kaplin, Stewart, Meloff, Reiter & Stein, P.C.
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422
mkaplin@kaplaw.com

Raising Cane's Restaurant's, LLC
c/o Adam Caracci
6800 Bishop Road
Plano, TX 75024

Re: Abington Township Zoning Hearing Board Application 22-24

This firm serves as Solicitor to the Abington Township Zoning Hearing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve the above-named Application of Raising Cane's Restaurants, LLC, relative to a 44,910 square-foot (1.03 acre) lease area of real property at 2620 West Moreland Road (the "Subject Property").

The Board granted the following relief:

1) a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") §1102, and the Comprehensive Use Matrix, to permit a drive-through restaurant;
2) a Variance from Ordinance §1103 (Figure 11.9) to allow a 5.7 parking to building setback along the southern property line of the Subject Property, where the Ordinance otherwise requires a minimum distance of 10 feet; and
3) Variances from the minimum buffer and planting requirements of Ordinance 2402.A.5 and 2403.B.4.a.

All relief granted by the Board is collectively and respectively granted subject to the conditions:

a) that the Applicant apply for and obtain land development approval (or a waiver therefrom) from the Abington Township Board of Commissioners permitting the development and use proposed;
b) that, as part of that land development process, the Applicant shall provide and install any landscaping deemed appropriate by the Board of Commissioners, in their sole and absolute discretion, whether-or-not required specifically by the Township's Subdivision and Land Development Ordinance, to mitigate the effect of the variances granted hereby; and

c) that development and use of the Subject Property shall be in substantial conformance with the testimony and exhibits presented at the Public Hearing on this matter, including (without limitation) the Plan attached hereto.

Any aggrieved party may file an appeal to the Court contesting this decision within thirty (30) days. Anyone taking action on this decision within that appeal period does so at their own risk. Please remember that this Zoning Approval does not relieve the Applicant of the obligation to obtain a building permit and/or other related approvals.

This correspondence constitutes the written decision of the Board to approve the uncontested Application, and no further findings, conclusions, or reasons will be issued.

