ABINGTON TOWNSHIP

JUNE 10, 2021

BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

A G E N D A
June 10, 2021
7:00 PM

There are two ways for the public to participate in the meeting. Residents can access the meeting online by a computer, iPad, iPhone, or Android at https://zoom.us/j/91432826808. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 914-3282-6808 when prompted.

CALL TO ORDER

CONSIDER APPROVAL OF MINUTES

a. Consider a motion to approve the Minutes from the Board of Commissioners Committee of the Whole Meeting of May 13, 2021.

PRESENTATIONS

PUBLIC COMMENT ON AGENDA ITEMS ONLY

UNFINISHED BUSINESS

a. Reconsider a Resolution amending Section IV (b) (1) Public Comments for Public Meetings (b) (1) to establish that the Public shall have three (3) minutes to provide germane public comment on the agenda items to be voted upon. The Presiding Officer shall have the discretion to add time for a commenter during the public comment period of additional public comment, and repeal current (b) Committee of the Whole (1) language. (Mr. Hecker)

b. Consider approving the major subdivision application for 1231 Susquehanna Road, Rydal. *(Mr. Hassan)*

c. Consider the Planning Commission recommendation of the requested and submitted petition to amend the Township's Zoning Ordinance by PREIT, and any related action.

NEW BUSINESS

a. Consider and discuss between the a Building and Smokestack Lease Agreement between the

Commissioners of the Township of Abington, and Cellco Partnership, d/b/a Verizon Wireless. *(Ms. Gallagher)*

b. Consider approving an easement agreement for the Township owned 20 foot parcel between 653-659 Hamel Avenue. *(Mr. Thompson)*

c. Consider a Resolution authorizing the disposition of Public Works records as listed in the attached itemized report. *(Mr. Jones)*

d. Consider approving LD-20-03 - Minor Land Development Plan - New Life Presbyterian Church. *(Mr. Hassan)*

e. Consider appointing candidate Jakob Henze from the Civil Service Eligibility list to the position of Probationary Police Officer provided he successfully completes the Background, Physical, Psychological tests and all entry requirements of the Municipal Police Officers' Education and Training Commissioner Act120 Training effective July 19, 2021. *(Deputy Chief Porter)*

f.. Consider approving the promotion of Officer Ryan Duntzee to the rank of Probationary Sergeant effective July 19, 2021 providing he successfully completes the remaining portions of the promotional process. *(Deputy Chief Porter)*

g. Consider approving revisions made to the Municipal Police Officer's Education and Training Commission Physical Fitness Testing Standards outlined in Section 4.5 of the Civil Service Rules and Regulations. *(Deputy Chief Porter)*

h. Refer the proposed EAC DRAFT Resolution joining the Climate Collaborative of Greater Philadelphia (CCGP), an Initiative to Accelerate Effective Climate Actions, to a public information session to be held by the EAC, with this matter to be reconsidered at the regular business meeting of the Board on July 8, 2021. *(Mr. Manfredi)*

I. Consider the Owner-Occupied Home Rehabilitation Program Municipal Lien Policy. *(Mr. Clarke)*

j. Consider the 2021 CDBG Annual Action Plan. *(Ms. Hamm)*

ADJOURNMENT

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements
This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment
Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations
Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda
Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business
Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business
Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

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 Abington Township Board of Commissioners Committee of the Whole was held as a Zoom webinar and teleconference on Thursday, May 13, 2021 with Vice President Hecker presiding.

CALL TO ORDER: 7:47 p.m.

PRESENT: Commissioners THOMPSON, BRODSKY, BOLE, CARSWELL, ROTHMAN, VAUGHN, MYERS, ZAPPONE, BOWMAN, WINEGRAD, VAHEY, SCHREIBER, HECKER, SPIEGELMAN
Excused: DiPLACIDO

CONSIDER APPROVAL OF MINUTES:

Commissioner Brodsky made a MOTION, seconded by President Spiegelman to approve the minutes from the Board of Commissioners Committee of the Whole Meeting of April 8, 2021.

MOTION was ADOPTED 14-0.

PRESENTATIONS:

Zoning Ordinance Amendment and Land Use Process:

Manager Manfredi explained that the zoning ordinance text/map amendment process begins before any formal consideration by the Board of Commissioners, and it is a request to amend the Township's zoning ordinance and not a requirement. The applicant will then make a formal request to the Manager's Office of a proposed zoning text/map amendment and then the ward Commissioner is immediately contacted, and the request is referred to the Township Solicitor, the ward Commissioner and the full Board of Commissioners who may consider scheduling the matter for a public meeting. The ward Commissioner informs the applicant that they need to begin by speaking with the neighbors, and depending on their feedback, will then consider moving it forward to the formal process.

Also, prior to any consideration by the Board of Commissioners, there is much public input including review by the Township's Planning Commission. And the Board of Commissioners may determine other processes or outcomes prior to acting on a zoning amendment request as they have various options in the process to garner as much public input prior to considering the proposed zoning ordinance text/map amendment.

Property owners have a right to petition their government for use of their property and the Board of Commissioners recognizes their right to do so as well as the Board needs to preserve the integrity and quality of life of the Township.

Also, presented was the Land Use Guidance document showing the steps and timeline of the subdivision and land development process, and the process for a Zoning Ordinance Text/Map Amendment and the Land Use Process is located on the Township's website.

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

Lora Lehmann, 1431 Bryant Lane, asked for the new speaking rules to be used during this meeting; she expressed concern about the text amendment process; and she is opposed to the rental ordinance.

Andre Del Valle, Director of Government Affairs for the Pennsylvania Apartment Association, said we are a statewide organization representing apartment owners, managing companies and industry suppliers representing 3,288 units in Abington Township. He thanked the Board of Commissioners for all they have done for the residents of Abington Township as we all continue to navigate these unprecedented times that we are living in.

We understand legislation is drafted to regulate bad actors and not hurt the good ones; however, the draft rental ordinance has unintended consequences that would hurt both landlords and tenants, and we feel there are several components of proposed legislation that could be deemed illegal and/or unconstitutional. He urged the Board of Commissioners to consider concerns expressed not only in testimony, but in a letter sent to them.

We appreciate the spirit of the legislation and would welcome the opportunity to work with the Bill sponsor in the drafting of this legislation to ensure that good landlords and tenants are safe in their homes.

Patrick Kucharski, 601 Monroe Avenue, said regarding the ordinance to repeal and replace Chapter 105 - Massage Establishments; he is grateful that this is on the agenda as we need an ordinance that can be enforced. He lives 20 feet from an illicit massage parlor, and it has been a nightmare for him and his family as he has seen signs of human trafficking, so we need an ordinance that can be enforced for the safety of everyone.

Karen Milovich, 529 Berkeley Avenue, commented that she lives across the street from the Huntingdon Valley Shopping Center that was rezoned, so there is almost 24 hours of traffic and light from businesses. Also, she expressed concern about the plan involving St. Basil's and Toll Brothers with no public input.

Vice President Hecker replied there has been no specific proposal submitted to the Township to review with the neighbors to gain their feedback, and if that does occur, that is exactly what we will do. It is a transaction between two private organizations over which the Township has no dominion.

Dee Katrowski, 601 Monroe Avenue, said she also lives across the street from the illicit massage parlor, and it has been nothing but a nightmare, and she is worried about the families and children living in the neighborhood.

Betty Carr, 680 Hamel Avenue, thanked Commissioner Thompson for speaking with her over the phone regarding her concern about the massage parlor that does not belong in this community, and something needs to be done.

Jeannette DeMaio, 717 Martin Road, asked for clarification on the matter of St. Basil's and Toll Brothers, and she expressed concern about notification to the neighbors as well as public input at meetings; also, she agreed that PREIT should provide a financial analysis.

Manager Manfredi replied that Toll Brothers and St. Basil's have not submitted a formal plan to the Township as it is a private transaction between them.

Tricia Carney, 774 Monroe Avenue, commented that for almost 15 years the residents of the 600, 700 and 800 blocks of Monroe Avenue have maintained a neighbors' organization and there is a lot of concern about the massage parlor business. Who will do the enforcement, and could there be language added to the ordinance putting the responsibility on the landlords/property owners as to who they rent to?

Mandy McClenaghan, 719 Harrison Avenue, expressed concern about the massage parlor where there seems to be human trafficking, and she would like to see it removed from the neighborhood.

Pam Hastings, 2021 Roy Avenue, asked about the process for receiving responses to citizen's questions.

Vice President Hecker replied there is opportunity whether it be through your ward Commissioner, through Board leadership or the Township Manager. We strive to provide detailed answers, but that cannot always be done during the context of the meeting.

Annemarie Silva, 645 Monroe Avenue, expressed concern about the illegal massage parlor where there is human trafficking. It is bringing property value down because no one would want to live here, and who is going to do something about it?

Vice President Hecker replied there is an ordinance before the Board that will be reviewed and acted on so we will have an effective tool to weed out this type of activity in our community.

Amanda Kucharski, 601 Monroe Avenue, expressed concern about the massage parlor where there is human trafficking, prostitution and pedophiles coming into our neighborhood because of this place and it is a danger to our kids, so something needs to be done.

Chief Molloy said everything in our power has been done and investigated, and we will continue to take a proactive approach as we share in the frustration and concern and will do our best to end it. Lt. Fink will be speaking on this matter this evening.

Daniel Carl, 615 Monroe Avenue, commented that he lives across the street from the massage parlor and shares everyone's concerns, and we need to know how to stop it from continuing and get it out of our neighborhood.

Sam Luskin, 702 Monroe Avenue, questioned whether the police will investigate the human trafficking further.

Lt. Fink said that Detective Sergeant Shawn Nisbet has been assigned to investigate this massage parlor and it is a difficult situation as we are working with Federal agencies. We went there this evening along with personnel from the Code Enforcement Department and the Fire Marshal's Office to shut it down for various code violations. He spoke with a few women inside who indicated they were not in any danger, so without cooperation from them, it makes it difficult to prove a human trafficking case or to establish evidence. Adoption of this ordinance would allow the police to investigate whether the business has a license, and they would need to provide identification for anyone working there, which would enable the police to run background checks for any prior convictions of prostitution as well as check with other Federal agencies about any indication of human trafficking.

Angela Giordano, 663 Monroe Avenue, expressed concern about the massage parlor that really needs to be addressed. She is afraid for her children and embarrassed by it and has considered moving, and this establishment needs to go.

Cakky Evans, EAC Member, requested that item h. of the agenda regarding the subdivision of 1231 Susquehanna Road to be moved to the Committee of the Whole's agenda in June to provide time for the EAC's review.

Vice President Hecker replied he intends to suggest moving it to our June 10th meeting to provide sufficient time for the EAC's review.

Drew Waropay, 1828 Brentwood Road, said with the increased development of Penn State Abington, will there be an opportunity for the public to discuss traffic calming in the surrounding neighborhood. Also, he asked about funds provided by Penn State for traffic enforcement by the police as he would like to see more.

Vice President Hecker replied there will be a community meeting to discuss that issue. Also, there is an agreement between Penn State Abington and the Township for payment of services that the Township provides.

Chief Molloy added there is a dedicated amount of funds provided by Penn State that is used as part of the Police Department's traffic blitz specifically for the neighboring streets around Penn State University.

Joseph Applegate, 205 Elm Avenue, commented that he feels there should be enough probable cause to raid the massage parlor and shut it down permanently. We should as a community stand together and protest that "enough is enough."

NEW BUSINESS:

Consider Penn State University Abington Campuses request to amend Zoning Ordinance of the Township of Abington providing for and regulating a college/university campus by Penn State first holding a neighbor meeting to inform and seek input from the affected neighbors, and to refer this ordinance to the Township's Planning Commission for their review and recommendations to be returned to the Board of Commissioners Committee of the Whole:

Vice President Hecker noted that Dr. Margo DelliCarpini assumed the position of Chancellor and Dean of Penn State Abington on January 4, 2021. She has a compiled and accomplished record of strategic leadership and a demonstrated commitment to student access and success, academic scholarship, community outreach and diversity, equality, and inclusion. He introduced and welcomed Dr. Margo DelliCarpini, Chancellor of Penn State.

Dr. Margo DelliCarpini provided a summary of her educational background as well as her vision and goals for Penn State Abington including forming a committee that will promote positive relationships between Penn State Abington and the community. A meeting will be held to discuss campus initiatives and provide an update on the academic building and proposed plans with the community that will take place on June 2, 2021 and the venue and time will be forthcoming.

Vice President Hecker made a MOTION, seconded by President Spiegelman to authorize a path forward that would include Penn State holding its first neighbor meeting seeking input from affected neighbors about the proposed academic building and to have concerns successfully addressed, and if so, then the Board of Commissioners will send the final version of the plan to the Township's Planning Commission for review and recommendation, who will then send the matter back to the Committee of the Whole.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Thompson said he has a conflict of interest as KCBA is the architect on this project and he will recuse himself from any discussion, voting or participation on any level in anything related to this agenda item moving forward.

MOTION was ADOPTED 13-0. Commissioner Thompson recused himself from voting, and Commissioner DiPlacido was absent.

Consider advertising an Ordinance repealing and replacing Chapter 105 - "Massage Establishments" in its entirety:

Commissioner Thompson stated that over the past few months, it has come to his attention that there has been an ongoing pattern of what appears to be human trafficking and prostitution in Ward 6. This behavior is occurring in the heart of a residential neighborhood and is increasingly causing concerns to the safety of our residents. Previously, the Township had an ordinance on the books that gave the police department tools they need to address and restrict this type of behavior; however, it was noted in 2017 that the ordinance was unenforceable, and the issues of unenforceability have been addressed in the latest reiteration, and he would like to hear from Township Solicitor to explain what those changes are prior to moving forward.

Solicitor Clarke replied that in 2004, the Township passed an ordinance addressing a licensing requirement for massage parlors within the Township. As part of that ordinance, applicants were required to go through a background check and the license would be denied for prior convictions related to prostitution. The Township's procedure pursuant to the 2004 ordinance prevented the issuance of a Use & Occupancy permit until a license had been obtained. About four years later, the State passed Act 118 that took effect in 2010 and the legislature declared subject to certain exceptions laying out a licensing scheme for massage therapists and the operation of massage parlors.

One of the most important aspects that the State passed in 2008 that went into effect in 2010 stated specifically that it preempts and supersedes any ordinance relating to the licensure or regulation of a massage therapist by a political subdivision in effect on the effective date of this section.

So, essentially the State preempted the field passing a law relating to the licensing of massage therapists and that no individual municipality could have such a licensing process in place. The proposed ordinance being considered by the Board does not regulate or license massage therapists as the Township is expressly preempted from doing so by State law. The ordinance does require licenses for massage establishments, which is not expressly preempted by State law, and the ordinance requires for alternative massage therapists to be licensed, which is an area left open by State law. The ordinance sets forth licensing requirements as well as operational requirements including sanitary concerns. The ordinance prohibits those with certain prior convictions from obtaining a license. The ordinance will allow Township staff to enter the premise during regular business hours and the ordinance provides penalties for failure to comply.

This is not the full extent of what can be done with theses entities as there are certain issues that Chief Molloy and Lt. Fink spoke about tonight, which are the criminal code aspects of dealing with these entities, but the proposed ordinance before the Board this evening is the furthest extent that Abington Township can take under the current State law in regulating these types of businesses. Many issues raised by residents relate to violations of criminal code and Chief Molloy and his staff are working hard to address those issues. This is the strongest possible ordinance that could be put in place regulating these establishments within the Township.

Chief Molloy said this new ordinance will help to prevent what we are seeing today with these types of establishments, and we have worked hard in trying to bring about a conviction and will continue to put the pressure on and see if we can get this establishment removed once and for all.

Commissioner Thompson made a MOTION, seconded by Vice President Hecker to move this item forward to the Board of Commissioners Regular Meeting on June 10, 2021.

Vice President Hecker asked for any other comments from Commissioners.

Commissioner Bole clarified that the APD are responsible for making sure that all existing and new establishments would-be incompliance with the licensure and the Code Enforcement Officer would be responsible for inspection and enforcement. Is that correct?

Lt. Fink replied yes, we have worked in tandem with the Code Enforcement Officer in providing background checks of prospective employers/employees and Code Enforcement Officer follows up on the technicalities of the ordinance.

Commissioner Myers commented that it is a well-written ordinance that covers just about everything. Could the police or Code Enforcement Officer inspect at any time unannounced?

Solicitor Clarke replied the ordinance provides the Code Enforcement Officer the ability to enter the property during regular business hours and there will be continued discussions with Chief Molloy and his staff regarding police-entry to the building.

Commissioner Myers asked how quickly could this ordinance be enforced following approval by the Board?

Solicitor Clarke replied the ordinance provides an effective date of five days after enactment.

Commissioner Thompson questioned whether it could be enacted sooner.

Solicitor Clarke replied prior to the Board meeting he will see if there is any impediment in making it effective upon enactment.

Commissioner Thompson thanked everyone who spoke tonight in support of this ordinance and getting it passed is extremely important to our Ward 6 community as well as to Ardsley, and he asked his fellow Commissioners for their support and vote to move this forward to the full Board.

MOTION was ADOPTED 14-0.

Consider approving the major subdivision application for 1231 Susquehanna Road, Rydal:

Vice President Hecker said typically, the Environmental Advisory Council reviews applications and provides recommendations and they have not yet reviewed the application for 1231 Susquehanna Road, and they have requested time to do so. He recommended that this item be moved to the June meeting to allow the EAC to do its due diligence.

Vice President Hecker made a MOTION, seconded by President Spiegelman to send this item back to the Committee of the Whole Meeting on June 10, 2021.

MOTION was ADOPTED 14-0.

UNFINISHED BUSINESS:

Motion to remove from the table and refer LU-01-121020 DRAFT Rental Ordinance as considered by the Committee of the Whole on January 14, 2021, to the Human Relations Commission for review and formal recommendation for Ordinance sponsor, Commissioner Thompson to schedule Industry Stakeholder meeting(s) prior to any further consideration of this Rental Ordinance:

Commissioner Thompson clarified that the ordinance is designed and intended to protect the health, safety and welfare of the tenants who occupy structures in our Township, and we would like to provide opportunity for the Code Enforcement Officer and staff from the Fire Marshal's Office to enter rental units. Existing Ordinance No. 85 requires that common areas shall be inspected regularly, but Class 1, 2 and 3 units as defined in draft ordinance, which are smaller, would be inspected every third tenant turnover and the unit will not be occupied at the time that inspection occurs. Class 4, 5, & 6 units would be inspected on every second turnover and will not be occupied at the time of inspection. On every turnover on every class of unit, the landlord is required to submit certification by a PA licensed professional making sure that smoke detectors, carbon monoxide detectors and all other fire alarm, smoke alarm detection systems and sprinkler systems where applicable are in working order.

This ordinance seeks to addresses nuisance properties where there are ongoing patterns of disruption observed causing hardship to other tenants within the building and to the neighbors, and the ordinance provides a tool for the police to address ongoing issues at locations within the Township.

Chief Molloy added that there have been chronic nuisance properties over the years that took a disproportionate number of police hours in responding to calls for service, and this ordinance provides a tool to not only take enforcement action, but also to notify the landlords of issues.

Commissioner Thompson continued that the language of the draft ordinance may result in racial profiling when landlords screen potential renters, which is the reason for seeking input from the Human Relations Commission on this topic. After feedback is provided by the HRC, we will hold a stakeholder meeting and the term "industry stakeholder" is not appropriate as the goal of the meeting will be to gather further feedback on the language of the draft ordinance and make modifications as noted by landlords, tenants, and adjacent landowners of these properties.

Most landlords in our community are honest law-abiding businesspeople and this ordinance will have little to no impact on their operations if they are incompliance with the ordinance.

He asked for support from his fellow Commissioners to move this item forward to the Human Relations Commission for further vetting of the language.

Manager Manfredi clarified that following review by the HRC, the draft ordinance will come back before the Committee of the Whole. Is that correct?

Commissioner Thompson replied yes.

Commissioner Thompson made a MOTION, seconded by Commissioner Carswell to refer LU-01-121020 DRAFT Rental Ordinance to the Township's Human Relations Commission for review and formal recommendation and to move forward with getting a stakeholder meeting established over the summer.

Vice President Hecker asked for any other comments from Commissioners.

Commissioner Carswell commented that she spoke with landlords who own multiple properties in the Township, and they would like to participate in the conversation, and she appreciates the openness to everyone making sure that residents are in safe facilities.

Manager Manfredi clarified that the term "industry stakeholder" was meant to include them and not meant to not exclude anyone.

Commissioner Myers commented that at the stakeholder meeting, landlords may share how they deal with nuisance tenants, so there may be language added to the draft ordinance.

MOTION was ADOPTED 14-0.

Consider a Resolution amending Section IV (b) (1) Public Comments for Public Comments for Public Meetings (b) (1) to establish that the Public shall have three (3) minutes to provide public comment on the agenda items to be voted upon. The Presiding Officer shall have the discretion to add time for a commenter during the public comment period of additional public comment, and repeal current (b) Committee of the Whole (1) language:

Vice President Hecker said due to the lateness of the hour, he suggested moving this item to next month's Committee of the Whole meeting. He asked for any comments from Commissioners.