JC Kuhls

Joseph C. Kuhls

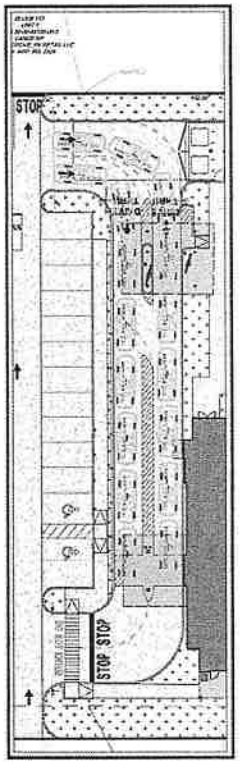
ZONING NOTES

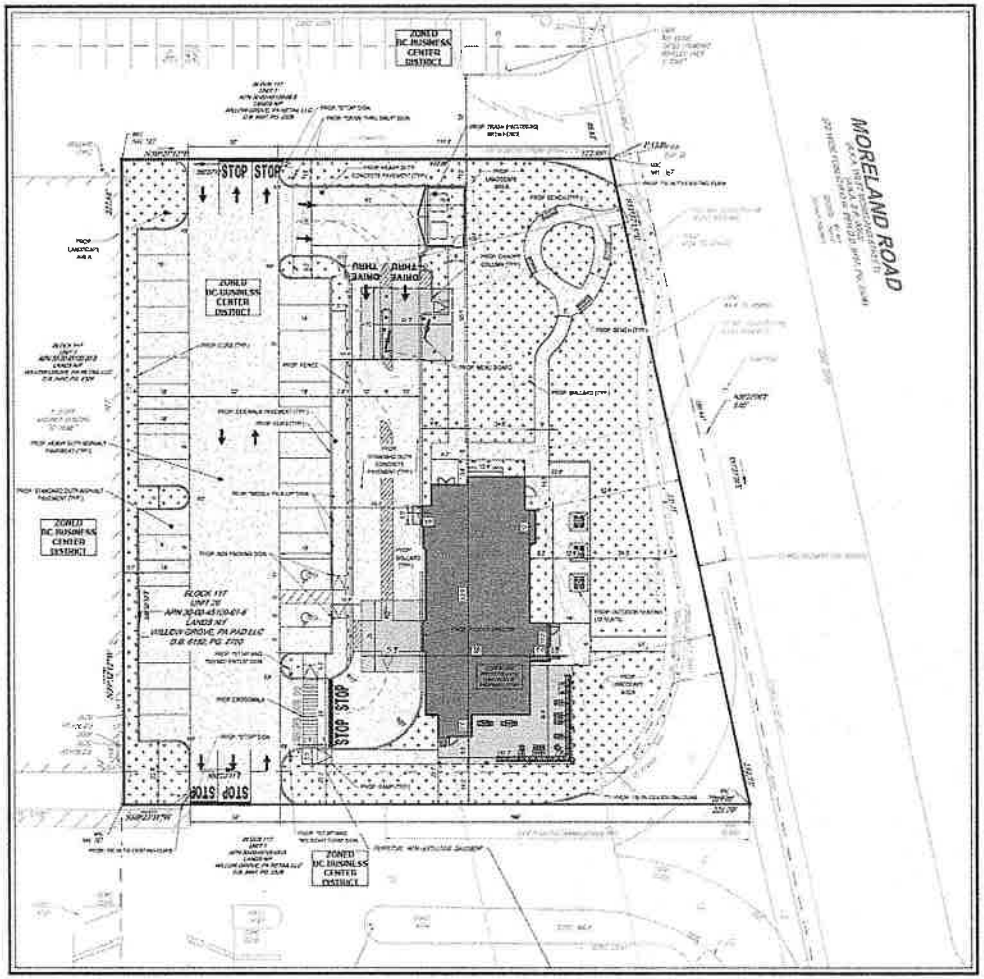
PASSENGER CAR

LEGEND
EXISTING

LEGEND
PROPOSED

DRIVE-THRU STAKING





ZONING CHART

BC- BUSINESS CENTER

	REQUIRED	EXISTING	PROVIDED
LOT			
MIN. LOT AREA	1 AC OR 43,560 SF	1.03 AC OR 44,939 SF	1.03 AC OR 44,939 SF
MIN. LOT WIDTH	100 FT	227.84	232.70
MIN. LOT DEPTH	150 FT	172.58	172.58
IMPERVIOUS COVERAGE	70%(75% MAXIMUM PAVING)	82.1% (37,039 SF/ 44,939 SF)	68.35% (30,587 SF)
GREEN AREA	MIN. 25% MIN. 15% IN TRIANGLE WITH BONUS (44,950 SF * 25 = 11,238 SF)	17.51% (7,915 SF/ 44,939 SF)	31.05% (13,952 SF)
PUBLIC OPEN SPACE (THESE AREAS SHALL BE OPEN TO THE GENERAL PUBLIC NOT JUST THOSE USING THE SITE)	MIN 5% GROSS FLOOR AREA (3,062 SF * 05 = 153 SF)	0 SF	153 SF
BUILDING			
HEIGHT	20 FT (MAX 55 FT) FACADE HEIGHT	N/A	19.8 FT
LENGTH	MAX 300 FT	N/A	51.6 FT
SIZE	MAX. 150,000 SF	N/A	3,062 SF
COVERAGE	MAX 40% (17,424 SF)	N/A	3,062 SF / 44,939 SF) = 6.8%
SETBACKS			
MIN. SIDE YARD AND REAR PROPERTY LINES ABUTTING OTHER DISTRICTS	30 FT	N/A	N/A
BUILDING SETBACK FROM PARKING	10 FT	5.9 FT	5.7 FT
PARKING LOT SETBACK FROM PUBLIC STREET	MIN. 100 FT	12.2 FT	105.7 FT
ACCESS POINT FROM EXTERNAL STREET	300FT SEPERATION DISTANCE FROM STREET ACCESS POINTS (ON SUBJECT OR OTHER PROPERTY)	N/A	N/A
BUILT TO LINE (SHALL NOT OVERRIDE THE SIGHT TRIANGLE)			
TO PUBLIC STREET	MIN. 50 FT TO MAX. 100 FT	78.9 FT	52.4 FT
MIN/ACCESS DRIVE	MIN. 20 FT TO MAX 25 FT	N/A	23.7 SF
PARKING			
ADA	(26 TO 56 TOTAL PARKING SPACES) = 2	0	2
CARS	1 PARKING SPACE FOR EVERY 50 SF OF GROSS LEASABLE FLOOR AREA , OR ONE PARKING SPACE FOR EVERY 3 SEATS, WHICHEVER REQUIRES THE LESSER NUMBER OF SPACES (97 SEATS * (1 SPACE/ 3 SEATS) = 33	65	33
BIKE PARKING	1 PER 250 PARKING SPACES	0	0
LOADING AREA	RETAIL USE, FIRST 5,000 SF - 0 BERTHS REQUIRED	0	0

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-702-3100 Fax: 972-702-3101

REVISIONS

REV	DATE	COMMENT

PROJECT:

ZONING PLAN

FOR

RAISING CANE'S RESTAURANTS, LLC.

PROPOSED RESTAURANT #0952

2620 WEST MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

BOHLER
1515 MARKET STREET, SUITE 509
PHILADELPHIA, PA 19102
Phone (267) 402-3400
Fax (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
PROFESSIONAL ENGINEER

ZONING PLAN

SHEET NUMBER

Z-101

ORIG. DATE: 07/12/2022

Exhibit "G"

Bohler Engineering Land Development Transmittal

dated October 26, 2022

BOHLER

1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

October 26, 2022
Via: FedEx – Priority

Abington Township
1176 Old York Road
Abington, PA 19001

Attention: Terry Castorina

Re: Proposed Restaurant
2620 West Moreland Road
Abington Township
Montgomery County, PA
Bohler Project No. PP2270001

Dear Terry:

Regarding the above reference project, please find enclosed the following items:

- One (1) copy of the Abington Preliminary/Final Land Development Application.
- One (1) check in the amount of $10,000 made payable to Abington Township for Escrow Fee.
- One (1) check in the amount of $1,000 made payable to Abington Township for Application Fee.
- One (1) copy of the Montgomery County Planning Commission Applicant Request for County Review.
- Two (2) copies of Sewage Facilities Planning Module Application, which has been submitted to George Wrigley, Director of Abington Wastewater Utilities on October 25, 2022.
- One (1) copy of the Letter of Water Availability, prepared by Aqua PA, dated September 16, 2022.
- Three (3) copies of the Stormwater Management Narrative and Calculations dated October 26, 2022.
- One (1) reduced copy of Proposed Land Development Plans, Size 11" x 17", dated October 26, 2022.
- Ten (10) copies of Proposed Land Development Plans, Size 24" x 36", dated October 26, 2022.
- Two (2) copies of Architectural Plans, prepared by ADA Architects, dated October 21, 2022.

The enclosed items have been submitted for Preliminary/Final Land Development approval. Should you have any questions or require any additional information, please contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