Commissioner Myers commented that this is an important item, and she does not feel that it can wait as she is concerned about not permitting public comments after each item has been discussed.

Commissioner Vahey suggested referring this item to the Public Affairs Committee in advance of the next Board of Commissioners meeting, so it would not be delayed for final consideration.

Commissioner Schreiber agreed with sending it to the Public Affairs Committee.

Vice President Hecker said his only concern is that the Public Affairs Committee consists of five members that would take dominion over the rules of engagement of a committee that represents the entire Board of Commissioners, and he does not want to delay this matter either.

Commissioner Schreiber said as in the past, the Public Affairs Committee would make recommendation with all comments considered and then forward the matter to the full Board.

Vice President Hecker said he understands; however, he does not like a subset voting on an item that would affect the full Board of Commissioners as that was the point of having the Committee of the Whole.

Commissioner Thompson agreed with Commissioner Myers, although moving it to the Public Affairs Committee is a good compromise. He agrees with some of the criticism that the public has not had enough time to speak on agenda items, so it is important that we discuss it, if not tonight, then in committee at the beginning of next month.

Vice President Hecker said we need a more detailed discussion about the role of the Committee of the Whole moving forward. This item is to consider a specific change to allow for additional public participation in providing opportunity to comment after each agenda item, and he is not sure why we would be opposed to that.

Commissioner Thompson said he read this agenda item as a relatively simple matter of allowing three minutes of speaking time after each agenda item and he did not realize there would be a larger discussion about the Committee of the Whole.

Commissioner Schreiber questioned whether the five minutes speaking time at the beginning of the Committee of the Whole would be removed including presentations making it more like a committee meeting.

Vice President Hecker replied this agenda item would replace the five-minute speaking time at the beginning with three minutes of speaking time after each agenda item as there has been feedback that the public would like to make more informed comments based on discussion by the Board.

Manager Manfredi added that the five-minute speaking rule would be changed to three minutes of speaking time after each agenda item and presentations would remain if the Board would like them to continue.

Commissioner Schreiber said if that is the case, then essentially the Committee of the Whole is the committee meeting that includes public comment on each agenda item. Is that correct?

Manager Manfredi replied that is correct.

Commissioner Myers said the Committee of the Whole is a new program, and we said at the beginning, if it needed tweaking or was not working, we would go back and look at it. Not too many items have been sent to the committee meetings, and that is fine; however, everyone should have the ability to speak for three minutes on specific agenda items.

President Spiegelman concurred that since the inception of the Committee of the Whole meeting, there has not been many items sent to committee, although that is due to circumstances as well as there has been intensive vetting during the Committee of the Whole Meeting, and he feels there will be more items sent to committee going forward.

Commissioner Vaughn expressed concern about the meetings being extremely lengthy with allowing public comment after each agenda item, so could the number of residents being able to speak be limited?

Vice President Hecker replied we cannot limit the number of people who would like to speak on agenda items due to requirements of the Sunshine Law.

Commissioner Zappone suggested going back to having regular committee meetings in-person and conduct business in the Township building for the residents, so when will that happen?

Vice President Hecker replied we have been following public health guidance as well as CDC regulations, and Pennsylvania has revised its mask-wearing guidelines, so we will need to consult with Township Manager, Township Solicitor and Emergency Management Coordinator to discuss how we will conduct business moving forward in this environment of evolving public health recommendations.

Commissioner Winegrad commented that tonight's meeting showed that the current speaking rules work, and we do need to have a robust discussion and this matter should be brought back before the Committee of the Whole at its next meeting.

President Spiegelman made a MOTION, seconded by Commissioner Schreiber to continue discussion of Item b. as listed under New Business to the Committee of the Whole Meeting on June 10, 2021.

MOTION was ADOPTED 11-3. Commissioners Myers, Thompson and Vahey opposed.

Consider approving the Stipulation to Settle the matter of Noble Town Center v. the Montgomery Assessment Appeals ET AL and authorizing Wisler Pearlstine to sign the stipulation on behalf of the Township of Abington:

Assistant Township Manager Wehmeyer explained that officials of the School District and the County have approved the settlement and requested is approval by the Board to authorize Wisler Pearlstine to sign the stipulation on behalf of the Township of Abington.

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

President Spiegelman made a MOTION, seconded by Commissioner Vahey to move this item forward to the Board of Commissioners Regular Meeting on June 10, 2021.

MOTION was ADOPTED 14-0.

Consider approving a Traffic Signal Maintenance Agreement between the Commonwealth of Pennsylvania Department of Transportation and the Township of Abington for Old York Road (SR 0611) and Rodman Avenue, and for the Old York Road (SR 0611) and Baeder Road/Hilltop Road adopting a Resolution authorizing the Township Manager to sign accordingly:

Mr. Mike Jones, acting Director of Public Works Department, explained that we currently have maintenance agreements for every signalized intersection of the Township and annual inspections are conducted and any repairs in deficiencies will be made. At the listed intersections, we will be improving the crosswalks and adding audible signals for the hearing impaired.

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

Commissioner Schreiber made a MOTION, seconded by Commissioner Winegrad to move this item forward to the Board of Commissioners Regular Meeting on June 10, 2021.

MOTION was ADOPTED 14-0.

Consider and discuss the release of Escrow No. 1 on the Land Development – LD 18-05-Mediplex Abington Project located at 1137 – 1151 Old York Road in the amount of $532,955.25:

Mr. Hassan, Township Engineer, said per his review letter dated April 1, 2021, he confirmed that the improvements have been completed and the Board may consider release of escrow as listed.

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

Commissioner Thompson made a MOTION, seconded by President Spiegelman to move this item forward to the Board of Commissioners Regular Meeting on June 10, 2021.

MOTION was ADOPTED 14-0.

Consider approving the Stipulation to Settle the matter of Hillside Cemetery v. the Montgomery Assessment Appeals ET AL and authorizing Wisler Pearlstine to sign the stipulation on behalf of the Township of Abington:

Assistant Township Manager Wehmeyer explained that officials of the School District and County have approved the settlement and requested is approval by the Board to authorize Wisler Pearlstine to sign the stipulation on behalf of the Township of Abington.

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

Commissioner Bowman made a MOTION, seconded by Commissioner Zappone to move this item forward to the Consent Agenda of the Board of Commissioners Regular Meeting on June 10, 2021.

MOTION was ADOPTED 14-0.

Consider and discuss the release of Escrow No. 1 on the Subdivision – 1768 Kimball Avenue in the amount of $10,750.00:

Mr. Hassan said per his review letter dated April 16, 2021, he confirmed that the improvements have been completed and the Board may consider release of escrow as listed.

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

Commissioner Bowman made a MOTION, seconded by Commissioner Thompson to move this item forward to the Consent Agenda of the Board of Commissioners Regular Meeting on June 10, 2021.

MOTION was ADOPTED 14-0.

Consider and discuss expanding the Emancipation Day holiday for all employees:

Manager Manfredi explained that last year after the two union contracts were settled, President Spiegelman proposed Emancipation Day - June 19th as a holiday for all employees, and a motion is needed by the Board authorizing it.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Bowman made a MOTION to TABLE this matter for further discussion at the next Committee of the Whole Meeting. There was no second on motion.

President Spiegelman clarified that if this is moved to the next Committee of the Whole meeting then it would not be adopted until July and that would mean a holiday for some and not others. Is that correct?

Manager Manfredi replied yes, and he would need to speak with representatives from both unions about how that should be handled as the change would not occur until after the holiday, and there are costs involved.

Commissioner Rothman said he is in favor of honoring that holiday.

President Spiegelman suggested moving this item to the Public Affairs Committee for further discussion to still be in time for next month's Board of Commissioners Regular Meeting.

Commissioner Carswell made a MOTION, seconded by President Spiegelman to move this item forward to the Public Affairs Committee Meeting on June 2, 2021 for further discussion.

MOTION was ADOPTED 14-0.

ADJOURNMENT: 10:58 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Public Participation Policy

EXECUTIVE SUMMARY:

The Board of Commissioners established by Resolution 20-039, a Resolution that set forth the agenda policy and procedures for meetings of the Board of Commissioners and its Committees committees, that Resolution created the Committee of the Whole as an additional step in the process to allow for additional public comment, and to provide the opportunity for all members of the Board of Commissioners to hear all matters as a first step in conducting official Township business.

In the time that the Committee of the Whole has been in effect, and due to the robust discussion among the full board, fewer Committee meetings have been held, with fewer Committee meetings and the challenges throughout the pandemic, the Board of Commissioners goal of increasing public participation are not being met.

At the May 13, 2021 Committee of the Whole, this agenda item was considered and discussed and rescheduled for the June 10, 2021 Committee of the Whole meeting for further consideration and discussion. President Spiegelman to further the discussion of public comment rules has proposed the Board also consider, in the alternative a Resolution amending Section IV A. (c) 5.3 removal of Presentations, 5.7 to add public comment on non agenda items only, 6.4 removal of Presentations, (d) 1. Public Comments for Public Meetings (b) 2. to establish that the Public shall have three (3) minutes to

provide germane public comment on non agenda items. 4. The Township Solicitor shall read a statement regarding the Board of Commissioners established rules for public comment.

PREVIOUS BOARD ACTIONS:

April 18, 2014 - the Board of Commissioners adopted Resolution 14-007 setting forth procedures for meetings of the Committees of the Board of Commissioners and meetings of the Board of Commissioners of the Township of Abington.

January 11, 2018 - The Board of Commissioners adopted Resolution 18-010 approving a Township of Abington Board of Commissioners Policy establishing a policy governing certain rules of order, Board and committee agendas, public participation and scope of committees.

September 1-, 2020 - The Board of Commissioners adopted Resolution 20-039 setting forth agenda policy and procedures for meetings of the Board of Commissioners and its Committees.

May 13, 2021 - The Committee of the Whole moved the agenda item to the June 10, 2021 Committee of the Whole meeting for further discussion.

RECOMMENDED BOARD ACTIONS:

Reconsider a Resolution amending Section IV (b) (1) Public Comments for Public Meetings (b) (1) to establish that the Public shall have three (3) minutes to provide germane public comment on the agenda items to be voted upon. The Presiding Officer shall have the discretion to add time for a commenter during the public comment period of additional public comment, and repeal current (b) Committee of the Whole (1) language. (Mr. Hecker)

1.) Public Comment for Public Meetings

a.) Standing Committee Meetings: Public Comment at Committee meetings shall be: (1) after an agenda item has been moved by a Member of the Committee, seconded and upon call of the Chair for public comment prior to a vote by the Committee, and (2) Prior to adjournment of the Meeting.

1. The Public shall have three (3) minutes to provide germane public comment on the agenda item to be voted upon. The Presiding Officer shall have the discretion to add time for a commenter during the public comment period for additional public comment.

2. The Public shall have three (3) minutes to provide public comment on new matters that are non-agenda items. The Presiding Officer shall have the discretion to add time for a commenter during the public comment period for additional public comment.

3. Comments submitted in writing any time during the official public comment period carry the same weight as oral commentary presented at a public hearing or meeting. For that reason, commenters shall not read written comments in their entirety to have them become part of the record. Commenters are encouraged to verbally summarize their written statement.

b.) Committee of the Whole Meetings: Public Comment at Committee of the Whole meetings shall be prior to unfinished or new business agenda items being considered and upon call of the Presiding Officer for public comment.

1. The Public shall have three (3) minutes to provide germane public comment on the agenda item to be voted upon. The Presiding Officer shall have the discretion to add time for a commenter during the public comment period for additional public comment.

1. ~~The Public shall have five (5) minutes to provide germane public comment on agenda items to be voted upon. The Presiding Officer shall have the discretion to request additional written public comment if the matter is to be referred to a Standing or Ad-hoc Committee or add time during the public comment period to take testimony or additional public comment.~~

2. Comments submitted in writing any time during the official public comment period carries the same weight as oral commentary presented at a public hearing or meeting. For that reason, commenters are not to read written comments in their entirety to have them become part of the record. Commenters are encouraged to verbally summarize their written statement.

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Planning Commission - SD-20-02 - 1231 Susquehanna Road

EXECUTIVE SUMMARY:

Consider approving the Applicant's proposal to demolish the existing central and rear dwellings, driveway, carport, tennis courts, patio, sheds, and associated walls, lighting, and landscaping; and subdivide the existing parcel (total 6.5413-acres to ultimate right-of-way as surveyed) into five (5) individual lots to construct on each lot a single family residential dwelling and associated driveways, curb, walkways, street lights, storm water facilities, and storm and sanitary sewers. A retaining wall is proposed behind the sidewalk to the west and north side of the infiltration bed SB6 on Lot 1; and behind the sidewalk and parallel to the proposed driveway on Lot 5. Each lot will be serviced by public sewer and water services. Access to each lot is via a new cul-de-sac street labeled as Christine Lane. The site is located in the R1-Low Density Residential District in Ward No. 1.

PREVIOUS BOARD ACTIONS:

At the April 27, 2021 Planning Commission, it was recommended this be moved to the Committee of the Whole on May 13, 2021.

RECOMMENDED BOARD ACTIONS:

Consider approving the major subdivision application for 1231 Susquehanna Road, Rydal.*(Mr. Hassan)*

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: 1231 Susquehanna Road Subdivision

APPLICANT NAME: Thomas & Christine Diegidio

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: _____ Date Complete: _____

Received By: _____ 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

Thomas & Christine Diegidio
Name

629 Edgewater Drive, West Chester, PA 19380
Address

610-247-1598 | N/A
Phone | Fax

thomas.diegidio@fd-fa.com
Email Address

Property Owners Information (if different than applicant)

same as owner
Name

Address

Phone | Fax

Email Address

Architect/ Planner

Name

Address

Phone | Fax

Email Address

Engineer/ Surveyor

Nick T. Rose, P.E., ProTract Engineering, Inc.
Name

P.O. Box 58, Hatboro, PA 19040
Address

Engineer/ Surveyor Cont'd

215-442-9230 — Phone
215-442-9238 — Fax
nrose@protract.net — Email Address

Attorney

_____ — Name
_____ — Address
_____ — Phone
_____ — Fax
_____ — Email Address

II. PROJECT INFORMATION

Application Type:

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

Full street address of the property: 1231 Susquehanna Road, Rydal, PA 19046

Tax Parcel No.: 30-00-64448-00-7 County Deed Book No.: 5954 Page No.: 2840

Description of Proposed Work: 5-lot subdivision

Total Tract Acreage: 6.54 Project Acreage: 6.54

Zoning District: R-1 Existing Number of Lots: 1 Proposed Number of Lots: 5

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 5 EDUs

Proposed Land Use:

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

III. REVIEW

Please complete the following section by circling a response:

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

*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 held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

[signature] 9/22/20

Applicant signature Date

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

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	Relief Requested:
Section 146-11.A & 146-11.B	(Partial waiver) to not include all properties and existing features within 400 feet of the site.
Section 146-11.L	To not require tentative architectural plans (architecture is unknown at this time and tentative architectural plans would provide no benefit).
Section 146-24.4.D.1	To allow a 24 foot wide cartway in lieu of the 30 foot required (to reduce impervious coverage).
Section 146-27	To not require sidewalks and curbs along Susquehanna Road or sidewalks along the proposed new roadway.
Section 146-30.1	To allow the lot shapes as shown.

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"
- [ ] 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 Two
- [x] (2) copies of Sewage Facilities Planning Module Applications
- [x] Letter of Water availability from AQUA PA
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- [x] One (1) Digital copy of all submitted documents
- [x] Application Fee: Check made payable to the Township of Abington
- [ ] 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.

_____ 9/22/20

Signature of Applicant — Date

_____ _____

Signature of Property Owner (if different than applicant) — Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☐ Application Fee Amount: $_____ Check No.: #_____

☐ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

PLANNING PROCESS EXTENSION AGREEMENT

FOR

1231 Susquehanna Road Subdivision

PROJECT NAME

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

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

Signed: _____ Date: 9/22/20
Applicant

Received: _____ Date: _____
Township

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

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

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

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

Signed: _____ Date: _____
Applicant

Agreement and escrow set up at staff meeting stage

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: 9/18/2020
Municipality: Abington Township

Proposal Name: 1231 Susquehanna Road Subdivision

Applicant Name: Thomas & Christine Diegidio
Address: 629 Edgewater Drive
City/State/Zip: West Chester, PA 19380
Phone: 610-247-1598
Email: thomas.diegidio@fd-fa.com

Applicant's Representative: Nick T. Rose, P.E., ProTract Engr
Address: P.O. Box 58
City/State/Zip: Hatboro, PA 19040
Business Phone (required): 215-442-9230
Business Email (required): nrose@protract.net

Type of Review Requested:

(Check All Appropriate Boxes)

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

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

Type of Plan:

- ○ Tentative (Sketch)
- ◉ Preliminary / Final

Type of Submission:

- ◉ New Proposal
- ○ Resubmission*

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

Zoning:

Existing District: R-1 Low Density Residential
Special Exception Granted ○ Yes ◉ No
Variance Granted ○ Yes ◉ No For _____

Plan Information:

Tax Parcel Number(s) 300064448007

Location *(address or frontage)* 1231 Susquehanna Rd, Rydal
Nearest Cross Street Susquehanna Road & Lindsay Lane
Total Tract Area 6.54 AC
Total Tract Area Impacted By Development 6.54 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	4	4				
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

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 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 13, 2020

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

Re: MCPC #20-0204-001
Plan Name: 1231 Susquehanna Road
(5 lots comprising 6.54 acres)
Situate: Susquehanna Road and Lindsey Lane
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 13, 2020. We forward this letter as a report of our review.

BACKGROUND

Thomas and Christine Diegidio, the applicants, propose to subdivide a 6.54 acre tract into five lots and construct five single-family detached dwelling units. The site is the location of two existing homes, two sheds, and a tennis court, all of which would be removed. The properties are located in the R1 Low Density Residential District. The development would be served by public sewer and water. The applicant has submitted a preliminary plan dated September 18, 2020. We previously reviewed plans for this site when it was known as the “Rhona Goldstein” plan, in letters dated February 20, 2009; and July 30, 2008.

COMPREHENSIVE PLAN COMPLIANCE

The plan is generally consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*, which designates the project area as “Suburban Residential.” However, the plan could be more consistent.For example, the applicant should note that that the Suburban Residential future land use category’s description says that steep slopes should be preserved, yet there is extensive disturbance of steep slopes proposed. *MONTCO 2040* also includes the area within the “Rail Station Walkshed,” where development should be designed to “make walking as easy as possible;” however, the applicant’s plan does not include sidewalks. *MONTCO 2040* recommends sidewalks be built alongside roads in suburban areas to promote mobility and pedestrian safety.

The proposal is consistent with the Abington Comprehensive Plan (2007).

The proposal is not consistent with Bike MONTCO, which recommends improvements along minor arterial roads such as Susquehanna Road to accommodate bicyclists (see review comments, below).

RECOMMENDATION

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

REVIEW COMMENTS

YARD AREA

A. Irregularly Shaped Lots. The location of required yards on irregularly shaped lots will be determined by the Zoning Official [§2601.O]. Was the zoning officer consulted?

TRANSPORTATION

A. Sidewalks. The applicant's plan states that a waiver was received for sidewalks along Susquehanna Road and the proposed new road. However, Township staff informs us that those waivers are no longer valid (they were for a different development proposed 13 years ago). There's no existing sidewalk along the Susquehanna Road frontage of this property, but one does exist immediately to the west (towards the Rydal station), as well as a wider shoulder.

   The applicant is required to construct sidewalk along Susquehanna Road and both sides of the proposed street and cul-de-sac bulb [§146-27]. This is important for many reasons, including for residents of the proposed development and those to the east of it being able to safely walk to the Rydal Regional Rail Station, and safely walk to the nearby school bus stop (for which there is a warning sign along the applicant's Susquehanna Road frontage). To the east of the proposed intersection of the proposed new road and Susquehanna Road, a more natural, context-sensitive walkway could be built, given the topography and existing trees.

B. Dedication of Road Frontage. The applicant should work with the township to dedicate as much road frontage as possible to PennDOT. There will need to be significant utility pole relocations for any development, so the township should make sure that the area along Susquehanna is dedicated to make room for a wider road shoulder that would, in part, better accommodate bicyclists (note the shoulder along Susquehanna Road just to the west), provide space for a sidewalk or walkway, and allow utility poles to be spaced further from the roadway.