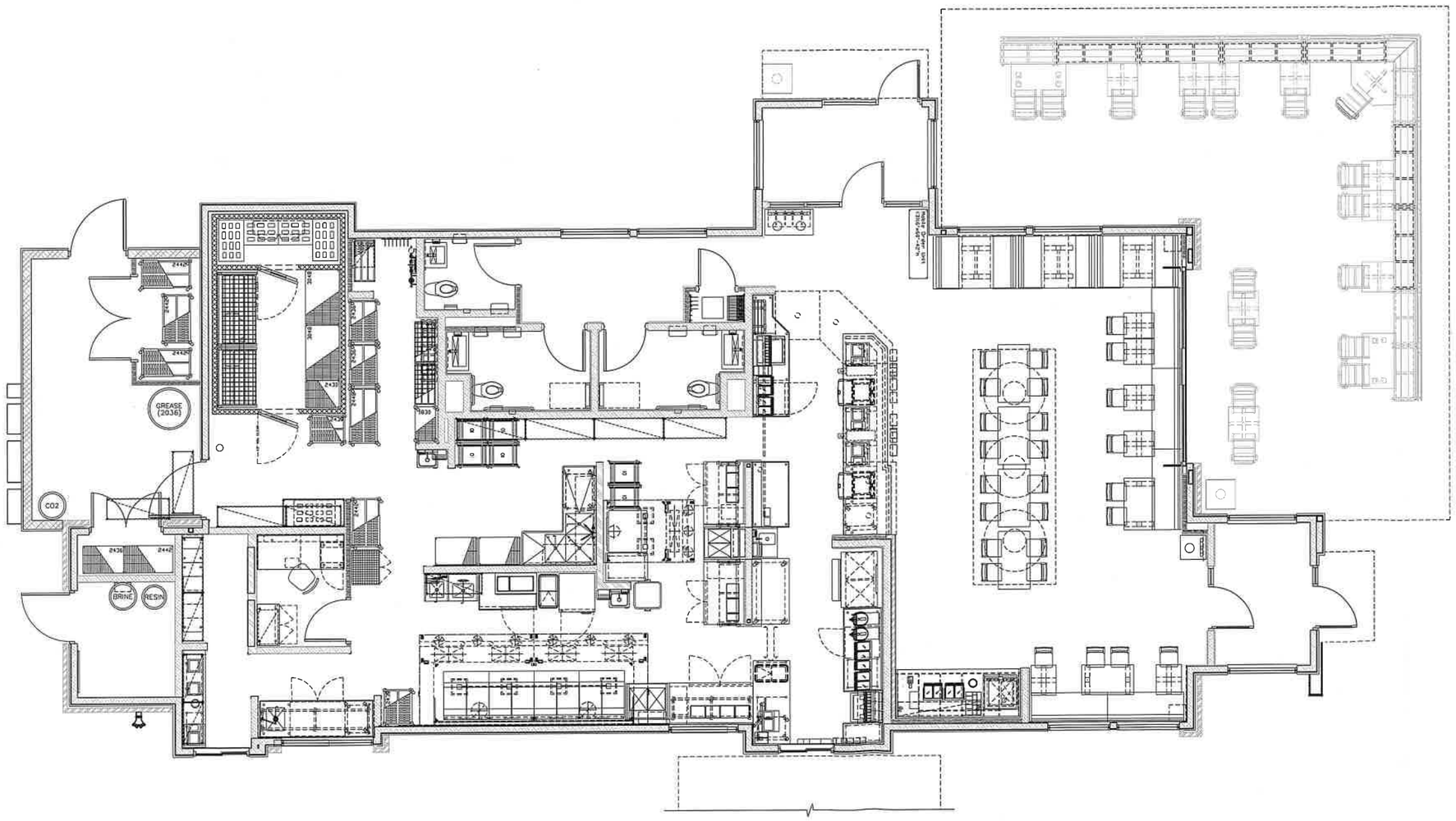
Shannon Heybach-Park, P.E.
Assistant Project Manager

SH/CM/jcs
R:\2022\PP2270001\Administrative\Correspondence\Township\PP2270001_2022-10-26_L (Township Submission).docx

Exhibit "H"

Exterior Elevations prepared by ADA Architects

dated October 21, 2022



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

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S RESTAURANT
2620 W. MORELAND ROAD
WILLOW GROVE, PA, 19090
PROTOTYPE: P4-V-Av
SCHEME: A
RESTAURANT #RC952
VERSION: 2021-3.0 RELEASE 1.05.2022

ADA ARCHITECTS
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FLOOR PLAN

DATE: 10/21/22

JOB NO. 22132

SK1.10
SHEET NO.

KEY NOTES

MARK	DESCRIPTION
1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
2	NOT USED
3	WALL ART ON SUBSTRATE BY OWNER
4	NOT USED
5	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
6	8" BRICK SOLDIER COURSE
7	BULK CO2 FILL
8	8" DRYVIT BAND
9	METAL, GUTTER & DOWNSPOUT EM-2
10	ROOF SCUPPER & DOWNSPOUT. OMIT DRYVIT BAND @ DOWNSPOUT EM-2
11	CAST STONE SILL
12	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
13	BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
14	EXTERIOR SPEAKERS - MOUNTED AT ±9'-0" A.F.F.
15	SECONDARY SCUPPER
16	4" BOLLARD WITH BLACK PLASTIC SLEEVE
17	ADDRESS NUMBERS IN 6" CHARACTERS , SIZE AND LOCATION AS REQUIRED BY AHJ
18	GUARDRAIL. SEE DETAIL 6/A8.41
19	DARPRO OUTLET. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
20	ORIA 4-DIGIT WALL-MOUNTED KEY STORAGE LOCK BOX.
21	VENDOR TO FIELD VERIFY STEEL PANELS