C. Bike MONTCO. Widening the road to accommodate a wider shoulder would facilitate improvements recommended by Bike MONTCO for minor arterial roads with a 35 mph speed limit (*Bike MONTCO*, p.73).

https://www.montcopa.org/DocumentCenter/View/21389/Bike-Montco-Book-2018_ADOPTED?bidId=

ENVIRONMENTAL CONSERVATION

A. Steep Slopes [Zoning Article XVI].
   (1) The applicant states that they received a special exception for disturbance on steep slopes. The Steep Slope Conservation ordinance does not allow for such disturbance by special exception.
   (2) Proposed grading would result in numerous steep slope areas, at the same time that tree removal will affect much of the area. We recommend the slopes be stabilized as thoroughly and quickly as possible after development.
   (3) What proportion of the prohibitive slope (25%+) area is being disturbed? No more than 90% may be disturbed, with the exception of areas for roads and utilities, and then if no alternatives are possible; and for driveways (the minimum portion necessary to access the proposed buildings; and yard areas) [§1603] (the same question applies to precautionary slopes (15%-25%, where no more than 75% may be disturbed).
   (4) Trees greater than 6 inches in the steep slope areas shall be preserved [§1603]. It appears the applicant is proposing to remove approximately 10-12 such trees, including those with calipers up to 36".
B. Infiltration Beds. The proposed grading plan shows that the soil on top of the proposed infiltration beds would be graded. We recommend consulting with Montgomery County Conservation District to ensure that this will not compact the soil.
C. Conservation Easements. Such easements are required to preserve steep slopes in perpetuity, and shall be illustrated on the plans [§1606, §146-11].

LANDSCAPING

A. We suggest utilizing more than one species of tree for street trees, making them less vulnerable to pests and/or disease.
B. Numerous tree species are not identified [§146-11].

CONCLUSION

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

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

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 (20-0204-001) on any plans submitted for final recording.

Sincerely,

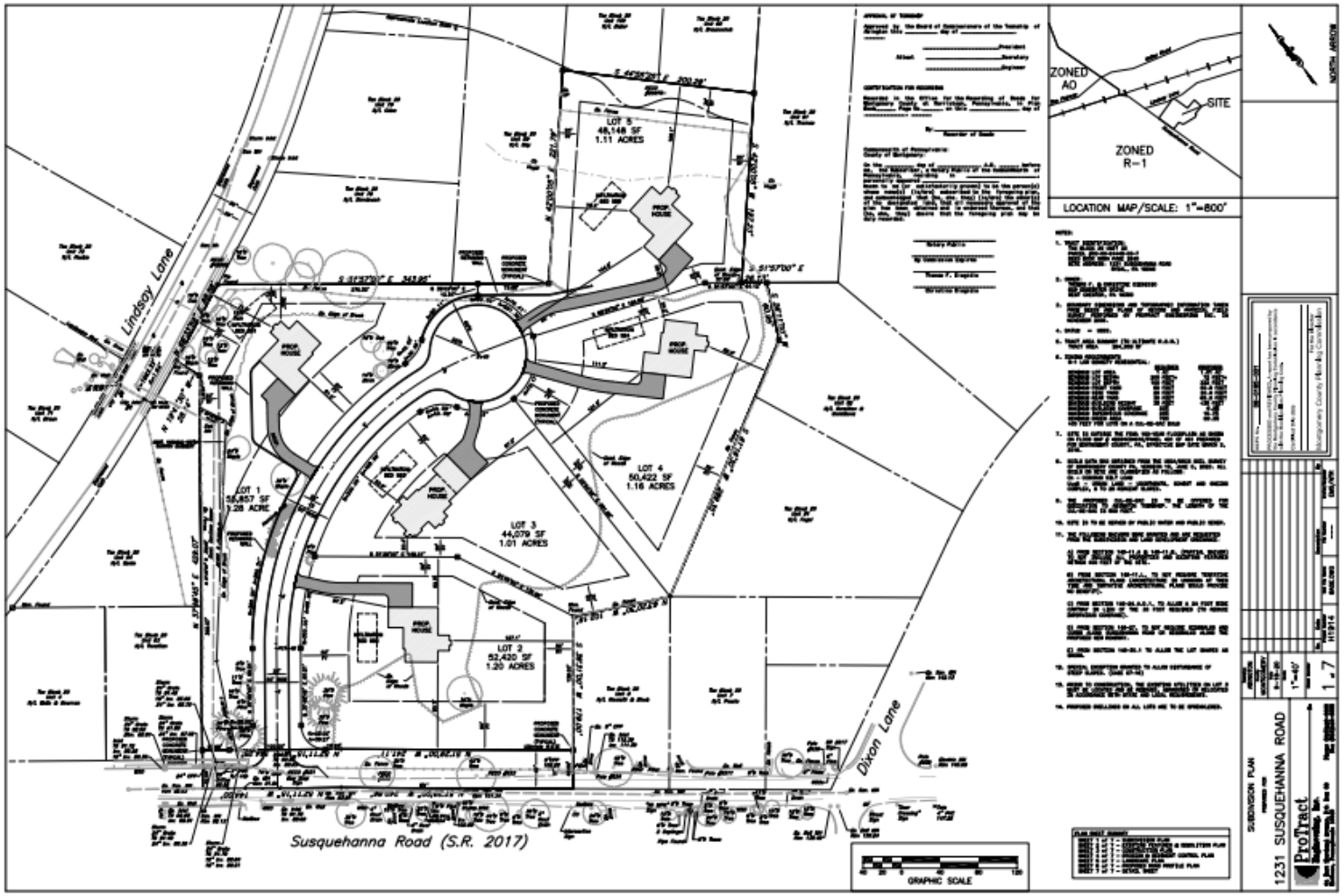
Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Thomas and Christine Diegidio, Applicants
Nick T. Rose, P.E., Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Amy Montgomery, P.E., Director of Engineering and Code, Abington Township
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A: Plan
B: Aerial Photo

ATTACHMENT(S) A, B, C, ETC.

Plan –1231 Susquehanna Road



Aerial Image: 1231 Susquehanna Road



November 18, 2020

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Subdivision Plan for - 1231 Susquehanna Road
Plan Set Date: September 18, 2020
EAC Review Date: November 18, 2020

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced site plan and cannot offer comment at this time as we are awaiting additional information on existing site conditions and details on proposed stormwater control measures.

Site Summary
Owner: Thomas and Christine Diegidio
Zone – R-1 – Low Density Residential
Tract Acreage: 6.5 Acres (284,938 sf)
Existing Use – Vacant (former single home removed) Access Drive and Cul-de-Sac remain, woodlands
Proposed Use – 5 lot subdivision
Watershed – Pennypack Creek

Due to existing woodland features of this property, the EAC will continue to coordinate its review with the Shade Tree Commission.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Amy Montgomery
Richard Manfredi
Planning Commission Members
EAC Members
Rita Stevens, Chair – Abington Shade Tree Commission

Boucher & James, Inc.
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306
Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 24, 2020

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

SUBJECT: 1231 SUSQUEHANNA ROAD SUBDIVISION
PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN REVIEW NO. 1
TAX PARCEL NUMBER 30-00-64448-00-7
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026020R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Preliminary Subdivision/Land Development Plan Application for the 1231 Susquehanna Road Subdivision. The submitted information consists of the following items.

- Township of Abington Application for Subdivision/Land Development Transmittal, dated October 7, 2020;
- Township of Abington Application for Subdivision/Land Development;
- Cover Letter to Abington Township, dated September 23, 2020, prepared by ProTract Engineering, Inc.;
- Township of Abington Planning Process Extension Agreement, dated October 7, 2020;
- Township of Abington Planning Escrow Agreement for Subdivision/Land Development Applications;
- PADEP Planning Exemption Approval Letter, dated January 15, 2010;
- Sanitary Sewer Sufficient Capacity Letter from the Township of Abington, dated October 22, 2009;
- Water will serve letter prepared by Aqua, dated October 2, 2020;
- Preliminary Subdivision and Land Development Plan (Sheets 1 through 7 of 7) prepared by ProTract Engineering, Inc., dated September 18, 2020.

BACKGROUND INFORMATION

The Applicant/Owner, Thomas F. and Christine Diegidio, are proposing a five (5) lot subdivision and land development of their property located at 1231 Susquehanna Road.

The existing site is located within the R-1, Low Density Residential Zoning District. The Existing Features and Demolition Plan (Sheet 2 of 7) shows the site consisting of two existing houses, two existing sheds, existing tennis courts, existing patio, an existing driveway (with a wall and paved circle) taking access from Susquehanna Road and existing wooded areas. The total existing tract area is 284,938 square feet (6.54 acres).

The Applicant/Owner proposes the following for the site:

- the subdivision of the site into five (5) building lots;
- the demolition of the existing buildings, tennis courts, sheds, patio, walls and paved areas;
- the construction of a single family home, driveway and stormwater infiltration bed on each lot;
- the construction of a cul-de-sac road to serve the five (5) lots taking access from Susquehanna Road;
- the installation of a storm sewer system, sanitary sewer system and water main to serve the site;
- the construction of retaining walls;
- the installation of proposed street trees and landscaping.

Public water and sewer service are proposed for the site.

The following Waivers from the Subdivision and Land Development Ordinance (SALDO) are requested as noted on the Subdivision Plan (Sheet 1 of 7):

1. SALDO Section 146-11.A.4 & 146-11.B.(3), (7) and (10) – Partial Waivers to not be required to include all properties and existing features within 400 feet of the site.

2. SALDO Section 146-11.L. – To not be required to provide tentative Architectural Plans.

3. SALDO Section 146-24.4.D.(1). – To not be required to provide a 30 foot wide cartway, but to be permitted to provide a 24 foot wide cartway.

4. SALDO Section 146-27 – To not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road.

5. SALDO Section 146-30.A – To permit the irregularly shaped lots as shown on the Plans.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS:

1. In accordance with Section 302, Figure 3.1, the minimum Front Yard setback is 50 feet. *The Front Yard Setback of Lot 1 from Susquehanna Road must be labeled and dimensioned on the Subdivision Plan (Sheet 1 of 7).*

2. In accordance with Section 1605.A.(9), the plans must include "calculations of the area of proposed disturbance of each slope class on each proposed lot, as well as within each proposed road right-of-way." *The Plans must be revised to provide this information.*

3. In accordance with Section 2401.A.(2)(d)(1), tree replacement must be performed as outlined in this Section. Tree replacement calculations and a tree replacement table must be provided on the Landscape Plan (Sheet 5 of 7) which shows the size, number and type of trees proposed to be removed and the number, size and type of replacement trees to be

provided to demonstrate compliance with this Section.

In addition, the replacement trees must be shown in the plan view of the Landscape Plan (Sheet 5 of 7).

4. In accordance with Section 2401.A.(2)(d)(2)), Requirements for Tree Protection Zones must be noted on the plans as outlined in this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance with Section 146-10.B.(2)(g), the plans must include "a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features." *The Subdivision Plan (Sheet 1 of 7, Construction Plan (Sheet 3 of 7) and Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to include a legend in accordance with this Section.*

6. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. *The Subdivision Plan (Sheet 1 of 7) notes that Partial Waivers are requested from Sections 146-11.A. and 146-11.B to not be required to include all properties and existing features within 400 feet of the site. The Waiver request list on the Plan must be revised to note the specific Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10).*

In addition, with the request of a Partial Waiver from these Sections, we recommend that an aerial photograph plan which shows the site and all properties within 400 feet of the site be provided in the Plan set.

7. In accordance with Section 146-11.A.(5), the total site acreage shall be shown on the Plans. *Note No. 5 on the Subdivision Plan (Sheet 1 of 7) must be revised to also give the site area in acres.*

8. In accordance with Section 146-11.A.(7), "An indication that the elevations are based upon sanitary sewer datum of the Township of Abington" must be provided on the Plans. *The Plans must be revised accordingly.*

9. In accordance with Section 146-11.A.(8), "Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way" must be shown on the Plans. *The Plans must be revised to show this information for Susquehanna Road.*

10. In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces." *The Subdivision Plan (Sheet 1 of 7) must be*

revised to include calculations for the allowable density and the buffer requirements.

11. In accordance with Section 146-11.A.(11)(b), "The existing and proposed zoning standards for each item cited above in the zoning district requirements shall be depicted in a table for the site in its entirety and, in the case of subdivision, for each proposed lot." *The Subdivision Plan (Sheet 1 of 7) must be revised to show a table of allowable/ proposed zoning standards for each proposed lot.*

12. In accordance with Section 146-11.B.(2), *the cartway width of Susquehanna Road must be dimensioned on the plan.*

13. In accordance with Section 146-11.B.(7), "The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights" must be provided. *The location, size and ownership of the existing water main in Susquehanna Road along the property frontage must be shown on the Plans.*

14. In accordance with Section 146-11.B.(8)(a), "Topography lines measured at vertical intervals of two feet. Such elevations shall be determined by on-site or photogrammetric survey, not interpretation of United States Geological Survey maps" must be provided. *Note No. 4 on the Subdivision Plan (Sheet 1 of 7) states that the datum is USGS. The Plans must be revised in accordance with this Section.*

15. In accordance with Section 146-11.B.(9)(a), "Soil types within the site, based on maps contained 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 limitation, i.e., bearing value, depth to bedrock, seasonal water table, etc." *The Plans must be revised to include the soil limitations in accordance with this Section.*

16. In accordance with Sections 146-11.C.(1), the name of the proposed road must be shown on the Plans. *The Plans must be revised accordingly.*

17. In accordance with Sections 146-11.C.(9) and 146-31.A.(6), stormwater management easements for the inspection, maintenance and repair/replacement of the proposed on-lot Underground Infiltration Beds and associated storm sewer are required. *The easements shall be shown on the plan and a note provided describing the proposed easement. The note shall include language that requires any work within the easement performed by the Township to be at the expense of the property owner. The easements and the maintenance note shall be shown on the Subdivision Plan (Sheet 1 of 7) and the Construction Plan (Sheet 3 of 7).*

18. In accordance with Sections 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1)(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.

19. In accordance with Sections 146-11.D.(2) and (4), "elevations shall be determined by on-site survey or by photogrammetric survey, not interpretation of United States Geological Survey maps. Datum to which contour lines refer shall be based on Abington Township sanitary sewer datum." The Construction Plan (Sheet 3 of 7) must be revised for compliance with this Section.

20. In accordance with Section 146-11.D.(9), "Areas for the temporary storage of site soil and materials shall be identified." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the temporary stockpile areas.*

21. In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite.*

    In addition, the Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).

22. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.

23. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required." *All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*

    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*

    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    d. *The temporary topsoil stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*

    e. *The concrete washout detail must be added to the Detail Sheet (Sheet 7 of 7).*

    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of*

7) must be revised to note the stockpiling of topsoil.

g. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the areas of infiltration.*

h. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

i. *The Erosion & Sediment Control Plan (Sheet 4 of 7) shows "temporary silt fence or filter sock." The Plan must be revised to note the size and type of silt fence and/or filter sock. If filter sock is used, a chart must be added to the Detail Plan (Sheet 7 of 7) which notes filter sock size, as well as the length and slope of the contributing area.*

j. *The Detail Plan (Sheet 7 of 7) shows a detail for 18 inch silt fence. Since a sediment basin is not proposed for the project, we recommend that super silt fence is used instead of the 18 inch silt fence to prevent sediment from leaving the site. The Detail Sheet should be revised to include a detail for super silt fence.*

k. *The demolition of the existing on-site features must be provided in the Stages of Earth Disturbance Activity on the Detail Plan (Sheet 7 of 7).*

24. In accordance with Section 146-11.F.(1), Stormwater Management Plan(s) must contain the outlined information. *A Stormwater Management Plan and report must be submitted with the required information noted in this Section.*

25. In accordance with Section 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. *The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).*

26. In accordance with Section 146-11.F.(2)(a)(4), "Tie-ins by courses and distances to the intersection of all public streets, with their names and widths" must be provided on the horizontal plan (streets). *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised accordingly.*

27. In accordance with Section 146-11.F.(2)(a)(6), "Location and size of all drainage facilities, sidewalks, utilities, fire hydrants, lighting standards and street name signs" must be provided. *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show the lighting standards and street name signs.*

28. In accordance with Section 146-11.F.(2)(b)(5), "The profile plan (streets) shall contain the station and top of curb elevation at all points of curve and tangent of horizontal curves."

The Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show this information.

29. In accordance with Section 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." *We recommend that the Typical Cross Section -Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify Superpave for the wearing course (9.5mm) and bituminous base course (25mm).*

30. In accordance with Section 146-11.F.(3)(a)(5), "the horizontal plan (sewers) shall contain the location and size of line, with stations corresponding to the profile." *The Plans must be revised to note the size of the sanitary sewer laterals.*

31. In accordance with Section 146-11.F.(3)(b), a profile plan of the proposed off road sanitary sewer must be provided and include the information required by this Section.

32. In accordance with Section 146-11.F.(3)(b) (5), the sanitary sewer profile plan must contain "the type and size of pipe, cradle and manholes." *The Profile Plan (Sheet 6 of 7) must be revised to note the size of the manhole and a detail of the proposed sanitary sewer manhole must be added to the Detail Plan (Sheet 7 of 7).*

33. In accordance with Section 146-11.F.(4)(a)[5], "hydraulic and structural design data and calculations for storm sewers, inlets, bridges and culverts" must be provided. *Storm sewer calculations must be provided, as noted.*

34. In accordance with Section 146-11.G.(1)(c), "The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features and structures":

    a. Section 146-11.G.(1)(c) – "Waterlines, control valves and other related appurtenances" *The Construction Plan (Sheet 3 of 7) must be revised to show the location, type and size of the existing water main in Susquehanna Road and the proposed connection into it for the proposed water main which will serve the site.*

    b. Section 146-11.G.(1)(i) – "Streetlighting standards and street name signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the location of the proposed streetlights and street name sign.*

    c. Section 146-11.G.(1)(j) – "Traffic control devices and signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the proposed traffic control signs.*

35. In accordance with Section 146-11.G.(2), the ownership of all existing and proposed utilities must be indicated on the plan.

36. In accordance with Section 146-11.G.(3), "the plan shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities." *The Subdivision Plan (Sheet 1 of 7) and Construction Plan (Sheet 3 of 7) must be revised to include the provisions of Act 287.*

37. In accordance with Section 146-11.H.(1), "the landscaping plan shall be prepared by a registered landscape architect." *The Landscape Plan (Sheet 5 of 7) must be prepared, signed and sealed by a registered landscape architect.*

38. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1) and (2), Planning modules. Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended,[6] shall be provided on forms published by the Pennsylvania Department of Environmental Protection (DEP) and a letter certifying the availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module, where applicable, must be provided to the Township. *The Applicant provided a Letter of Exemption from Planning from PADEP dated January 15. 2010. However, this letter is now outdated. The Applicant must resubmit to the Township and PADEP for ACT 537 Approval.*

39. In accordance with Section 146-11.M., "documentations, agreements, certifications, covenants, easements, restrictions and permits shall include the following" *and must be submitted as listed below*:

    a. "A description and contract for the ownership, management and maintenance of open space and/or private streets, sewer systems, water supply and other improvements."

    b. "Restrictive covenants governing the reservation and maintenance of undedicated open space."

    c. "Private deed restrictions, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed upon the property and which may affect the title to the land being subdivided or developed,"

    d. "All offers of dedicated improvements."

    e. "Improvement agreements when required by the Board of Commissioners."

    f. "Permits and documentation required by all applicable regulatory agencies described in § 146-20B of this chapter"

40. In accordance with Section 146-20.B.(2)(c), A Pennsylvania Department of Transportation Highway Occupancy Permit is "required when construction abuts a state street and access to the street is required and/or when stormwater discharge may affect the abutting state highway." *Susquehanna Road (S.R. 2017) is a State Highway, therefore a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed road.*

41. In accordance with Section 146-23.J, "Improvement construction requirements shall be completed under the engineering and construction standards of the Township of Abington, the specifications of the Pennsylvania Department of Transportation, Department of Environmental Resources, Montgomery County Soil Conservation District or other appropriate agencies or the specifications included herein, whichever specifications shall

result in the more favorable interpretation of this chapter." *A note must be added to the Subdivision Plan (Sheet 1 of 1) which states the above requirements.*

42. In accordance with Section 146-24.E.(1)(b), "Vertical curves. Vertical curves shall be used at changes in grade of more than 1%. The length of the curve shall be approximate 50 feet on secondary streets and 25 feet on residential streets for each 1% of change in grade. Over summits or in sumps, curves shall not produce excessive flatness in grade. The high- or low-point on a vertical curve must be definitely and clearly shown."

    a. *The vertical curve beginning at Station 0+70 has a length of 50 feet. The vertical grade change of 4.57% (7.50% - 2.93%) requires a curve length of 125 feet. The vertical curve must be revised to provide the required length.*

    b. *The vertical curve beginning at Station 1+50 has a length of 50 feet. The vertical grade change of 6.09% (7.50% - 1.41%) requires a curve length of 150 feet. The vertical curve must be revised to provide the required length.*

43. In accordance with Section 146-24.G., "Obstructions of rights-of-way. No fences, hedges, trees, shrubbery, plants, walls, signs or other obstructions shall be located or be permitted within the right-of-way." *The plans show an existing row of hemlocks within the proposed road right-of-way between Station 2+50 and 3+00. The plans must be revised to show this row of hemlocks to be removed in accordance with this Section. The Preserved Tree Schedule on the Landscape Plan (Sheet 5 of 7) must be revised to account for the removal of these existing trees.*

44. In accordance with Section 146-27, "Where required. 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." *The Applicant is requesting a Waiver from this Section to not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road. There is existing sidewalk immediately west of the site along Susquehanna Road which provides pedestrian access to the Rydal Train Station. We recommend that the Applicant be required to provide sidewalk and curb on both sides of the proposed road and along the site frontage for pedestrian connection to the Rydal Train Station and to the adjacent neighborhoods.*

45. The Waiver being requested from SALDO Section 146-30.A is referenced incorrectly on the Subdivision Plan. The Plan must be corrected to reference the Section correctly.

46. In accordance with Section 146-31.A, "Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township." *The following must be addressed:*

    a. Section 146-31.A,(1) "Building setback lines. Building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building." *The Subdivision Plan must be revised to show the sanitary sewer easement for the proposed*

off road sanitary sewer and show the setback line as required.

b. Section 146-31.A,(2) "Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn." *The plans show a 24 inch Maple tree and a 36 inch Maple tree in the immediate vicinity of the proposed sanitary sewer. The trees are not shown to be removed. They will be within the sanitary sewer easement. In addition, it is likely that they may be damaged during construction. The Project Engineer must address this issue.*

47. In accordance with Section 146-32.B, "Bench marks. The township elevations are based on the township sanitary sewer system datum. Location and elevation is available to all engineers and surveyors upon request to the office of the Township Engineer. All contours and elevations shown on plans must be based on this system." *The Plans must be revised accordingly.*

48. In accordance with Section 146-33.B., " The computations and design for the drainage system, including runoff calculations, locations and size of inlets, determination of type and size of storm sewer pipe, design of swales and ditches shall be in accordance with the standards of the Township of Abington and/or with Chapter 12 of Design Manual No. 2, Pennsylvania Department of Transportation. All of the computations and designs with plans indicating drainage runoff areas and coefficients shall be submitted with the subdivision/land development application for township review and shall be approved by the Township Engineer." *Calculations and drainage area map plans must be submitted for the drainage design in accordance with this Section.*

49. In accordance with Section 146-33.D., "Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township." *The Plans note CPP (Corrugated Plastic Pipe) for the storm sewer pipe. The plans must be revised for compliance with this Section or a Waiver will be required.*

50. In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." *The plans must be revised to provide the proposed location, supplier and installer of the streetlights.*

51. In accordance with Section 146-39.B.(1), "Single-family residential use. In addition to the requirement of shade trees as per Subsection A above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover." *The Landscape Plan must be revised to demonstrate compliance with this Section.*

52. Section 149-39.B.(4)(a) Tree Table on the Landscape Plan (Sheet 5 of 7) notes that "Preserved Trees exceed Removed Trees in both number and inches." However, the Table

states that 30 trees (482 inches) will be preserved and 35 trees (599 inches) will be removed, which is contradictory to the first statement.

In addition, the Preserved Tree Table notes that 30 existing trees will be preserved, however, the plan view only shows 27 trees to be saved.

The Landscape Plan must be revised for correctness and consistency.

53. In accordance with Section 146-39.C, all proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues an occupancy permit. It shall be the responsibility of the subdivider or developer to protect and maintain new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. *Note 12 on the Landscape Plan (Sheet 5 of 7) must be revised to state these requirements.*

54. In accordance with Section 146-41, *the plan must be reviewed by the Fire Marshal for compliance with the requirements of this Section.*

55. In accordance with Section 146-43.C.(1)(a), "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Board." *The grading on the Construction Plan Sheet 3 of 7) have the following issues which must be addressed:*

    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

    b. *A spot elevation must be provided between the two swales in the rear yard of Lot 2 and Lot 3 to demonstrate positive surface drainage away from the houses.*

    c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*

    d. *The grading from the northern side of the house on Lot 4 as shown on the Construction Plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

    e. *The grading from the road along the Lot 1 driveway, as shown on the Construction Plan (Sheet 3 of 7,) drains directly to the house and garage on Lot 1. The proposed slope is steep (10 percent) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.*

    f. *The grading from the cul-de-sac along the Lot 5 driveway, as shown on the*

Construction Plan (Sheet 3 of 7), drains directly to the house and garage on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.

g. *The swales on Lots 3, 4 and 5 collect/ concentrate runoff and discharge the runoff directly to the street. We recommend that inlets be located at these three discharge points to collect the water to eliminate potential overflow of surface drainage onto the road.*

56. In accordance with Section 146-43.C.(3)(a), "Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board." *A significant amount of grading is proposed at slopes of three (3) to one (1). The plans must be revised for compliance with this Section or a Waiver will be required.*

In addition, an erosion control blanket must be shown as being placed on the steep slopes and an associated detail must be provided on the plan.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development has a disturbed area greater than one (1) acre. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

57. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. *The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. Refer to Comment 24 for comments based upon our review of the Soil Erosion & Sediment Pollution Control Plan (Sheet 4 of 7).*

58. In accordance with Sections 302.A.12 and 302.B.22, a permanent access and maintenance easement having a minimum width of 15-feet must be provided for the proposed on-lot infiltration beds to implement the Operation and Maintenance Plan. The easement shall permit access by the Township to inspect and maintain the proposed stormwater management facilities as needed and at no cost to the Township. *The easements must be shown in plan view and/or a note to this effect must be placed on the plan.*

59. The signature block in Section 302.B.1.(m) must be provided on the Subdivision Plan (Sheet 1 of 7).

60. The Applicant statement in Section 302.B.25 must be provided on the plan.

61. The Design Engineer certification in Section 302.B.26 must be provided on the plan.

62. In accordance with Section 405.A., "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." *The Stormwater Management Plan, including the Stormwater Management Report, must be submitted with calculations and information required in this Section.*

63. In accordance with Section 405.A.2, where practical and appropriate, the recharge volume shall be infiltrated on site. Soil testing in accordance with Section 405.B shall be conducted to confirm the depth to limiting zone and infiltration rate as required in Sections 405.A.1.(a) and 405.A.1.(b). Recharge volume calculations must also be submitted.

64. Water quality volume must be provided in accordance with Section 407.A. Supporting calculations must be submitted for review.

65. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.

66. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

MISCELLANEOUS COMMENTS

67. Note 11 on the Subdivision Plan (Sheet 1 of 7) refers to Waivers granted and requested. The Waivers which were previously granted were for a different project layout in the past and are no longer valid for the current project. The note must be revised to only list requested Waivers.

68. Note 12 on the Subdivision Plan (Sheet 1 of 7) refers to Special Exception granted to allow disturbance of steep slopes. The Special Exception which was previously granted was for a different project layout in the past and is no longer valid for the current project. The note must be removed from the Plan.

69. There appears to be an errant proposed looped contour line at the right-of-way on the Lot 4 driveway, as shown on the Construction Plan (Sheet 3 of 7), The Plan must be revised to eliminate the errant contour line and provide a spot elevation.

70. The woods line and tree protection fence on Lot 2 must be revised for the installation of the water service and the sanitary sewer lateral.

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7) must be revised to note nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone.

72. All comments received from the Traffic Engineer, Shade Tree Commission, and Fire Marshal must be addressed to their satisfaction.

73. The Abington Township Application number (SD-20-02) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please contact me.

Sincerely,

Jon S. Tresslar, P.E., PLS
Municipal Engineer

JST/MES/bpa

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Shaun Littlefield, Interim Officer, Zoning – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Thomas F. and Christine Diegidio – Applicant/Equitable Property Owner
Nicholas T. Rose, P.E., ProTract Engineering, Inc. – Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

S:\2020\2026020R\Documents\Correspondence\Review Letters\1231 Susquehana 5 Lot Subdivision_LD.Plan_Review.No.1.docx

AQUA SM

October 2, 2020

Nick Rose
ProTract Engineering

Via Email

Re: Water Availability
1231 Susquehanna Road
Abington Township, Montgomery County

Dear Mr. Rose:

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 development will require a main extension(s) for service to be available. A main extension from Aqua's existing 12-inch main in Susquehanna Road will be required. A main extension plan utilizing Aqua plan standards must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plan, 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 you need further assistance, you may contact Mike Linkiewicz by email at mplinkiewicz@aquaamerica.com.

Sincerely,

Maureen E Marrone

Maureen E Marrone
New Business Administration

Pennsylvania Department of Environmental Protection

2 East Main Street
Norristown, PA 19401

January 15, 2010

Southeast Regional Office

Phone: 484-250-5970
Fax: 484-250-5971

Mr. Nick Rose
ProTract Engineering
P.O. Box 58
Hatboro, PA 19040

Re: Application for Exemption
Rhona Goldstein Subdivision
DEP Code 1-46001-144-E
Abington Township
Montgomery County

Dear Mr. Rose:

On December 22, 2009, we received your request for an exemption from planning requirements under the Pennsylvania Sewage Facilities Act concerning the above-referenced project. The request meets the requirements of Section 7(b)(5) of the Act.

An exemption from Sewage Facilities Planning is hereby granted by the Department of Environmental Protection (Department) for the development of a 5-lot residential subdivision (one existing dwelling) on 6.5 acres. This project is located at 1231 Susquehanna Road in Abington Township, Montgomery County.

The project will be connected to the Abington Township collection system and will generate 1,500 gallons of sewage per day to be treated at the City of Philadelphia Northeast Wastewater Treatment Facility.

This exemption only applies to planning requirements under the Sewage Facilities Act and the Clean Streams Law. Other Department permits may be required prior to any construction, which will encroach on streams or wetlands.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717-787-3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800-654-5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717-787-3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717-787-3483) FOR MORE INFORMATION.

If you have any questions, please call me at 484-250-5175.

Sincerely,

John M. Veneziale
Sewage Planning Specialist 2
Water Management

cc: Montgomery County Health Department
Montgomery County Planning Commission
Montgomery County Conservation District
Ms. LaRash - Abington Township
Mr. Ponert - City of Philadelphia Water Department
Ms. Goldstein
Ms. Moore
Planning Section
Re 30 (joh10wqm)015

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

www.pennoni.com

March 5, 2021

ABINT130006

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: SD-20-02 – 1231 Susquehanna Road
PARID: 30-00-64448-00-7 / TMID: 30020 022
Preliminary Major Subdivision Plan Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision Plans consisting of seven (7) sheets dated September 18, 2020, and last revised January 12, 2021, and a PCSM & E&S Narrative dated January 12, 2021; as prepared by Protract Engineering, Inc., located at 64 East Moreland Avenue, PO Box 58, Hatboro, PA for the above referenced project.

Under this Application, the Applicant is proposing to demolish the existing central and rear dwellings, driveway, carport, tennis courts, patio, sheds, and associated walls, lighting, and landscaping; and subdivide the existing parcel (total 284,938 SF or 6.5413-acres to ultimate right-of-way as surveyed) into five (5) individual lots to construct on each lot a single family residential dwelling and associated driveways, curb, walkways, street lights, storm water facilities, and storm and sanitary sewers. A retaining wall is proposed behind the sidewalk to the west and north side of the infiltration bed SB6 on Lot 1; and behind the sidewalk and parallel to the proposed driveway on Lot 5. Each lot will be serviced by public sewer and water services. Access to each lot is via a new cul-de-sac street labeled as Christine Lane.

The site is located in the R1-Low Density Residential District. The site is bounded by Susquehanna Road (S.R. 2017) (80' Ultimate R/W) to the west; residential properties and Lindsay Lane to the north; and residential properties to the east and south. A portion of an unnamed tributary to Meadow Brook traverses northward through the rear of the extended portion of the tract property line. This rear portion of the property is identified by the FEMA FIRM map no. 42091C0401G, Panel no. 401, effective 03/02/2016, to be located within the FEMA zone x, areas identified as having a 0.2% annual chance flood. This portion of the tract is a parcel intersecting the riparian corridor and is subject to the Riparian Conservation Overlay District zoning requirements.

Since this project has undergone one (1) prior review by Boucher & James Inc. (B&J), this review of the resubmission package is to assist the Township with the response comments provided by the applicant's engineer; and an overall site review. Under this review we will ensure B&J comments from prior reviews have been addressed and we will share any comments that the applicant will need to comply with for compliance with the Township Codes and general engineering practice.

Waivers Requested

The requested SALDO waivers have been updated by the Applicant with this subdivision and land development application submission as follows:

1. **§146-11.A.(4) & §146-11.B.(3), (7) & (10)** – Property Identification & Existing Features - *Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.* **The Applicant is requesting a partial waiver from the requirement to not include all properties and existing features within 400 feet of the site; and thus, approval of this waiver is required.**

2. **§146-11.H.(1)** – Landscaping Plan - *The landscaping plan shall be prepared by a registered landscape architect.* **The Applicant has provided a landscape plan (Sheet 5 of 7). However, the plan does not include certification or information of a landscape architect; and approval of this waiver to not require the landscape plan be prepared by a registered landscape architect is required. We recommend that the landscape plan be prepared by a landscape architect to specify the appropriate tree species for the site and also in accordance with Zoning Code Section 2401.A.2.d.(1)(e), to certify that vegetation removal is minimized; that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree mass, and woodland areas.**

3. **§146-11.L.** – Architectural Plans – *Tentative architectural plans, appropriately scaled to show the following details, shall be included:*
   (a) Front, side and rear elevations of proposed buildings.
   (b) The number of floors proposed, including basement and mezzanine areas.
   (c) Building use group as defined in the Township Building Code.[7] If mixed uses are proposed, an indication of the use groups involved shall also be included.
   (d) Area and height limitations of proposed buildings.
   (e) Construction type as defined in the Township Building Code.
   (f) Sprinkler requirements as defined in the Township Sprinkler Ordinance.[8]
   (g) The location of fire exits and exit discharge.
   (h) For apartment buildings, the total dwelling unit count and the number of rooms proposed for each dwelling unit.

   The applicant states that an architect is unknown at this time and architectural plans would not be beneficial at this time. A waiver from the requirement to provide tentative architectural plans is required. We defer to the Township codes department; however, we would recommend at a minimum that the Applicant provide renderings of the dwelling units to be proposed for review and approval by the Board of Commissioners. The Applicant can provide the renderings prior to final land development approval.

4. **§146-24.D.(1)** – Streets - *The minimum widths of the right-of-way and the paving shall not be less than those on an existing street of which the new street is to be a continuation nor less than the following: Residential – Cartway Width Between Curbs – 30 feet.* **A waiver from the requirement to allow for a 24-foot wide cartway, in lieu of the required 30-foot wide cartway in residential areas, to reduce the impervious coverage area as explained by the Applicant is required. We do not recommend this waiver, especially since the minimum required roadway cartway is 30-feet and the applicant is interested to dedicate this street to the Township.**

5. **§146-30.A** – Lot Depth - *Lots excessively deep in relation to width or excessively irregular in shape are to be avoided. A ratio of 2 1/2 in depth to one in width is generally accepted as a proper proportion.*

Approval of this waiver to permit the irregular shape lots as shown on the plans is required. We would recommend this waiver due to the irregular shape of the existing tract.

6. **§146-33.D** – Drainage – Size, Shape and Type - *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.* **The Applicant is proposing Corrugated Plastic Pipe in lieu of the required RCCP; thus, a waiver from the requirement of this section is required. We would defer the acceptance of the pipe material to PennDOT. We recommend that the pipe be reinforced cement concrete pipe (RCCP).**

7. **§146-43.C.(3).(a)** – Cut & Fill Slopes - *Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board. The Township Engineer may require the use of retaining walls, cribbing or other measures necessary to stabilize slopes which are either cut into or filled.* **The Applicant is proposing grades with 3:1 slopes (33%). The Applicant is required to obtain Township zoning hearing board approval under this request in addition to approval of this requested waiver.**

The Applicant shall be required to submit the requested SALDO waivers in writing to the Township Manager.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Subdivision Plan	1 of 7	09/18/2020	01/12/2021
Existing Features & Demolition Plan	2 of 7	09/18/2020	01/12/2021
Construction Plan	3 of 7	09/18/2020	01/12/2021
Erosion & Sediment Control Plan	4 of 7	09/18/2020	01/12/2021
Landscaping Plan	5 of 7	09/18/2020	01/12/2021
Christine Lane Proposed Road Profile Plan	6 of 7	09/18/2020	01/12/2021
Detail Sheet	7 of 7	09/18/2020	01/12/2021

We have performed a review of the above referenced plans for compliance with the 2017 Abington Township Zoning Ordinance; Subdivision and Land Development Ordinance (Chapter 146); and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

01/18/2021 B&J Review Comments

In general, the applicant's engineer had addressed or will comply with B&J's November 24, 2020 review comments, except as follows (listed below using the same response comment numbering scheme):

Subdivision and Land Development Comments

10. *In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces. The Subdivision Plan (Sheet 1 of 7) must be revised to include calculations for the allowable density and the buffer requirements.* **The Applicant provided the zoning requirements in Note 6 of the Subdivision Plan. However, the buffer requirements are not shown. The rear extended portion of the tract is located within the Riparian Conservation District as an intersecting parcel to the**

riparian corridor. Therefore, the Applicant shall identify and show the 75 ft riparian buffer for this site.

18. *In accordance with Section 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1).(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.* **The Applicant provided the size and slope of the proposed sanitary sewer laterals and mains. However, the information for the water service is missing from the profiles.**

21. *In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite. In addition, The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).* **The Applicant provided the inlet protection on all the proposed inlets except for Inlets 5, 6 and 8. We also recommend that the Applicant provide sediment runoff protection for the existing inlet at the site entrance on Susquehanna Road and the immediate first downstream inlet to west of the site entrance. A concrete washout detail was provided on Detail Sheet (Sheet 7 of 7), however, the concrete washout areas must also be shown on the E&S Plan (Sheet 4 of 7).**

22. *In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PA DEP NPDES Permit are required." All submissions to and correspondence form the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*
    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*
    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*
    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*
    d. *The temporary stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*
    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to note the stockpiling of topsoil.*
    g. *The Stages of Earth Disturbance Activity on the Details Sheet (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the area of infiltration.*
    h. *The Stages of Earth Disturbance Activity on the Details Sheet (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

    The Applicant shall provide the additional remaining information requested as noted above.

25. *In accordance with Sections 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).* **The Applicant provided an infiltration bed configuration table beneath**

the typical infiltration bed detail on Detail Sheet (Sheet 7 of 7). However, the table must indicate the inflow pipe inverts for each inlet pipe entering each infiltration bed on each lot. The Applicant must also provide the location of the grates and the overflow discharge pipe and outlet locations from each infiltration bed on the plans.

28. *In accordance with Sections 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." We recommend that the Typical Cross Section – Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify the Superpave for the wearing course (9.5mm) and bituminous base course (25mm).* **The Applicant has provided the information requested; however, the Applicant must also indicate the thicknesses for each layer of the roadway cross section.**

44. *In accordance with Sections 146-27, "Where required. 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*."… **The Applicant has provided sidewalk along the Susquehanna Road and along Christine Lane. The Applicant must also label the width of the sidewalk, and provide sidewalk and curb ramp details to ensure compliance with ADA requirements.**

50. *In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." The plans must be revised to provide the proposed location, supplier and installer of the streetlights.* **The Applicant has provided a light fixture and light pole detail. However, we recommend that the light fixtures be an LED equivalent to the proposed HPS version for energy conservation, as well as a button type photocell be provided for each light fixture for auto on/off control (dusk to dawn). The Applicant shall also provide lighting calculations showing foot-to-foot candles to ensure adequate lighting distribution in conformance with Section 2601.H – Lighting Standards; and indicate that all lighting shall comply with the latest IESNA standards and be designed with full cutoff criteria. Please also include a base detail for review and approval.**

51. *In accordance with Section 146-*39.B.(1), "*Single-family residential use. In addition to the requirement of shade trees as per Subsection **A** above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with **trees and shrubs**, lawn and/or ground cover." The Landscape Plan must be revised to demonstrate compliance with this Section.* **The Applicant provided six (6) different tree species, but will also need to provide shrubs in the Landscaping Plan (Sheet 5 of 7) as required under the section. The Applicant is deferring the shrub plantings to the lot owners. We defer to the STC for additional comment. The Applicant will need to obtain a waiver from this section if shrubs will not be planted under this application.**

55. *In accordance with Section 146-43.c.(1)(a),* "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without *ponding, except where approved by the Board." The grading on the Construction Plan (Sheet 3 of 7) have the following issues which must be addressed:*
    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*
d. *The grading from the northern side of the house on Lot 4 as shown on the Construction plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

The Applicant shall comply and provide the additional remaining information requested as noted above. In addition, the swale on Lot 2 and located to the west of the house should be regraded away from the house and towards the infiltration trench located to the front of the property rather than towards Susquehanna Road (S.R. 2017).

Pennoni Stormwater Management Comments

1. Provide soil infiltration testing report to ensure that the soils are suitable for the infiltration and exfiltration rates provided in the Stormwater Calculations.