LIGHT FIXTURE TYPE

JJ		B2 (FAN)
GG		II
X		

SYMBOL LEGEND

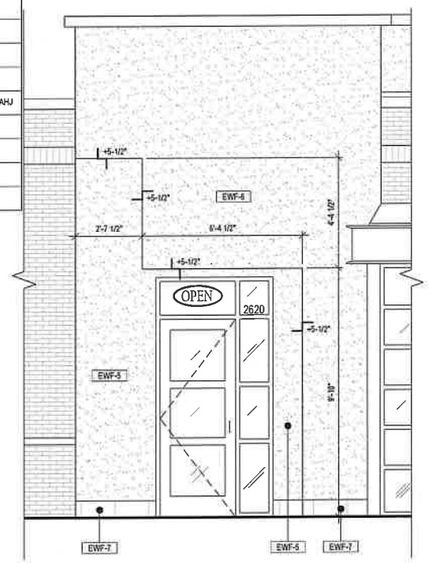
- SECTION CUT MARKER
- ELEVATION MARKER
- DETAIL CALLOUT
- KEY NOTE
- FINISH TAG

NOTES

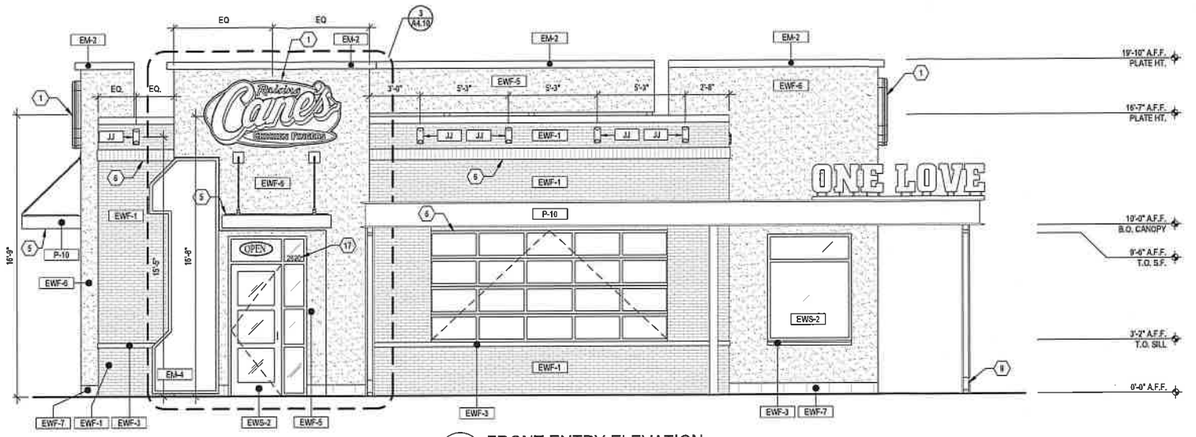
GENERAL NOTES	
1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH LT.
4	VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.
SEALANT NOTES	
1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH ADJACENT WALL MATERIAL AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, ALL PENETRATIONS AND DRYVIT TO MASONRY CONNECTIONS.

SCHEDULE OF EXTERIOR MATERIALS

KEY	MATERIALS	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EM-1	STANDING SEAM ROOF	BERRIDGE	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-2	METAL CAP FLASHING	REFER TO SPEC	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-3	POWER COATED ALUM.	SIGNAGE SUPPLIER		CHARCOAL	POWDER COATED ALUM. MATTE BLACK FINISH 0.063 GA.
EM-4	METAL ACCENT PANELS	SIGNAGE SUPPLIER		DISTRESSED/SALVAGED RED	METAL PANELS TO BE APPLIED OVER STUCCO WALL EWF-5
EWF-1	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE IRON SPOT	1/2 RUNNING BOND, REFER TO DETAIL. MORTAR: SOLOMAN COLORS, INC. 10H LIGHT BUFF JOINT PROFILE: WEATHER-STRUCK
EWF-2	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	SW7659 SUMMIT GREY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL
EWF-3	CAST STONE LEDGE	MARCSTONE		6656 ARCHITECT'S GREY	MORTAR: ARGOS MAGNOLIA MASON'S MIX
EWF-4	BRICK VENEER	BORAL	QUEEN BRICK	ALAMO	MORTAR: LAFARGE IVORY BUFF, SACK RUB FINISH
EWF-5	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER EIFS AT ROOF SCREEN
EWF-6	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS
EWF-7	MASONRY VENEER CMU	PREMIER		ULTRA BURNISHED, DUSK / SMOOTH	MORTAR: TO MATCH
EWS-1	DRIVE-THRU WINDOW	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
EWS-2	ALUMINUM STOREFRONT	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
P-10	PAINT - EXPOSED STRUCTURAL STEEL	BENJAMIN MOORE	SUPER SPEC 23	BLACK / LOW LUSTER	TWO COATS REQUIRED