Miscellaneous Comments

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7 must be revised to note the nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone. **The Applicant shall revise and provide the requested edits to the Typical Infiltration Bed Detail on the Detail Plan (Sheet 7 of 7).**

TPD Traffic Review Comments

6. *Per PennDOT definition, a proposed driveway that serves four (4) or more properties are classified as a local road. Therefore, the driveway radii at its intersection with Susquehanna Road should be 35 feet (minimum). The radii should be appropriately labeled.* **The Applicant shall label the radii on both sides of the access driveway of Christine Lane.**

Pennoni General Comments

1. Sheet 1 of 7 - The Waiver being requested from SALDO Section 146-24.4.D.1 is referenced incorrectly on Note 11.D) of the Subdivision Plan. It should reference SALDO Section 146-24.D.1. Please revised accordingly.
2. Sheet 1 of 7 - The infiltration bed SB1 label for the infiltration bed on Lot 5 should be corrected and be labeled as infiltration bed SB5.
3. Sheet 1 of 7 - The existing fence surrounding the parcel boundary is shown to remain. However, there are portions of the existing fence that is encroaching onto the adjacent properties at the southeast corner of Lot 5; the northwest corner of Lot 1 adjacent Lindsay Lane; as well as along the frontage of Susquehanna Road (S.R. 2017). These sections of the existing fence must be relocated to stay within the parcel boundaries.
4. Sheet 2 of 7 – The existing curb and sidewalk along a portion of the proposed Christine Lane entrance should be identified as to be removed.
5. Sheet 3 of 7 – The Applicant should add to the Detention System Maintenance Notes, the frequency of inspections required for the underground infiltration beds.
6. Sheet 5 of 7 – Applicant should specify a grass mix for all lawn areas.
7. Sheet 7 of 7 - Please provide a typical driveway apron detail.
8. Sheet 7 of 7 - Please provide a typical curb detail.

9. Sheet 7 of 7 – Please provide a detail of the no parking sign for restricting on-street parking.
10. Sheet 7 of 7 - Please provide a detail(s) of the proposed retaining walls on the plans. Please note that the Applicant will need to provide retaining wall plans, details and structural calculations of the proposed retaining walls exceeding four (4) feet for review and approval prior to construction.

We received the following documents/reviews/permits:

- SD Application No. SD-20-02 (10/01/2020)
- PADEP Sewer Planning Exemption (01/15/2010) – **Please provide an updated letter.**
- Sewer Engineer Letter (10/22/2009) – **Please provide an updated letter.**
- Aqua-PA Will Serve Letter (10/02/2020)
- PCSM Report (01/12/2021)
- MCPC Review (11/13/2020)
- Traffic Engineer Review Letter (11/06/2020)

We have not received the following documents/reviews:

- Waivers Requests letter
- Fire Marshal Approval
- Traffic Engineer Approval
- EAC Approval
- STC Approval
- MCCD Review
- NPDES Permit
- PennDOT HOP Permit
- Financial Security escrow
- Legal Descriptions and Exhibits
- Developer Agreement
- Stormwater BMP O&M Agreement
- Financial Escrow Agreement

SUMMARY

We recommend Preliminary Land Development plan approval contingent that the Applicant obtains the required waivers and addresses 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
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
Michael P. Clark, Esq., Rudolph Clarke, LLC, Township Solicitor

Thomas F. and Christine Diegidio, Applicant
Nicholas T. Rose, PE, ProTract Engineering, Inc., Applicant's Engineer
Michael Narcowich, AICP, MCPC

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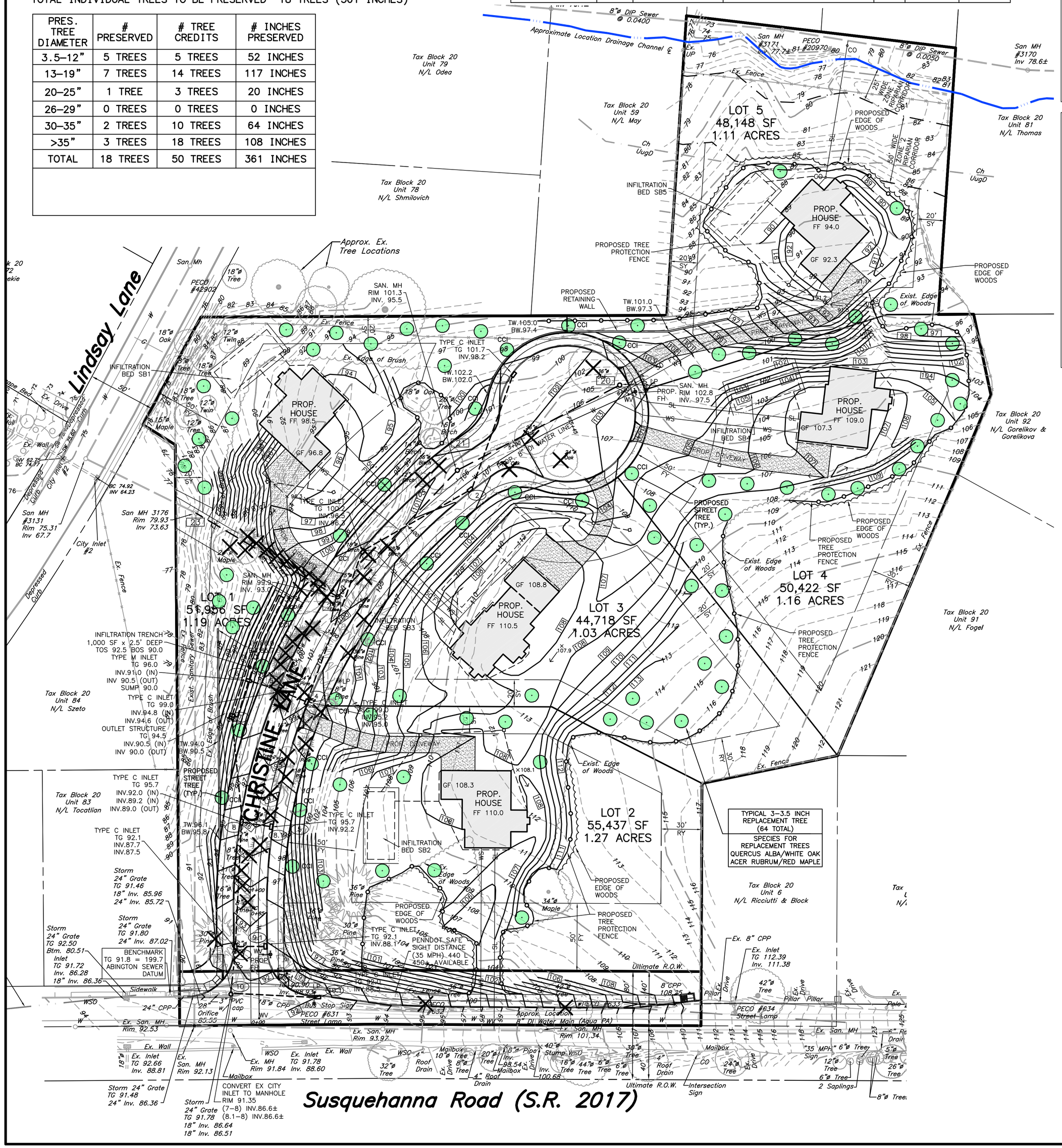
TOTAL WOODS ON PROPERTY = 2.28 ACRES
WOODS AREA TO BE DISTURBED = 0.47 ACRES (20.6%)
WOODS AREA TO BE PRESERVED = 1.81 ACRES (79.4%)

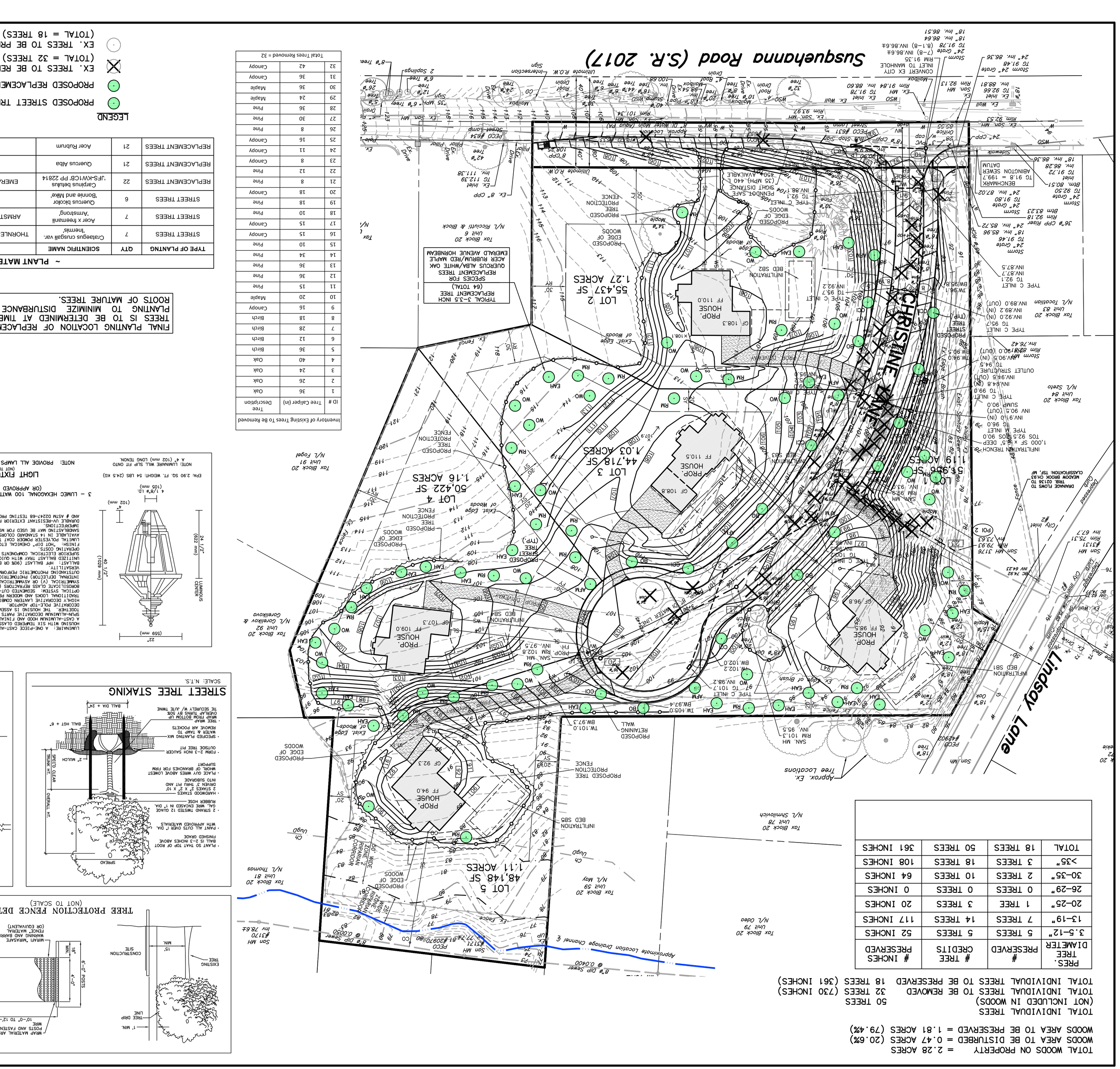
TOTAL INDIVIDUAL TREES
(NOT INCLUDED IN WOODS) 50 TREES
TOTAL INDIVIDUAL TREES TO BE REMOVED 32 TREES (730 INCHES)
TOTAL INDIVIDUAL TREES TO BE PRESERVED 18 TREES (361 INCHES)

PRES. TREE DIAMETER	# PRESERVED	# TREE CREDITS	# INCHES PRESERVED
3.5–12"	5 TREES	5 TREES	52 INCHES
13–19"	7 TREES	14 TREES	117 INCHES
20–25"	1 TREE	3 TREES	20 INCHES
26–29"	0 TREES	0 TREES	0 INCHES
30–35"	2 TREES	10 TREES	64 INCHES
>35"	3 TREES	18 TREES	108 INCHES
TOTAL	18 TREES	50 TREES	361 INCHES

~ PLANT MATERIAL LIST ~

TYPE OF PLANTNG	QTY	SCIENTIFIC NAME	COMMON NAME	KEY	SIZE	ROOT
STREET TREES	20	Crataegus crusgalli var. 'Inermis'	THORNLESS COCKSPUR HAWTHORNE	CCI	2"-2.5" CAL	b&b
REPLACEMENT TREES	32	Quercus Alba	WHITE OAK	WO	3"-3.5" CAL	b&b
REPLACEMENT TREES	32	Acer Rubrum	RED MAPLE	RM	3"-3.5" CAL	b&b


Lindsay Lane
CHRISTINE LANE
Susquehanna Road (S.R. 2017)
LOT 1 51,956 SF 1.19 ACRES
LOT 2 55,437 SF 1.27 ACRES
LOT 3 44,718 SF 1.03 ACRES
LOT 4 50,422 SF 1.16 ACRES
LOT 5 48,148 SF 1.11 ACRES
PROP. HOUSE FF 98.5
PROP. HOUSE FF 94.0
PROP. HOUSE FF 109.0
PROP. HOUSE FF 110.5
PROP. HOUSE FF 110.0
PROPOSED TREE PROTECTION FENCE
PROPOSED EDGE OF WOODS
Exist. Edge of Woods
INFILTRATION BED SB1
INFILTRATION BED SB2
INFILTRATION BED SB3
INFILTRATION BED SB4
INFILTRATION BED SB5
PROPOSED RETAINING WALL
PROPOSED STREET TREE (TYP.)
Approx. Ex. Tree Locations
Approximate Location Drainage Channel
Ex. Fence
Ex. Edge of Brush
Ex. Wall
Ex. Drive
Ex. Inlet TG 112.39 Inv. 111.38
Ex. 8" CPP
8" CPP 108.25
Ultimate R.O.W.
Intersection Sign
Approx. Location 8" DI Water Main (Aqua PA)
PROPOSED DRIVEWAY
Tax Block 20 Unit 79 N/L Odeo
Tax Block 20 Unit 59 N/L May
Tax Block 20 Unit 78 N/L Shmilovich
Tax Block 20 Unit 81 N/L Thomas
Tax Block 20 Unit 92 N/L Gorelikov & Gorelikova
Tax Block 20 Unit 91 N/L Fogel
Tax Block 20 Unit 84 N/L Szeto
Tax Block 20 Unit 83 N/L Tocatlian
Tax Block 20 Unit 6 N/L Ricciutti & Block
San MH #3171 Inv 77.71±
San MH #3170 Inv 78.6±
San MH #3131 Rim 75.31 Inv 67.7
San MH 3176 Rim 79.93 Inv 73.63
PECO #20970
PECO #4290?
PECO #631 Street Lamp
PECO #634 Street Lamp
SAN. MH RIM 101.3 INV. 95.5
SAN. MH RIM 99.5 INV. 93.0
SAN. MH RIM 102.8 INV. 97.5
SAN. MH Rim 93.97
SAN. MH Rim 101.34
SAN. MH Rim 92.53
SAN. MH Rim 92.13
SAN. MH Rim 91.84
SAN. MH Rim 88.60
TYPE C INLET TG 101.7 INV.98.2
TYPE C INLET TG 100.5 INV.96.5
TYPE C INLET TG 99.0 INV.94.8 (IN) INV.94.6 (OUT)
OUTLET STRUCTURE TG 94.5 INV.90.5 (IN) INV 90.0 (OUT)
TYPE C INLET TG 95.7 INV.92.0 (IN) INV.89.2 (IN) INV.89.0 (OUT)
TYPE C INLET TG 92.1 INV.87.7 INV.87.5
TYPE C INLET TG 95.7 INV.92.2
TYPE C INLET TG 92.1 INV.88.1
INFILTRATION TRENCH 1,000 SF x 2.5' DEEP TOS 92.5 BOS 90.0
TYPE M INLET TG 96.0 INV.91.10 (IN) INV 90.5 (OUT) SUMP 90.0
Storm 24" Grate TG 91.46 18" Inv. 85.96 24" Inv. 85.72
Storm 24" Grate TG 91.80 24" Inv. 87.02
Storm 24" Grate TG 92.50 Btm. 80.51 Inlet TG 91.72 Inv. 86.28 18" Inv. 86.36
Storm 24" Grate TG 91.48 24" Inv. 86.36
Storm 24" Grate TG 91.78 18" Inv. 86.64 18" Inv. 86.51
CONVERT EX CITY INLET TO MANHOLE RIM 91.35 (7)–(8) INV.86.6± (8.1)–(8) INV.86.6±
BENCHMARK TG 91.8 = 199.7 ABINGTON SEWER DATUM
City Inlet #2
Decreased Curb
Sidewalk
Mailbox
Roof Drain
Ex. Utility Pole
Ex. Light
Ex. Sign
Ex. Gas Valve
Ex. Water Valve
Ex. Hydrant
Ex. Gas Line
Ex. Water Line
Ex. Sanitary Sewer Line
Ex. Storm Sewer Line
Ex. Overhead Wires
Ex. Underground Electric Line
Ex. Underground Telephone Line
Ex. Underground Cable TV Line
Ex. Fiber Optic Line
Ex. Edge of Brush
Ex. Edge of Woods
Ex. Contours
Proposed Contours
Proposed Spot Elevations
Proposed Swale
Proposed Inlet
Proposed Manhole
Proposed Water Line
Proposed Sanitary Sewer Line
Proposed Storm Sewer Line
Proposed Underground Electric Line
Proposed Underground Telephone Line
Proposed Underground Cable TV Line
Proposed Fiber Optic Line
Proposed Gas Line
Proposed Sanitary Lateral
Proposed Water Service
Proposed Storm Sewer Lateral
Proposed Underground Service Alarm Conduit
Proposed Underground Service Alarm Conduit Lateral
Proposed Gas Service
Proposed Underground Electric Service Lateral
Proposed Underground Telephone Service Lateral
Proposed Underground Cable TV Service Lateral
Proposed Fiber Optic Service Lateral



PRES. TREE DIAMETER	# PRESERVED	# TREE CREDITS	# INCHES PRESERVED
3.5–12"	5 TREES	5 TREES	52 INCHES
13–19"	7 TREES	14 TREES	117 INCHES
20–25"	1 TREE	3 TREES	20 INCHES
26–29"	0 TREES	0 TREES	0 INCHES
30–35"	2 TREES	10 TREES	64 INCHES
>35"	3 TREES	18 TREES	108 INCHES
TOTAL	18 TREES	50 TREES	361 INCHES

TOTAL WOODS ON PROPERTY = 2.28 ACRES
WOODS AREA TO BE DISTURBED = 0.47 ACRES (20.6%)
WOODS AREA TO BE PRESERVED = 1.81 ACRES (79.4%)

TOTAL INDIVIDUAL TREES
(NOT INCLUDED IN WOODS) 50 TREES
TOTAL INDIVIDUAL TREES TO BE REMOVED 32 TREES (730 INCHES)
TOTAL INDIVIDUAL TREES TO BE PRESERVED 18 TREES (361 INCHES)

ID #	Tree Caliper (in)	Tree Description
1	36	Oak
2	26	Oak
3	24	Oak
4	40	Oak
5	36	Birch
6	12	Birch
7	28	Birch
8	18	Birch
9	16	Canopy
10	20	Maple
11	15	Pine
12	36	Pine
13	36	Pine
14	34	Pine
15	10	Pine
16	15	Canopy
17	15	Canopy
18	10	Pine
19	18	Pine
20	18	Canopy
21	8	Pine
22	12	Pine
23	8	Canopy
24	11	Canopy
25	16	Canopy
26	8	Pine
27	30	Pine
28	36	Pine
29	24	Maple
30	36	Maple
31	36	Canopy
32	42	Canopy

Total Trees Removed = 32

FINAL PLANTING LOCATION OF REPLACEMENT TREES IS TO BE DETERMINED AT TIME OF PLANTING TO MINIMIZE DISTURBANCE OF ROOTS OF MATURE TREES.