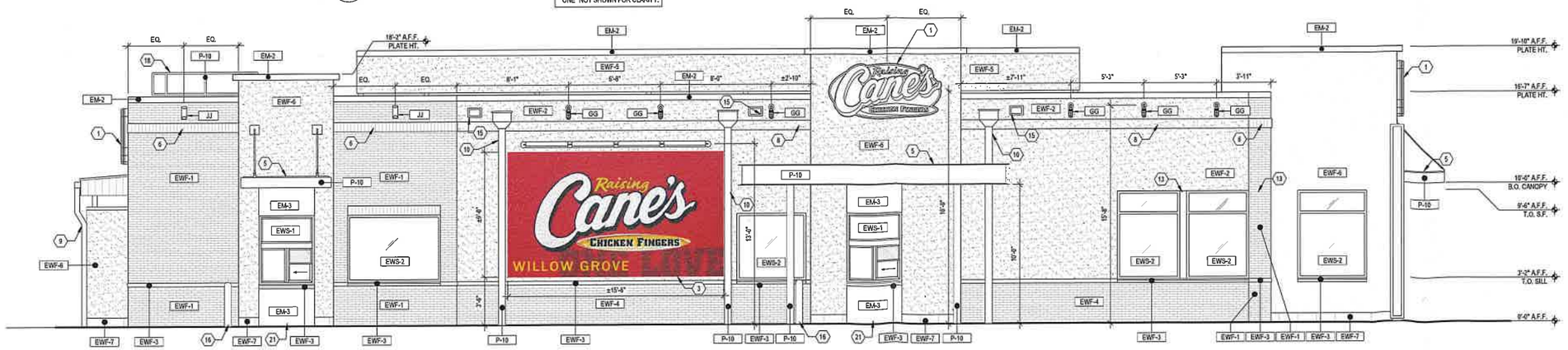


3 A4.10 FRONT TOWER PROFILE
SCALE: 3/8" = 1'-0"



2 A4.10 FRONT ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
SIGN, AWNING, SIGNAGE AND "ONE" NOT SHOWN FOR CLARITY.



1 A4.10 DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S RESTAURANT
2620 W. MORELAND ROAD
WILLOW GROVE, PA, 19090
PROTOTYPE: P4-V-Av
SCHEME: A
RESTAURANT #RC952
VERSION: 2021-3.0 RELEASE 1.05.2022

ADA ARCHITECTS
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXTERIOR KEYNOTE ELEVATIONS

DATE: 10/21/22
JOB NO. 22132

A4.10
SHEET NO.

KEY NOTES

MARK	DESCRIPTION
1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
2	NOT USED
3	WALL ART ON SUBSTRATE BY OWNER
4	NOT USED
5	PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
6	8" BRICK SOLDIER COURSE
7	BULK CO2 FILL
8	8" DRYVIT BAND
9	METAL, GUTTER & DOWNSPOUT EM-2
10	ROOF SCUPPER & DOWNSPOUT. OMIT DRYVIT BAND @ DOWNSPOUT EM-2
11	CAST STONE SILL
12	UTILITY METERS & CONDUIT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
13	BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
14	EXTERIOR SPEAKERS - MOUNTED AT ±5'-0" A.F.F.
15	SECONDARY SCUPPER
16	4" BOLLARD WITH BLACK PLASTIC SLEEVE
17	ADDRESS NUMBERS IN 6" CHARACTERS , SIZE AND LOCATION AS REQUIRED BY AHJ
18	GUARDRAIL. SEE DETAIL 6/A8.41
19	DARPRO OUTLET. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
20	ORIA 4-DIGIT WALL-MOUNTED KEY STORAGE LOCK BOX.
21	VENDOR TO FIELD VERIFY STEEL PANELS

LIGHT FIXTURE TYPE

JJ — B2 (FAN)

GG — II

X

SYMBOL LEGEND

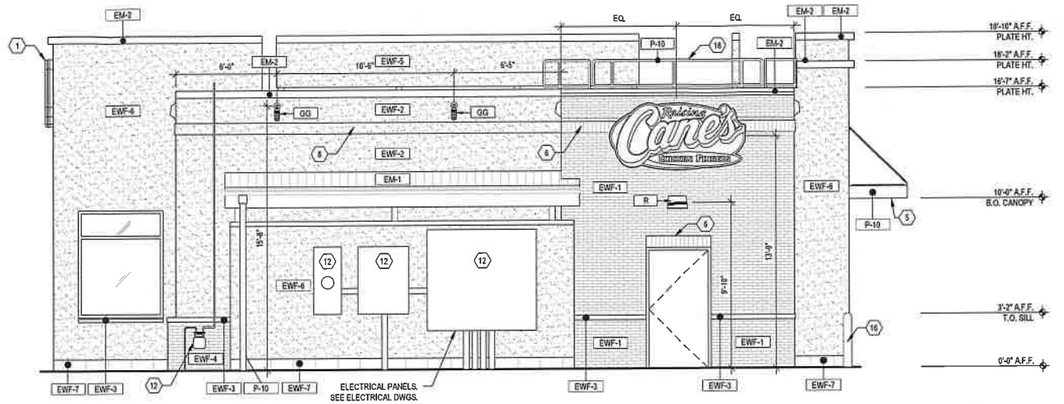
- SECTION CUT MARKER (# / A#)
- ELEVATION MARKER (# / A#)
- DETAIL CALLOUT (# / A#)
- KEY NOTE (#)
- FINISH TAG (###)

NOTES

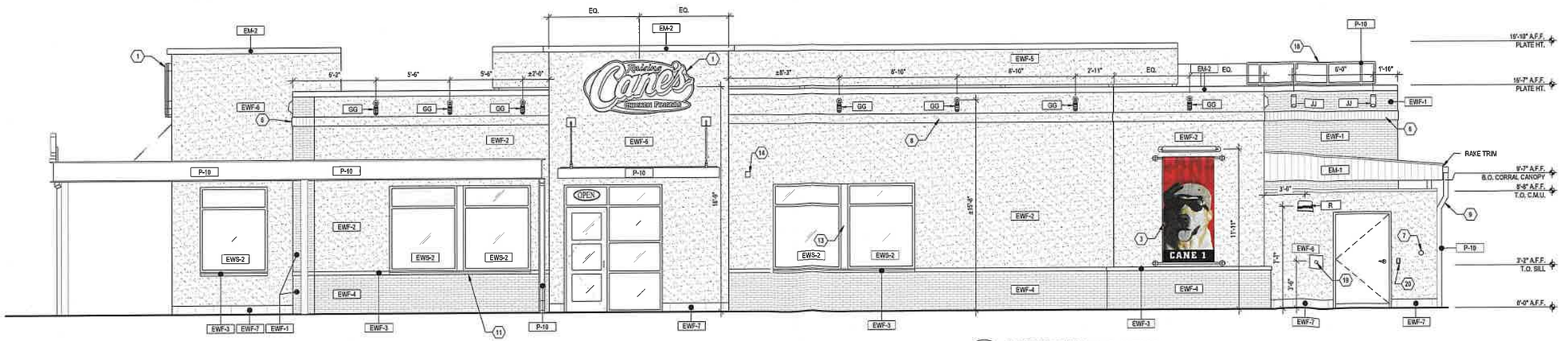
	GENERAL NOTES
1	SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL).
2	CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
3	CONFIRM OUTDOOR SPEAKER LOCATIONS WITH I.T.
4	VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.
SEALANT NOTES	
1	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2	TWO-PART NONSAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH ADJACENT WALL MATERIAL AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, ALL PENETRATIONS AND DRYVIT TO MASONRY CONNECTIONS.