~ PLANT MATERIAL LIST ~

TYPE OF PLANTING	QTY	SCIENTIFIC NAME	COMMON NAME	KEY	SIZE	ROOT
STREET TREES	7	Crataegus crusgalli var. 'Inermis'	THORNLESS COCKSPUR HAWTHORNE	CCI	2-2.5" CAL	b&b
STREET TREES	7	Acer x freemanii 'Armstrong'	ARMSTRONG FREEMAN'S MAPLE	AFM	2-2.5" CAL	b&b
STREET TREES	6	Quercus bicolor 'Bonnie and Allee'	BEACON OAK	BO	2-2.5" CAL	b&b
REPLACEMENT TREES	22	Carpinus betulus 'JFS-KW1CB' PP 22814	EMERALD AVENUE HORNBEAM	EAH	3-3.5" CAL	b&b
REPLACEMENT TREES	21	Quercus Alba	WHITE OAK	WO	3-3.5" CAL	b&b
REPLACEMENT TREES	21	Acer Rubrum	RED MAPLE	RM	3-3.5" CAL	b&b

LEGEND

- PROPOSED STREET TREES (20)
- PROPOSED REPLACEMENT TREES (64)
- EX. TREES TO BE REMOVED (TOTAL = 32 TREES)
- EX. TREES TO BE PRESERVED (TOTAL = 18 TREES)

GRAPHIC SCALE
40 20 0 40 80 120

APPLICATION NUMBER SD-20-02

LANDSCAPING NOTES

1. Locations of plant materials approximate. Exact location of plant materials shall be determined by Landscape Contractor in the field, with the approval of the Township Engineer.
2. Landscape plans shall not be utilized to determine engineer for other information.
3. Plant names shall agree with the nomenclature "Standard Plant names" as adopted by the American Joint Committee on Horticulture Nomenclature.
4. All plants shall be typical of their species or variety. They shall have normal well developed branches and vigorous fibrous root systems. They shall be free from disfiguring knots, sunscale, injuries, abrasions of bark, plant diseases, insect eggs, borers, and all forms of infestation. All collected material shall be clean, sound stock, and free from decaying stumps.
5. Size and grading standards shall conform to the "U.S.A. Standard for Nursery Stock" as sponsored by the American Association of Nurserymen.
6. Balled and burlapped and bolled and platform plants shall have solid ball of earth securely held in place by burlap and stout rope. Minimum ball sizes shall be specified in the "U.S.A. Nursery Stock". Loose, broken, or manufactured balls will be rejected.
7. All plants shall be subject to inspection before any materials are dug and replaced. All rejected material shall be immediately removed from the site and replaced with acceptable material. No substitutions for plant material are acceptable unless approved by Landscape Architect and Township Engineer.
8. The Township Engineer shall be notified, in writing, two (2) calendar weeks prior to the placement of any landscape materials in order for the Township Engineer or his designee to arrange for and inspect the landscape materials. No landscape materials shall be placed without being inspected and approved by the Township Engineer or his designee. All rejected landscape materials shall be immediately removed from the site and replaced with acceptable landscape materials. No substitutions for landscape materials are accepted unless approved by the Landscape Architect and Township Engineer, in writing.
9. Planting shall be conducted under seasons which are normal for such work. At the option and on the full responsibility of the Contractor, planting operation may be conducted under unseasonable conditions. In general, plant during the following seasons unless otherwise approved by the Architect:
   a. Deciduous Trees and Shrubs: When plants are dormant. (Fall and early Spring)
   b. Broadleaf Evergreen Trees and Shrubs: From the time the frost leaves the ground until new growth is well developed. (Spring)
   c. Groundcover: After the danger of frost is past. (Spring until early Summer) Provide continuous double-shredded hardwood bark (3" thick) at the base of the specimen trees and shrubs and in all planting beds.
10. The Contractor shall be responsible for determining where the underground utilities exist on-site. The Contractor shall exercise extreme caution when excavating near these utilities.
11. All disturbed pervious areas except planting beds shall be seed and mulched.
12. All proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues an occupancy permit. It shall be the responsibility of the subdivider or developer to replace all dead plant materials and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. All planting must be alive and healthy to be considered complete.
13. Maintenance shall include watering, weeding, cultivating, fertilizing, spraying, tightening, and repairing of guys, removal and replacement of dead material, resetting settled plants to proper grades or upright position, and other necessary operations as may be required to keep the plants in a live and healthy growing condition.
14. The Contractor shall visit the site prior to commencing work to review the existing conditions. Notify Landscape Architect and Township Engineer of any major discrepancies which affect the work.
15. Before mixing planting mixture, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
16. Planting mixture shall contain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained site where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
17. Per SALDO Section 146-38.B.(1), in addition to the requirement of shade trees, each building site or lot intended for single-family use shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover.

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NORTH ARROW

No.	Date	Description
1	01-12-21	PER REVIEW LETTER COMMENTS

Project Number H1914
CAD File Name CURRENT
File Number ---
Drafter/Engineer EOS/NTR
By BLH

1231 SUSQUEHANNA ROAD

LANDSCAPING PLAN

PREPARED FOR

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

Township ABINGTON
County MONTGOMERY
Date 9-18-20
Scale 1"=40'
Sheet Number 5 of 7

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Amy Montgomery, P.E. – Abington Township

From: Greg Richardson, P.E.

Date: November 6, 2020

Re: 1231 Susquehanna Road – Proposed Residential Development
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00029

cc: Rich Manfredi, Manager
Melissa Prugar, P.E. – Boucher and James

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced land development application. TPD reviewed the following documents:

- Land Development Plans prepared by ProTract Engineering, Inc. – Dated September 18, 2020

The following are our comments:

1. To eliminate overlapping/interlocking left turn ingress movements with the private driveway on the southside of Susquehanna Road, the proposed driveway should be relocated 25 feet to the west.
2. Based on a field visit, it was determined that the required minimum safe stopping sight distance to the left for a driver exiting the proposed driveway cannot be achieved without removal of two (2) existing large caliper trees.
3. The Applicant should provide a speed study to verify existing travel speed(s) along Susquehanna Road. This speed study will be utilized to determine the required minimum safe stopping sight distances.
4. The plans should provide a sight triangle indicating the required and existing/proposed distances for egressing and left turn ingress movements.
5. With the provision of a 24-foot cartway width, it is recommended that on-street parking be prohibited within the development. Sign accordingly.

6. Per PennDOT definition, a proposed driveway that serves four (4) or more properties is classified as a local road. Therefore, the driveway radii at its intersection with Susquehanna Road should be 35 feet (minimum). The radii should be appropriately labeled.
7. To match existing conditions to the west of the proposed driveway, Susquehanna Road should be widened along the property frontage to provide a minimum 4-foot wide shoulder, curb and sidewalk.
8. With the proximity of the proposed residential development to the nearby SEPTA train station, consideration should be given by the Township to require sidewalk within site.
9. The Township Fire Marshal should review the site plans to ensure that emergency vehicles can be accommodated and properly maneuver, specifically within the proposed cul-de-sac.
10. Provide a "STOP" sign on the proposed site driveway.
11. Access to Susquehanna Road (S.R. 2017) will require a Highway Occupancy Permit (HOP) from PennDOT. The applicant should copy the Township on all PennDOT submissions, including all plans and studies.

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

Boucher & James, Inc.
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AN EMPLOYEE OWNED COMPANY
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Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 24, 2020

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

SUBJECT: 1231 SUSQUEHANNA ROAD SUBDIVISION
PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN REVIEW NO. 1
TAX PARCEL NUMBER 30-00-64448-00-7
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026020R

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Preliminary Subdivision/Land Development Plan Application for the 1231 Susquehanna Road Subdivision. The submitted information consists of the following items.

- Township of Abington Application for Subdivision/Land Development Transmittal, dated October 7, 2020;
- Township of Abington Application for Subdivision/Land Development;
- Cover Letter to Abington Township, dated September 23, 2020, prepared by ProTract Engineering, Inc.;
- Township of Abington Planning Process Extension Agreement, dated October 7, 2020;
- Township of Abington Planning Escrow Agreement for Subdivision/Land Development Applications;
- PADEP Planning Exemption Approval Letter, dated January 15, 2010;
- Sanitary Sewer Sufficient Capacity Letter from the Township of Abington, dated October 22, 2009;
- Water will serve letter prepared by Aqua, dated October 2, 2020;
- Preliminary Subdivision and Land Development Plan (Sheets 1 through 7 of 7) prepared by ProTract Engineering, Inc., dated September 18, 2020.

BACKGROUND INFORMATION

The Applicant/Owner, Thomas F. and Christine Diegidio, are proposing a five (5) lot subdivision and land development of their property located at 1231 Susquehanna Road.

The existing site is located within the R-1, Low Density Residential Zoning District. The Existing Features and Demolition Plan (Sheet 2 of 7) shows the site consisting of two existing houses, two existing sheds, existing tennis courts, existing patio, an existing driveway (with a wall and paved circle) taking access from Susquehanna Road and existing wooded areas. The total existing tract area is 284,938 square feet (6.54 acres).

The Applicant/Owner proposes the following for the site:

- the subdivision of the site into five (5) building lots;
- the demolition of the existing buildings, tennis courts, sheds, patio, walls and paved areas;
- the construction of a single family home, driveway and stormwater infiltration bed on each lot;
- the construction of a cul-de-sac road to serve the five (5) lots taking access from Susquehanna Road;
- the installation of a storm sewer system, sanitary sewer system and water main to serve the site;
- the construction of retaining walls;
- the installation of proposed street trees and landscaping.

Public water and sewer service are proposed for the site.

The following Waivers from the Subdivision and Land Development Ordinance (SALDO) are requested as noted on the Subdivision Plan (Sheet 1 of 7):

1. SALDO Section 146-11.A.4 & 146-11.B.(3), (7) and (10) – Partial Waivers to not be required to include all properties and existing features within 400 feet of the site.

2. SALDO Section 146-11.L. – To not be required to provide tentative Architectural Plans.

3. SALDO Section 146-24.4.D.(1). – To not be required to provide a 30 foot wide cartway, but to be permitted to provide a 24 foot wide cartway.

4. SALDO Section 146-27 – To not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road.

5. SALDO Section 146-30.A – To permit the irregularly shaped lots as shown on the Plans.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS:

1. In accordance with Section 302, Figure 3.1, the minimum Front Yard setback is 50 feet. *The Front Yard Setback of Lot 1 from Susquehanna Road must be labeled and dimensioned on the Subdivision Plan (Sheet 1 of 7).*

2. In accordance with Section 1605.A.(9), the plans must include "calculations of the area of proposed disturbance of each slope class on each proposed lot, as well as within each proposed road right-of-way." *The Plans must be revised to provide this information.*

3. In accordance with Section 2401.A.(2)(d)(1), tree replacement must be performed as outlined in this Section. Tree replacement calculations and a tree replacement table must be provided on the Landscape Plan (Sheet 5 of 7) which shows the size, number and type of trees proposed to be removed and the number, size and type of replacement trees to be

provided to demonstrate compliance with this Section.

In addition, the replacement trees must be shown in the plan view of the Landscape Plan (Sheet 5 of 7).

4. In accordance with Section 2401.A.(2)(d)(2)), Requirements for Tree Protection Zones must be noted on the plans as outlined in this Section.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance with Section 146-10.B.(2)(g), the plans must include "a legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features." *The Subdivision Plan (Sheet 1 of 7, Construction Plan (Sheet 3 of 7) and Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to include a legend in accordance with this Section.*

6. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. *The Subdivision Plan (Sheet 1 of 7) notes that Partial Waivers are requested from Sections 146-11.A. and 146-11.B to not be required to include all properties and existing features within 400 feet of the site. The Waiver request list on the Plan must be revised to note the specific Sections 146-11.A.(4) and 146-11.B.(3), (7) and (10).*

In addition, with the request of a Partial Waiver from these Sections, we recommend that an aerial photograph plan which shows the site and all properties within 400 feet of the site be provided in the Plan set.

7. In accordance with Section 146-11.A.(5), the total site acreage shall be shown on the Plans. *Note No. 5 on the Subdivision Plan (Sheet 1 of 7) must be revised to also give the site area in acres.*

8. In accordance with Section 146-11.A.(7), "An indication that the elevations are based upon sanitary sewer datum of the Township of Abington" must be provided on the Plans. *The Plans must be revised accordingly.*

9. In accordance with Section 146-11.A.(8), "Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way" must be shown on the Plans. *The Plans must be revised to show this information for Susquehanna Road.*

10. In accordance with Section 146-11.A.(11)(a), "Zoning district requirements shall be identified as described in the Township Zoning Ordinance.[1] These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces." *The Subdivision Plan (Sheet 1 of 7) must be*

revised to include calculations for the allowable density and the buffer requirements.

11. In accordance with Section 146-11.A.(11)(b), "The existing and proposed zoning standards for each item cited above in the zoning district requirements shall be depicted in a table for the site in its entirety and, in the case of subdivision, for each proposed lot." *The Subdivision Plan (Sheet 1 of 7) must be revised to show a table of allowable/ proposed zoning standards for each proposed lot.*

12. In accordance with Section 146-11.B.(2), *the cartway width of Susquehanna Road must be dimensioned on the plan.*

13. In accordance with Section 146-11.B.(7), "The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights" must be provided. *The location, size and ownership of the existing water main in Susquehanna Road along the property frontage must be shown on the Plans.*

14. In accordance with Section 146-11.B.(8)(a), "Topography lines measured at vertical intervals of two feet. Such elevations shall be determined by on-site or photogrammetric survey, not interpretation of United States Geological Survey maps" must be provided. *Note No. 4 on the Subdivision Plan (Sheet 1 of 7) states that the datum is USGS. The Plans must be revised in accordance with this Section.*

15. In accordance with Section 146-11.B.(9)(a), "Soil types within the site, based on maps contained 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 limitation, i.e., bearing value, depth to bedrock, seasonal water table, etc." *The Plans must be revised to include the soil limitations in accordance with this Section.*

16. In accordance with Sections 146-11.C.(1), the name of the proposed road must be shown on the Plans. *The Plans must be revised accordingly.*

17. In accordance with Sections 146-11.C.(9) and 146-31.A.(6), stormwater management easements for the inspection, maintenance and repair/replacement of the proposed on-lot Underground Infiltration Beds and associated storm sewer are required. *The easements shall be shown on the plan and a note provided describing the proposed easement. The note shall include language that requires any work within the easement performed by the Township to be at the expense of the property owner. The easements and the maintenance note shall be shown on the Subdivision Plan (Sheet 1 of 7) and the Construction Plan (Sheet 3 of 7).*

18. In accordance with Sections 146-11.C.(10), 146-11.G.(1)(a), and 146-11.G.(1)(c), the size and slope of the proposed water service and sanitary sewer lateral must be provided on the plan.

19. In accordance with Sections 146-11.D.(2) and (4), "elevations shall be determined by on-site survey or by photogrammetric survey, not interpretation of United States Geological Survey maps. Datum to which contour lines refer shall be based on Abington Township sanitary sewer datum." The Construction Plan (Sheet 3 of 7) must be revised for compliance with this Section.

20. In accordance with Section 146-11.D.(9), "Areas for the temporary storage of site soil and materials shall be identified." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the temporary stockpile areas.*

21. In accordance with Section 146-11.E.(1), The Erosion Control Plan "shall be prepared pursuant to the Clean Stream Law, P.L. 1987,[5] including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction." *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show and note an inlet protection silt sack for each proposed inlet to prevent silt from entering the storm sewer system and carried offsite.*

    In addition, the Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show the concrete washout area(s).

22. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.

23. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), "erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required." *All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. The following comments are based upon our review of the Erosion & Sediment Control Plan (Sheet 4 of 7) and Detail Sheet (Sheet 7 of 7):*

    a. *The Erosion & Sediment Control Plan (Sheet 4 of 7) must be revised to show protection for each on-lot infiltration bed from sedimentation during construction.*

    b. *The sequence of construction for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    c. *The Operation and Maintenance notes for the on-lot infiltration beds must be provided on the Detail Plan (Sheet 7 of 7).*

    d. *The temporary topsoil stockpile detail must be added to the Detail Sheet (Sheet 7 of 7).*

    e. *The concrete washout detail must be added to the Detail Sheet (Sheet 7 of 7).*

    f. *Step 11 in the Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of*

7) must be revised to note the stockpiling of topsoil.

g. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the construction of the individual on-lot infiltration beds with instructions not to compact or stockpile material within the areas of infiltration.*

h. *The Stages of Earth Disturbance Activity on the Details Plan (Sheet 7 of 7) must be revised to include the critical stages of postconstruction stormwater management improvements for which the Design Engineer or his/her designee must be onsite to observe the installation.*

i. *The Erosion & Sediment Control Plan (Sheet 4 of 7) shows "temporary silt fence or filter sock." The Plan must be revised to note the size and type of silt fence and/or filter sock. If filter sock is used, a chart must be added to the Detail Plan (Sheet 7 of 7) which notes filter sock size, as well as the length and slope of the contributing area.*

j. *The Detail Plan (Sheet 7 of 7) shows a detail for 18 inch silt fence. Since a sediment basin is not proposed for the project, we recommend that super silt fence is used instead of the 18 inch silt fence to prevent sediment from leaving the site. The Detail Sheet should be revised to include a detail for super silt fence.*

k. *The demolition of the existing on-site features must be provided in the Stages of Earth Disturbance Activity on the Detail Plan (Sheet 7 of 7).*

24. In accordance with Section 146-11.F.(1), Stormwater Management Plan(s) must contain the outlined information. *A Stormwater Management Plan and report must be submitted with the required information noted in this Section.*

25. In accordance with Section 146-11.F.(1)(d), "A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels" must be provided. *The Construction Plan (Sheet 3 of 7) must be revised to show the inflow pipe, outflow pipe and cleanout for each on-lot infiltration bed, as shown in the Seepage Pit Detail on the Detail Plan (Sheet 7 of 7).*

26. In accordance with Section 146-11.F.(2)(a)(4), "Tie-ins by courses and distances to the intersection of all public streets, with their names and widths" must be provided on the horizontal plan (streets). *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised accordingly.*

27. In accordance with Section 146-11.F.(2)(a)(6), "Location and size of all drainage facilities, sidewalks, utilities, fire hydrants, lighting standards and street name signs" must be provided. *The Subdivision Plan (Sheet 1 of 7) and the Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show the lighting standards and street name signs.*

28. In accordance with Section 146-11.F.(2)(b)(5), "The profile plan (streets) shall contain the station and top of curb elevation at all points of curve and tangent of horizontal curves."

The Proposed Road Profile Plan (Sheet 6 of 7) must be revised to show this information.

29. In accordance with Section 146-11.F.(2)(c)(2), "the cross section plan (streets) shall contain the type, thickness and crown of paving." *We recommend that the Typical Cross Section -Proposed Road detail on the Detail Plan (Sheet 7 of 7) be revised to specify Superpave for the wearing course (9.5mm) and bituminous base course (25mm).*

30. In accordance with Section 146-11.F.(3)(a)(5), "the horizontal plan (sewers) shall contain the location and size of line, with stations corresponding to the profile." *The Plans must be revised to note the size of the sanitary sewer laterals.*

31. In accordance with Section 146-11.F.(3)(b), a profile plan of the proposed off road sanitary sewer must be provided and include the information required by this Section.

32. In accordance with Section 146-11.F.(3)(b) (5), the sanitary sewer profile plan must contain "the type and size of pipe, cradle and manholes." *The Profile Plan (Sheet 6 of 7) must be revised to note the size of the manhole and a detail of the proposed sanitary sewer manhole must be added to the Detail Plan (Sheet 7 of 7).*

33. In accordance with Section 146-11.F.(4)(a)[5], "hydraulic and structural design data and calculations for storm sewers, inlets, bridges and culverts" must be provided. *Storm sewer calculations must be provided, as noted.*

34. In accordance with Section 146-11.G.(1)(c), "The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features and structures":

    a. Section 146-11.G.(1)(c) – "Waterlines, control valves and other related appurtenances" *The Construction Plan (Sheet 3 of 7) must be revised to show the location, type and size of the existing water main in Susquehanna Road and the proposed connection into it for the proposed water main which will serve the site.*

    b. Section 146-11.G.(1)(i) – "Streetlighting standards and street name signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the location of the proposed streetlights and street name sign.*

    c. Section 146-11.G.(1)(j) – "Traffic control devices and signs." *The Construction Plan (Sheet 3 of 7) must be revised to show the proposed traffic control signs.*

35. In accordance with Section 146-11.G.(2), the ownership of all existing and proposed utilities must be indicated on the plan.

36. In accordance with Section 146-11.G.(3), "the plan shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities." *The Subdivision Plan (Sheet 1 of 7) and Construction Plan (Sheet 3 of 7) must be revised to include the provisions of Act 287.*

37. In accordance with Section 146-11.H.(1), "the landscaping plan shall be prepared by a registered landscape architect." *The Landscape Plan (Sheet 5 of 7) must be prepared, signed and sealed by a registered landscape architect.*

38. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1) and (2), Planning modules. Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended,[6] shall be provided on forms published by the Pennsylvania Department of Environmental Protection (DEP) and a letter certifying the availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module, where applicable, must be provided to the Township. *The Applicant provided a Letter of Exemption from Planning from PADEP dated January 15. 2010. However, this letter is now outdated. The Applicant must resubmit to the Township and PADEP for ACT 537 Approval.*

39. In accordance with Section 146-11.M., "documentations, agreements, certifications, covenants, easements, restrictions and permits shall include the following" *and must be submitted as listed below*:

    a. "A description and contract for the ownership, management and maintenance of open space and/or private streets, sewer systems, water supply and other improvements."

    b. "Restrictive covenants governing the reservation and maintenance of undedicated open space."

    c. "Private deed restrictions, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed upon the property and which may affect the title to the land being subdivided or developed,"

    d. "All offers of dedicated improvements."

    e. "Improvement agreements when required by the Board of Commissioners."

    f. "Permits and documentation required by all applicable regulatory agencies described in § 146-20B of this chapter"

40. In accordance with Section 146-20.B.(2)(c), A Pennsylvania Department of Transportation Highway Occupancy Permit is "required when construction abuts a state street and access to the street is required and/or when stormwater discharge may affect the abutting state highway." *Susquehanna Road (S.R. 2017) is a State Highway, therefore a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed road.*

41. In accordance with Section 146-23.J, "Improvement construction requirements shall be completed under the engineering and construction standards of the Township of Abington, the specifications of the Pennsylvania Department of Transportation, Department of Environmental Resources, Montgomery County Soil Conservation District or other appropriate agencies or the specifications included herein, whichever specifications shall

result in the more favorable interpretation of this chapter." *A note must be added to the Subdivision Plan (Sheet 1 of 1) which states the above requirements.*

42. In accordance with Section 146-24.E.(1)(b), "Vertical curves. Vertical curves shall be used at changes in grade of more than 1%. The length of the curve shall be approximate 50 feet on secondary streets and 25 feet on residential streets for each 1% of change in grade. Over summits or in sumps, curves shall not produce excessive flatness in grade. The high- or low-point on a vertical curve must be definitely and clearly shown."

    a. *The vertical curve beginning at Station 0+70 has a length of 50 feet. The vertical grade change of 4.57% (7.50% - 2.93%) requires a curve length of 125 feet. The vertical curve must be revised to provide the required length.*

    b. *The vertical curve beginning at Station 1+50 has a length of 50 feet. The vertical grade change of 6.09% (7.50% - 1.41%) requires a curve length of 150 feet. The vertical curve must be revised to provide the required length.*

43. In accordance with Section 146-24.G., "Obstructions of rights-of-way. No fences, hedges, trees, shrubbery, plants, walls, signs or other obstructions shall be located or be permitted within the right-of-way." *The plans show an existing row of hemlocks within the proposed road right-of-way between Station 2+50 and 3+00. The plans must be revised to show this row of hemlocks to be removed in accordance with this Section. The Preserved Tree Schedule on the Landscape Plan (Sheet 5 of 7) must be revised to account for the removal of these existing trees.*

44. In accordance with Section 146-27, "Where required. 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." *The Applicant is requesting a Waiver from this Section to not be required to provide sidewalks and curb along Susquehanna Road or sidewalks along the proposed road. There is existing sidewalk immediately west of the site along Susquehanna Road which provides pedestrian access to the Rydal Train Station. We recommend that the Applicant be required to provide sidewalk and curb on both sides of the proposed road and along the site frontage for pedestrian connection to the Rydal Train Station and to the adjacent neighborhoods.*

45. The Waiver being requested from SALDO Section 146-30.A is referenced incorrectly on the Subdivision Plan. The Plan must be corrected to reference the Section correctly.

46. In accordance with Section 146-31.A, "Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township." *The following must be addressed:*

    a. Section 146-31.A,(1) "Building setback lines. Building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building." *The Subdivision Plan must be revised to show the sanitary sewer easement for the proposed*

off road sanitary sewer and show the setback line as required.

b. Section 146-31.A,(2) "Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn." *The plans show a 24 inch Maple tree and a 36 inch Maple tree in the immediate vicinity of the proposed sanitary sewer. The trees are not shown to be removed. They will be within the sanitary sewer easement. In addition, it is likely that they may be damaged during construction. The Project Engineer must address this issue.*

47. In accordance with Section 146-32.B, "Bench marks. The township elevations are based on the township sanitary sewer system datum. Location and elevation is available to all engineers and surveyors upon request to the office of the Township Engineer. All contours and elevations shown on plans must be based on this system." *The Plans must be revised accordingly.*

48. In accordance with Section 146-33.B., " The computations and design for the drainage system, including runoff calculations, locations and size of inlets, determination of type and size of storm sewer pipe, design of swales and ditches shall be in accordance with the standards of the Township of Abington and/or with Chapter 12 of Design Manual No. 2, Pennsylvania Department of Transportation. All of the computations and designs with plans indicating drainage runoff areas and coefficients shall be submitted with the subdivision/land development application for township review and shall be approved by the Township Engineer." *Calculations and drainage area map plans must be submitted for the drainage design in accordance with this Section.*

49. In accordance with Section 146-33.D., "Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township." *The Plans note CPP (Corrugated Plastic Pipe) for the storm sewer pipe. The plans must be revised for compliance with this Section or a Waiver will be required.*

50. In accordance with Section 146-38.A., "The subdivider/land developer shall submit a plan showing the type and location of each streetlight to be installed, and the plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the township, and no streetlights shall be installed prior to such review and approval." *The plans must be revised to provide the proposed location, supplier and installer of the streetlights.*

51. In accordance with Section 146-39.B.(1), "Single-family residential use. In addition to the requirement of shade trees as per Subsection A above, each building site or lot intended for single-family use, whether part of a residential subdivision or the development of a single lot, shall be landscaped as follows: all yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and/or ground cover." *The Landscape Plan must be revised to demonstrate compliance with this Section.*

52. Section 149-39.B.(4)(a) Tree Table on the Landscape Plan (Sheet 5 of 7) notes that "Preserved Trees exceed Removed Trees in both number and inches." However, the Table

states that 30 trees (482 inches) will be preserved and 35 trees (599 inches) will be removed, which is contradictory to the first statement.

In addition, the Preserved Tree Table notes that 30 existing trees will be preserved, however, the plan view only shows 27 trees to be saved.

The Landscape Plan must be revised for correctness and consistency.

53. In accordance with Section 146-39.C, all proposed landscaping shall be guaranteed by the subdivider or developer for a period of one (1) year after the Township issues an occupancy permit. It shall be the responsibility of the subdivider or developer to protect and maintain new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any plant materials unacceptable at that time shall be replaced. *Note 12 on the Landscape Plan (Sheet 5 of 7) must be revised to state these requirements.*

54. In accordance with Section 146-41, *the plan must be reviewed by the Fire Marshal for compliance with the requirements of this Section.*

55. In accordance with Section 146-43.C.(1)(a), "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding; and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Board." *The grading on the Construction Plan Sheet 3 of 7) have the following issues which must be addressed:*

    a. *Spot elevations must be provided at each corner of the proposed housed to demonstrate positive surface drainage away from the houses.*

    b. *A spot elevation must be provided between the two swales in the rear yard of Lot 2 and Lot 3 to demonstrate positive surface drainage away from the houses.*

    c. *The proposed swales on Lot 2, Lot 3 and Lot 4 are within three (3) to six (6) feet of the proposed houses. We recommend that the grading be revised to provide at least ten (10) feet between the swale and the proposed houses.*

    d. *The grading from the northern side of the house on Lot 4 as shown on the Construction Plan (Sheet 3 of 7) drains directly to the driveway and house on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the driveway and house on Lot 5. The grading must be revised to better direct the runoff away from the houses.*

    e. *The grading from the road along the Lot 1 driveway, as shown on the Construction Plan (Sheet 3 of 7,) drains directly to the house and garage on Lot 1. The proposed slope is steep (10 percent) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.*

    f. *The grading from the cul-de-sac along the Lot 5 driveway, as shown on the*

Construction Plan (Sheet 3 of 7), drains directly to the house and garage on Lot 5. The proposed slope is very steep (three to one) which will result in a high runoff velocity towards the house. The grading must be revised to better direct the runoff away from the house.

g. *The swales on Lots 3, 4 and 5 collect/ concentrate runoff and discharge the runoff directly to the street. We recommend that inlets be located at these three discharge points to collect the water to eliminate potential overflow of surface drainage onto the road.*

56. In accordance with Section 146-43.C.(3)(a), "Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board." *A significant amount of grading is proposed at slopes of three (3) to one (1). The plans must be revised for compliance with this Section or a Waiver will be required.*

In addition, an erosion control blanket must be shown as being placed on the steep slopes and an associated detail must be provided on the plan.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development has a disturbed area greater than one (1) acre. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

57. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. *The proposed disturbance is greater than one (1) acre, therefore an erosion and sedimentation control plan adequacy letter and a PADEP NPDES Permit are required. All submissions to and correspondence from the County Conservation District and PADEP, and all approvals must be provided to the Township. Refer to Comment 24 for comments based upon our review of the Soil Erosion & Sediment Pollution Control Plan (Sheet 4 of 7).*

58. In accordance with Sections 302.A.12 and 302.B.22, a permanent access and maintenance easement having a minimum width of 15-feet must be provided for the proposed on-lot infiltration beds to implement the Operation and Maintenance Plan. The easement shall permit access by the Township to inspect and maintain the proposed stormwater management facilities as needed and at no cost to the Township. *The easements must be shown in plan view and/or a note to this effect must be placed on the plan.*

59. The signature block in Section 302.B.1.(m) must be provided on the Subdivision Plan (Sheet 1 of 7).

60. The Applicant statement in Section 302.B.25 must be provided on the plan.

61. The Design Engineer certification in Section 302.B.26 must be provided on the plan.

62. In accordance with Section 405.A., "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." *The Stormwater Management Plan, including the Stormwater Management Report, must be submitted with calculations and information required in this Section.*

63. In accordance with Section 405.A.2, where practical and appropriate, the recharge volume shall be infiltrated on site. Soil testing in accordance with Section 405.B shall be conducted to confirm the depth to limiting zone and infiltration rate as required in Sections 405.A.1.(a) and 405.A.1.(b). Recharge volume calculations must also be submitted.

64. Water quality volume must be provided in accordance with Section 407.A. Supporting calculations must be submitted for review.

65. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.

66. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.

MISCELLANEOUS COMMENTS

67. Note 11 on the Subdivision Plan (Sheet 1 of 7) refers to Waivers granted and requested. The Waivers which were previously granted were for a different project layout in the past and are no longer valid for the current project. The note must be revised to only list requested Waivers.

68. Note 12 on the Subdivision Plan (Sheet 1 of 7) refers to Special Exception granted to allow disturbance of steep slopes. The Special Exception which was previously granted was for a different project layout in the past and is no longer valid for the current project. The note must be removed from the Plan.

69. There appears to be an errant proposed looped contour line at the right-of-way on the Lot 4 driveway, as shown on the Construction Plan (Sheet 3 of 7), The Plan must be revised to eliminate the errant contour line and provide a spot elevation.

70. The woods line and tree protection fence on Lot 2 must be revised for the installation of the water service and the sanitary sewer lateral.

71. The Seepage Pit Detail on the Detail Plan (Sheet 7 of 7) must be revised to note nonwoven geotextile fabric. In addition, in accordance with the PADEP BMP Manual, the detail must be revised to note AASHTO #3 Stone.

72. All comments received from the Traffic Engineer, Shade Tree Commission, and Fire Marshal must be addressed to their satisfaction.

73. The Abington Township Application number (SD-20-02) must be added to all plan sheets.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please contact me.

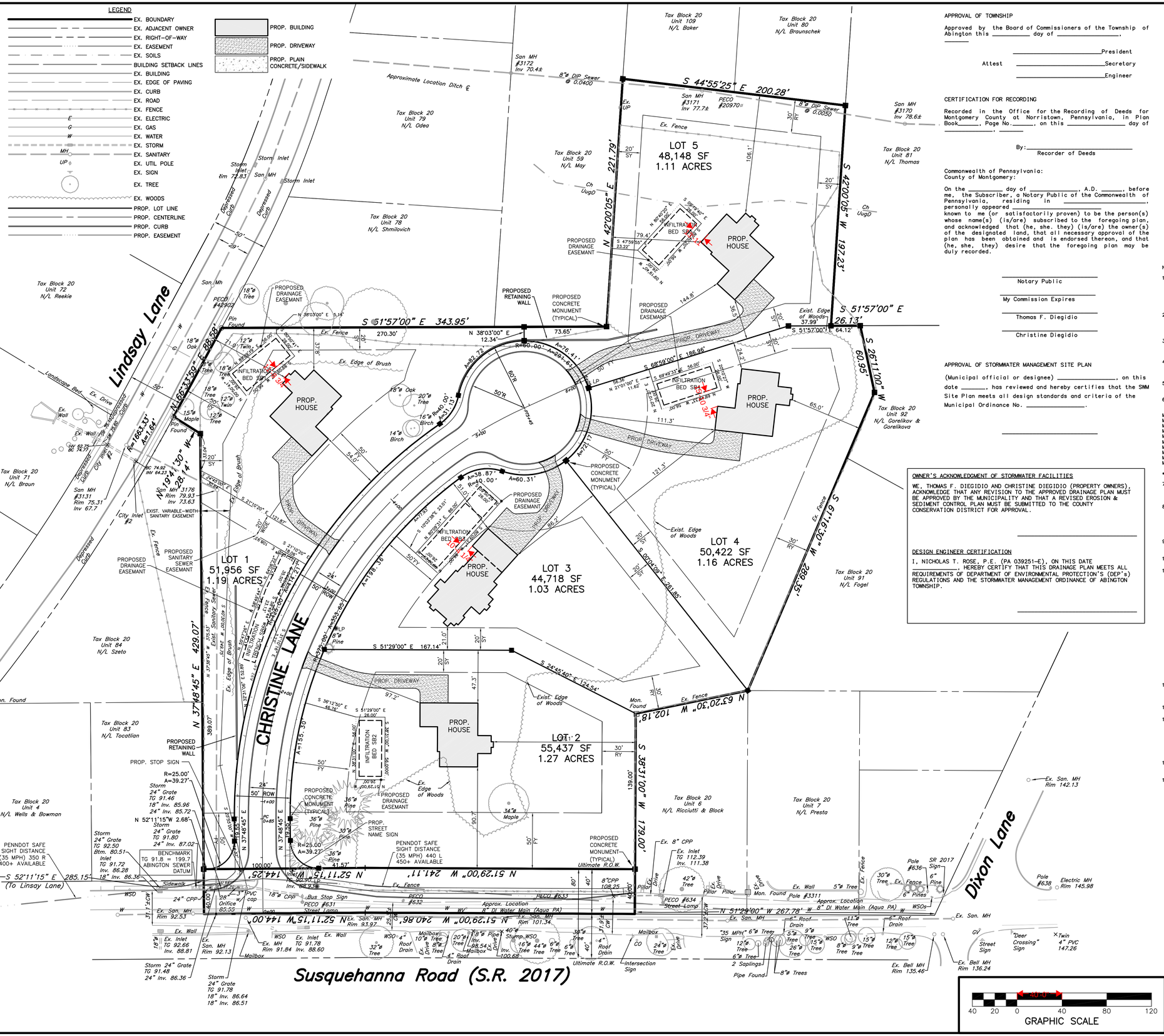
Sincerely,

Jon S. Tresslar, P.E., PLS
Municipal Engineer

JST/MES/bpa

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Shaun Littlefield, Interim Officer, Zoning – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Thomas F. and Christine Diegidio – Applicant/Equitable Property Owner
Nicholas T. Rose, P.E., ProTract Engineering, Inc. – Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

S:\2020\2026020R\Documents\Correspondence\Review Letters\1231 Susquehana 5 Lot Subdivision_LD.Plan_Review.No.1.docx



APPROVAL OF TOWNSHIP

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, _____

_____ President

Attest _____ Secretary

_____ Engineer

CERTIFICATION FOR RECORDING

Recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book _____, Page No. _____, on this _____ day of _____, _____

By: _____ Recorder of Deeds

Commonwealth of Pennsylvania:
County of Montgomery:

On the _____ day of _____, A.D. _____, 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 (he, she. they) (is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

_____ Notary Public

_____ My Commission Expires

_____ Thomas F. Diegidio

_____ Christine Diegidio

APPROVAL OF STORMWATER MANAGEMENT SITE PLAN

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

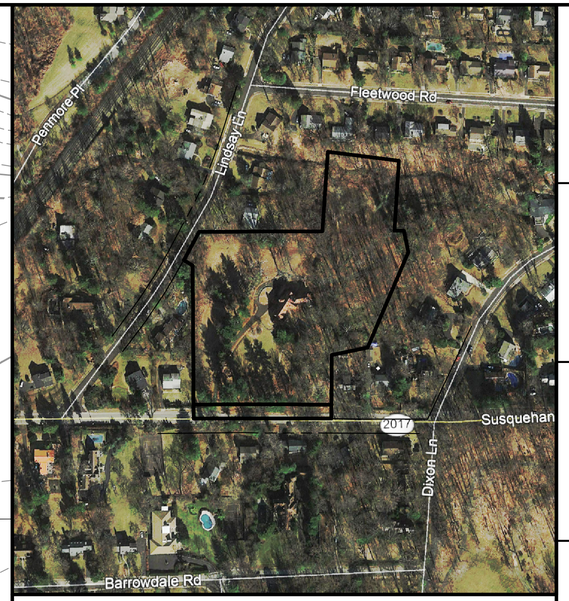
_____

OWNER'S ACKNOWLEDGMENT OF STORMWATER FACILITIES

WE, THOMAS F. DIEGIDIO AND CHRISTINE DIEGIDIO (PROPERTY OWNERS), ACKNOWLEDGE

All soils within the site are classified as follows by the Soils Survey of Montgomery County June 2020:

Symbol	Description	Group	Limitations	Resolutions
Ch	Codorus silt loam	C	Cutbacks cave, corrosive to concrete/ steel, flooding, depth to saturated zone/ seasonal high water table, hydric inclusions, low strength/ landslice prone, slow percolation, piping, frost action, wetness.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.
UugD	Urban land - Udorthents, Schist Gneiss complex, 8 to 25 % slopes	C	Cutbacks cave, corrosive to concrete/steel, droughty, easily crodible, low strength/landslide prone, slow percolation, poor as topsoil, frost action.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.



AERIAL PHOTOGRAPHY/SCALE 1"=200'

NORTH ARROW

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
www.paonecall.org
SERIAL No. 20210121873

No.	Date	Description	By
1	01-12-21	PER REVIEW LETTER COMMENTS	BLH

CAD File Name: CURRENT
Project Number: H1914
Drafter/Engineer: EOS/NTR
File Number: ---

Township: ABINGTON
County: MONTGOMERY
Date: 9-18-20
Scale: 1"=40'
Sheet Number: 2 of 7

APPLICATION NUMBER SD-20-02

EXISTING FEATURES & DEMOLITION PLAN

PREPARED FOR

1231 SUSQUEHANNA ROAD

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. CONTOUR – 1' INTERVAL
- EX. CONTOUR – 5' INTERVAL
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. SANITARY

Contours off-site are taken from 1977 aerial topography

- EX BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EX PAVING TO BE REMOVED
- EXISTING SLOPES 15%–25% (PRECAUTIONARY SLOPES)
- EXISTING SLOPES 25% OR GREATER (PROHIBITIVE SLOPES)

⊗ = TREES TO BE REMOVED (TOTAL = 49 TREES)

GRAPHIC SCALE
40 20 0 40'-0" 40 80 120

Lindsay Lane

Susquehanna Road (S.R. 2017)

Dixon Lane

S 44°55'25" E 200.28'

N 42°00'08" E 221.79'

S 42°00'08" W 197.23'

S 51°57'00" E 343.95'

S 51°57'00" E 26.13'

S 26°11'00" W 269.95'

N 63°43'52" E 183.58'

S 52°11'15" E 285.15' (To Linsay Lane)

N 37°48'45" E 429.07'

N 51°29'00" W 241.11'

N 52°11'15" W 144.00'

N 51°29'00" W 240.86'

N 63°20'30" W 102.18'

S 38°31'00" W 179.00'

N 51°29'00" W 267.78'

S 06°19'19" W 289.35'

N 19°41'30" W 28.14'

R=1683.33' L=1.64'

R=1683.33' L=163.21'

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20210121873
SUBSCRIBER LIST:

COMPANY: COMCAST
ACOMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: ROBERT HARVEY
EMAIL: bob_harvey@cable.comcast.com

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COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
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KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: CENTURY LINK
ADDRESS: 1025 ELDORADO BLVD
BROOMFIELD, CO. 80021
CONTACT: CENTURY LINK OPERATOR PERSONNEL
EMAIL: nationalrelo@centurylink.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST 12TH FLOOR
PHILADELPHIA, PA. 19107
CONTACT: TYLER LADD
EMAIL: tladd@septa.org

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DARLINE LEPPERD JOHNSON

COMPANY: ABINGTON TOWNSHIP OF
ADDRESS: 1176 OLD YORK ROAD
ABINGTON, PA. 19001
CONTACT: TIM CLARK
EMAIL: TCLARK@ABINGTON.ORG

STEEP SLOPES ANALYSIS

ZONING ORDINANCE SECTION 1605 REQUIRES PROTECTION OF STEEP SLOPES AS DEFINED IN ZONING ORDINANCE SECTION 1601. SECTION 1601 REGULATES SLOPES FOR 5 CONTINOUS 10-FOOT CONTOUR INTERVALS. BY THIS DEFINITION, THIS PROPOSAL DOES NOT CONTAIN ANY REGULATED STEEP SLOPES.

TOPOGRAPHIC VERIFICATION NOTES:

THECONTRACTOR SHALL FIELD VERIFY THE TOPOGRAPHY OF THE AREAS PROPOSED FOR CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. ELEVATIONS FOR AREAS WHERE PROPOSED PAVING MEETS EXISTING PAVING SHALL BE CHECKED IN THE FIELD. ANY DISCREPANCIES THAT HAVE AN IMPACT ON THE DESIGN AS SHOWN ON THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CORRECTIVE ACTION BEING TAKEN.

PRIOR TO THE INSTALLATION OF THE SANITARY SEWER AND/OR STORM SEWER SYSTEMS, THE EXISTING SEWER INVERT ELEVATION AT ANY PROPOSED CONNECTION POINT(S) SHALL BE VERIFIED. ANY DISCREPANCIES IN THE ACTUAL INVERT ELEVATION AND THE INVERT ELEVATION SHOWN ON THIS PLAN SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE COMMENCEMENT OF THE SEWER INSTALLATION.