SCHEDULE OF EXTERIOR MATERIALS

KEY	MATERIALS	MANUFACTURER	PRODUCT	COLOR / FINISH	DESCRIPTION
EM-1	STANDING SEAM ROOF	BERRIDGE	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-2	METAL CAP FLASHING	REFER TO SPEC	REFER TO SPEC	KYNAR 500 MATTE BLACK	GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR
EM-3	POWER COATED ALUM.	SIGNAGE SUPPLIER		CHARCOAL	POWDER COATED ALUM. MATTE BLACK FINISH 0.053 GA.
EM-4	METAL ACCENT PANELS	SIGNAGE SUPPLIER		DISTRESSED/SALVAGED RED	METAL PANELS TO BE APPLIED OVER STUCCO WALL EWF-5
EWF-1	BRICK VENEER	BELDEN	NORMAN STANDARD	MEDIUM RANGE IRON SPOT	1/2 RUNNING BOND, REFER TO DETAIL. MORTAR: SOLOMAN COLORS, INC. 10H LIGHT BUFF JOINT PROFILE: WEATHER-STRUCK
EWF-2	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	SW7669 SUMMIT GREY	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL
EWF-3	CAST STONE LEDGE	MARCSTONE		6658 ARCHITECT'S GREY	MORTAR: ARGOS MAGNOLIA MASONS MIX
EWF-4	BRICK VENEER	BORAL	QUEEN BRICK	ALAMO	MORTAR: LAFARGE IVORY BUFF, SACK RUB FINISH
EWF-5	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	132 MOUNTAIN FOG	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER EIFS AT ROOF SCREEN
EWF-6	ELASTOMERIC COATING	DRYVIT	SANDPEBBLE E	456 OYSTER SHELL	APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS
EWF-7	MASONRY VENEER CMU	PREMIER		ULTRA BURNISHED, DUSK / SMOOTH	MORTAR: TO MATCH
EWS-1	DRIVE-THRU WINDOW	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
EWS-2	ALUMINUM STOREFRONT	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	REFER TO WINDOW SCHED.	
P-10	PAINT - EXPOSED STRUCTURAL STEEL	BENJAMIN MOORE	SUPER SPEC 23	BLACK / LOW LUSTER	TWO COATS REQUIRED



2 A4.20 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 A4.20 SIDE ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

STORE:
RAISING CANE'S RESTAURANT
2620 W. MORELAND ROAD
WILLOW GROVE, PA, 19090
PROTOTYPE: P4-V-Av
SCHEME: A
RESTAURANT #RC952
VERSION: 2021-3.0 RELEASE 1.05.2022

ADA ARCHITECTS
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5353 Fax (216) 521-4824
www.adaarchitects.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

ENGINEER INFORMATION:

SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXTERIOR KEYNOTE ELEVATIONS

DATE: 10/21/22

JOB NO. 22132

A4.20
SHEET NO.

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

AGENDA ITEM

August 10, 2023	FC-01-081023	FISCAL IMPACT
DATE	*AGENDA ITEM NUMBER*	Cost > $10,000
		Yes ☐ No ☐
Finance		PUBLIC BID REQUIRED
DEPARTMENT		Cost > $20,100
		Yes ☐ No ☐

AGENDA ITEM:

Expenditures Salaries & Wages for July 2023

EXECUTIVE SUMMARY:

N/A-

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to approve the July 2023 expenditures in the amount of $3,035,171.32 and salaries and wages in the amount of $2,356,789.36 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of

September 2023. (Click here to view supporting information for expenditures in July 2023)

(Motion and Roll Call)

EXPENDITURES:

Accounts Payable in July	3,035,771.66
Less Void and Stop Payments	(600.34)
Total Bank Wires	0.00
Total Accounts Payable in July	3,035,171.32
Total Payroll in July	2,356,789.36
Total Payments	5,391,960.68

Bank wires (total included above) payable to:
Republic Bank 2017 G. O. Note

Voided checks:

81375	PA Water Environment	($160.00)
80484	Blackflynn Inc	($4.34)
81840	RM Package Design	($412.00)
80482	Baker Tilly USA	($24.00)
		(600.34)

Payroll Related Expenditures:	July	YTD
FICA Taxes	112,089.11	799,302.62
Hospitalization	372,931.97	2,597,535.30
Prescription	172,645.19	1,204,348.53
Dental	25,266.42	168,681.52
Disability and Life Insurance	11,704.61	81,992.03
Unemployment Compensation	0.00	0.00
	694,637.30	4,851,860.00

Lease Debt Obligation
Principal & Interest through July 2023 41,950.00