LOT 5
48,148 SF
1.11 ACRES

LOT 1
51,956 SF
1.19 ACRES

LOT 2
55,437 SF
1.27 ACRES

LOT 3
44,718 SF
1.03 ACRES

LOT 4
50,422 SF
1.16 ACRES

PROP. HOUSE FF 94.0
PROP. HOUSE FF 98.5
PROP. HOUSE FF 109.0
PROP. HOUSE FF 110.5
PROP. HOUSE FF 110.0

Lindsay Lane
CHRISTINE LANE
Dixon Lane
Susquehanna Road (S.R. 2017)

LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. CONTOUR – 1' INTERVAL
- EX. CONTOUR – 5' INTERVAL
- EX. SOILS
- BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF PAVING
- EX. CURB
- EX. ROAD
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. STORM
- EX. SANITARY
- EX. UTIL POLE
- EX. SIGN
- EX. TREE
- EX. WOODS
- PROP. LOT LINE
- PROP. CENTERLINE
- PROP. BUILDING
- PROP. DRIVEWAY
- PROP. PLAIN CONCRETE
- PROP. CURB
- PROP. EASEMENT
- PROP. WATER LINE
- PROP. WATER SERVICE
- PROP. SANITARY LATERAL
- PROP. SANITARY
- PROP. STORM
- PROP. CONTOURS
- LIMIT OF DISTURBANCE
- TEMP. TREE PROTECTION FENCE

NORTH ARROW

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SERIAL No. 20210121873

DETENTION SYSTEM MAINTENANCE NOTES:

THE DETENTION SYSTEM IS A PERMANENT FACILITY AND SHALL NOT BE MODIFIED,OR REMOVED UNLESS PRIOR APPROVAL IS GRANTED BY ABINGTON TOWNSHIP. THE INDIVIDUAL LOT OWNER OR OWNERS,HIS/HER/THEIR SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRADES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO ALTER OR DAMAGE SAME OR OTHER DETENTION STRUCTURES AND DEVICES.

THESE RESPONSIBILITIES SHALL INCLUDE ROUTINE LAWN CARE, REMOVAL OF ORDINARY INNOCUOUS DEBRIS THAT MAY OBSTRUCT THE PROPER OPERATION OF THE DETENTIONS, AND MAINTENANCE OF THE STRUCTURAL INTEGRITY AND REPAIR OF ALL OUTLET PIPES, WALL STRUCTURES AND OTHER PERMANENT STRUCTURAL DEVICES. ABINGTON TOWNSHIP SHALL HAVE PERPETUAL EASEMENT ON AND OVER THE AREAS OF THE DETENTION SYSTEM FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF SAID PERMANENT FACILITIES.

THE AFORESAID RESPONSIBILITIES OF THE INDIVIDUAL LOT OWNERS SHALL BE SUBJECT TO ENFORCEMENT BY ABINGTON TOWNSHIP. IN THE EVENT THAT THE OWNER FAILS TO HONOR THE RESPONSIBILITY SET FORTH HEREIN, IN ANY MANOR, ABINGTON TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY UPON AND WITHIN THE DETENTION SYSTEM, TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS. THE COST OF SUCH ,AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE RESPONSIBLE LOT.

FAILURE TO REMEDY ALL ASSOCIATED COSTS DESCRIBED, MAY BE SUBJECT TO THE IMPOSITION OF A LIEN BY THE TOWNSHIP AGAINST THE LOT OR LOTS IN QUESTION, IN THE SAME MANNER AS THE TOWNSHIP MIGHT OTHERWISE BE EMPOWERED BY LAW TO ASSESS OR OPPOSE A LIEN AGAINST A PROPERTY FOR MUNICIPAL IMPROVEMENTS.

CONSTRUCTION NOTES:

1. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
2. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF ABINGTON TOWNSHIP.
3. WHEREVER POSSIBLE, SANITARY SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. IF THIS SEPARATION IS NOT POSSIBLE(INCLUDING AT CROSSINGS) THE ELEVATION OF THE TOP OF THE SEWER SHOULD BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINES, THE SEWER LINE SHOULD BE CONCRETE ENCASED FOR 10 FEET ON EACH SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
4. ANY BLASTING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH TOWNSHIP REGULATIONS.
5. ALL WORK WILL BE PERFORMED IN STRICT COMPLIANCE WITH THE PROVISIONS OF PENNSYLVANIA STATE ACT 287, GOVERNING THE INSTALLATION OF PUBLIC UTILITIES.
6. A STORMWATER MANAGEMENT BMP IS PROPOSED TO CONTROL VOLUME INCREASE FROM THE NEW IMPERVIOUS AREAS PROPOSED. BY THIS PLAN A BLANKET DRAINAGE EASEMENT IS GRANTED TO PERMIT ACCESS BY ABINGTON TOWNSHIP TO INSPECT AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITIES AND AT NO COST TO THE TOWNSHIP. THE TOWNSHIP WILL MAINTAIN, REPAIR, OR REPLACE THE STORMWATER MANAGEMENT FACILITIES AND STORM SEWER SHOULD THE PROPERTY OWNER FAIL TO DO SO AND BE AT THE EXPENSE OF THE PROPERTY OWNER.

GRAPHIC SCALE
40 20 0 40'-0" 40 80 120

No.	Date	Description	File Number	Drafter/Engineer	By
1	01-12-21	PER REVIEW LETTER COMMENTS	---	EOS/NTR	BLH
		CAD File Name: CURRENT			
	Project Number: H1914				

Township: ABINGTON
County: MONTGOMERY
Date: 9-18-20
Scale: 1"=40'
Sheet Number: 3 of 7

CONSTRUCTION PLAN
PREPARED FOR
1231 SUSQUEHANNA ROAD
APPLICATION NUMBER SD-20-02

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

All soils within the site are classified as follows by the Soils Survey of Montgomery County June 2020:				
Symbol	Description	Group	Limitations	Resolutions
Ch	Codorus silt loam	C	Cutbacks cave, corrosive to concrete/ steel, flooding, depth to saturated zone/ seasonal high water table, hydric inclusions, low strength/ landslide prone; slow percolation, piping, frost action, wetness.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.
UugD	Urban land - Udorthents, Schist Gneiss complex, 8 to 25 % slopes	C	Cutbacks cave, corrosive to concrete/steel, droughty, easily erodible, low strength/landslide prone, slow percolation, poor as topsoil, frost action.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.



SEE SHEET 7 OF 7 FOR NOTES & DETAILS

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SERIAL No. 20210121873

No.	Date	Description	By
1	01-12-21	PER REVIEW LETTER COMMENTS	BLH

CAD File Name: CURRENT
File Number: ---
Drafter/Engineer: EOS/NTR
Project Number: H1914
Sheet Number: 4 of 7
Township: ABINGTON
County: MONTGOMERY
Date: 9-18-20
Scale: 1"=40'

APPLICATION NUMBER SD-20-02

EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR

1231 SUSQUEHANNA ROAD

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

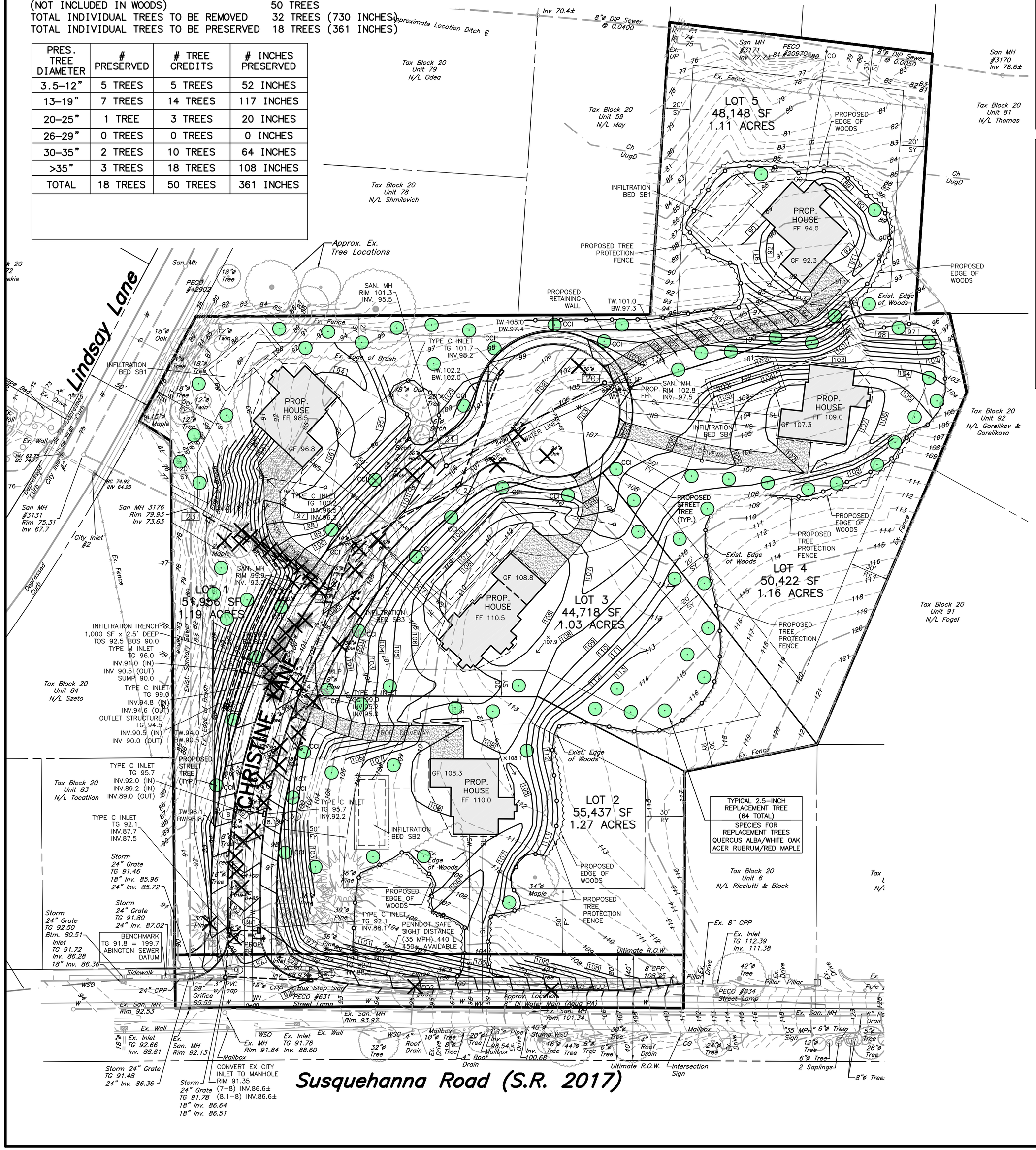
TOTAL WOODS ON PROPERTY = 2.28 ACRES
WOODS AREA TO BE DISTURBED = 0.47 ACRES (20.6%)
WOODS AREA TO BE PRESERVED = 1.81 ACRES (79.4%)

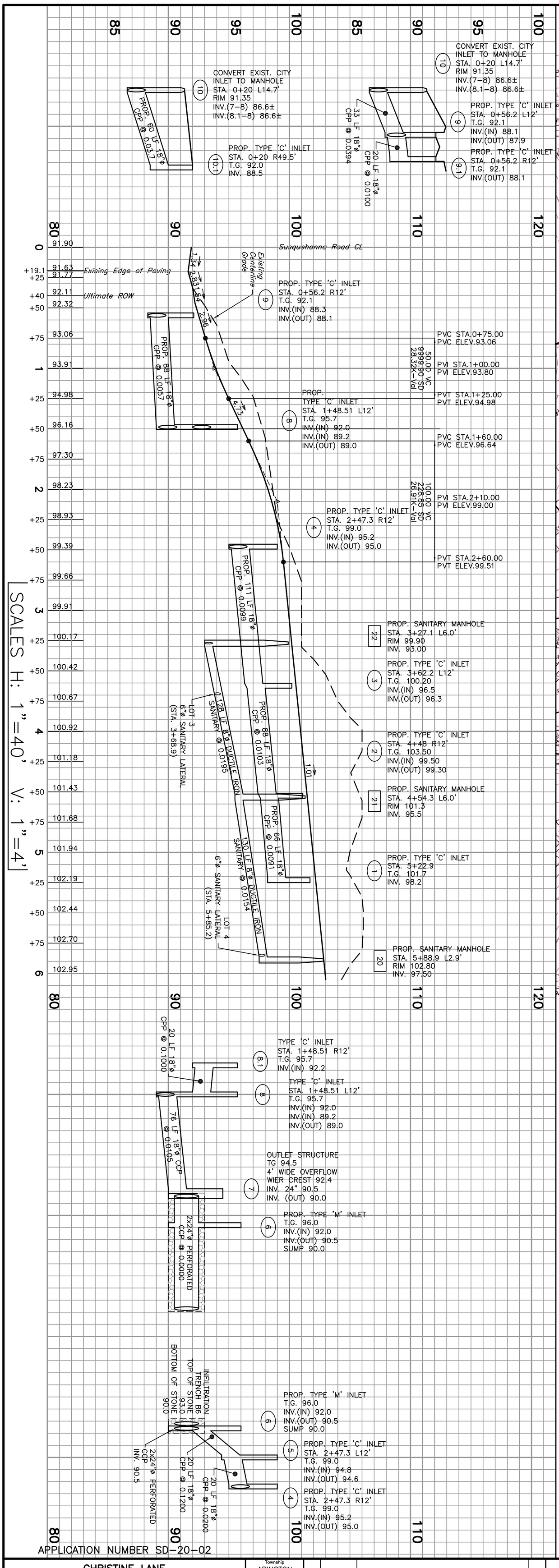
TOTAL INDIVIDUAL TREES
(NOT INCLUDED IN WOODS) 50 TREES
TOTAL INDIVIDUAL TREES TO BE REMOVED 32 TREES (730 INCHES)
TOTAL INDIVIDUAL TREES TO BE PRESERVED 18 TREES (361 INCHES)

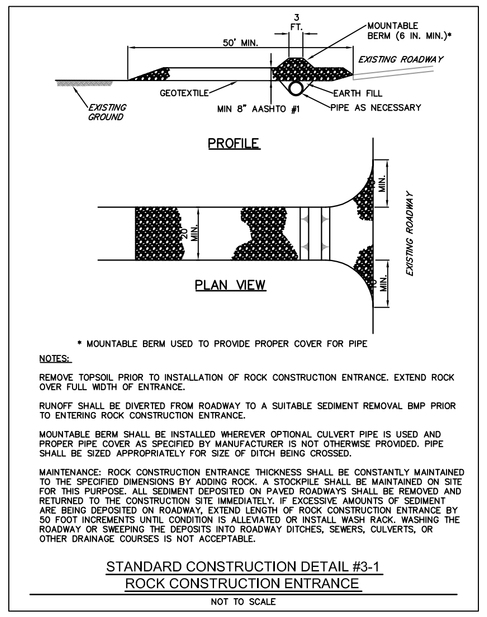
PRES. TREE DIAMETER	# PRESERVED	# TREE CREDITS	# INCHES PRESERVED
3.5–12"	5 TREES	5 TREES	52 INCHES
13–19"	7 TREES	14 TREES	117 INCHES
20–25"	1 TREE	3 TREES	20 INCHES
26–29"	0 TREES	0 TREES	0 INCHES
30–35"	2 TREES	10 TREES	64 INCHES
>35"	3 TREES	18 TREES	108 INCHES
TOTAL	18 TREES	50 TREES	361 INCHES

~ PLANT MATERIAL LIST ~

TYPE OF PLANTNG	QTY	SCIENTIFIC NAME	COMMON NAME	KEY	SIZE	ROOT
STREET TREES	20	Crataegus crusgalli var. 'Inermis'	THORNLESS COCKSPUR HAWTHORNE	CCI	2"-2.5" CAL	b&b


Lindsay Lane
CHRISTINE LANE
Susquehanna Road (S.R. 2017)
Approx. Ex. Tree Locations
Approximate Location Ditch
LOT 1 51,956 SF 1.19 ACRES
LOT 2 55,437 SF 1.27 ACRES
LOT 3 44,718 SF 1.03 ACRES
LOT 4 50,422 SF 1.16 ACRES
LOT 5 48,148 SF 1.11 ACRES
PROP. HOUSE FF 98.5
PROP. HOUSE FF 94.0
PROP. HOUSE FF 109.0
PROP. HOUSE FF 110.5
PROP. HOUSE FF 110.0
PROPOSED EDGE OF WOODS
PROPOSED TREE PROTECTION FENCE
PROPOSED RETAINING WALL
PROPOSED STREET TREE (TYP.)
INFILTRATION BED SB1
INFILTRATION BED SB2
INFILTRATION BED SB3
INFILTRATION TRENCH 1,000 SF x 2.5' DEEP
PROP. DRIVEWAY
Ex. Edge of Woods
Ex. Edge of Brush
Ex. Fence
Tax Block 20 Unit 79 N/L Odea
Tax Block 20 Unit 59 N/L May
Tax Block 20 Unit 78 N/L Shmilovich
Tax Block 20 Unit 81 N/L Thomas
Tax Block 20 Unit 92 N/L Gorelikov & Gorelikova
Tax Block 20 Unit 91 N/L Foget
Tax Block 20 Unit 84 N/L Szeto
Tax Block 20 Unit 83 N/L Tocatlian
Tax Block 20 Unit 6 N/L Ricciutti & Block
San MH #3131 Rim 75.31 Inv 67.7
San MH #3176 Rim 79.93 Inv 73.63
San MH #3170 Inv 78.6±
PECO #20970
PECO #4290S
PECO #634 Street Lamp
SAN. MH RIM 101.3 INV. 95.5
SAN. MH RIM 102.8 INV. 97.5
SAN. MH RIM 99.5 INV. 93.0
SAN. MH RIM 93.3
Ex. San. MH Rim 92.53
Ex. San. MH Rim 92.13
Ex. San. MH Rim 101.34
Ex. Inlet TG 92.66 Inv. 88.81
Ex. Inlet TG 91.78 Inv. 88.60
Ex. MH Rim 91.84
CONVERT EX CITY INLET TO MANHOLE RIM 91.35
TYPE C INLET TG 101.7 INV.98.2
TYPE C INLET TG 92.1 INV.88.1
TYPE C INLET TG 99.0 INV.94.8 (IN) INV.94.6 (OUT)
TYPE C INLET TG 94.5 INV.90.5 (IN) INV 90.0 (OUT)
TYPE C INLET TG 95.7 INV.92.0 (IN) INV.89.2 (IN) INV.89.0 (OUT)
TYPE C INLET TG 95.7 INV.92.2
TYPE C INLET TG 92.1 INV.87.7 INV.87.5
TYPE C INLET TG 99.0 INV.96.5
TYPE C INLET TG 102.0 INV.98.3 INV.98.5
TW.105.0 BW.97.4
TW.102.2 BW.102.0
TW.101.0 BW.97.3
TW.96.1 BW.95.8
TW.96.0 BW.90.5
8" DIP Sewer @ 0.040Ø
8" DIP Sewer @ 0.005Ø
Storm 24" Grate TG 91.46 18" Inv. 85.96 24" Inv. 85.72
Storm 24" Grate TG 91.80 24" Inv. 87.02
Storm 24" Grate TG 92.50 Btm. 80.51 Inlet TG 91.72 Inv. 86.28 18" Inv. 86.36
Storm 24" Grate TG 91.48 24" Inv. 86.36
Storm 24" Grate TG 91.78 18" Inv. 86.64 18" Inv. 86.51
BENCHMARK TG 91.8 = 199.7 ABINGTON SEWER DATUM
24" CPP
18" CPP
8" CPP 108.25
Ex. Wall
Ex. Drive
Ex. Pillar
Ex. Pole
Ex. Sign
Ex. Gas Line
Ex. Water Line
Ex. Overhead Wires
Ex. Utility Pole
Ex. Gas Valve
Ex. Gas Meter
Ex. Gas Marker
Ex. Water Valve
Ex. Water Meter
Ex. Water Marker
Ex. Electric Box
Ex. Electric Manhole
Ex. Telephone Manhole
Ex. Telephone Pedestal
Ex. Telephone Riser
Ex. Cable TV Box
Ex. Cable TV Riser
Ex. Cable TV Pedestal
Ex. Cable TV Manhole
Ex. Fiber Optic Manhole
Ex. Fiber Optic Marker
Ex. Fiber Optic Riser
Ex. Fiber Optic Pedestal
Ex. Fiber Optic Box
Ex. Gas Manhole
Ex. Gas Riser
Ex. Gas Pedestal
Ex. Gas Box
Ex. Water Manhole
Ex. Water Riser
Ex. Water Pedestal
Ex. Water Box
Ex. Electric Riser
Ex. Electric Pedestal
Ex. Electric Box
Ex. Telephone Box
Ex. Cable TV Box
Ex. Fiber Optic Box
Ex. Gas Box
Ex. Water Box


CONVERT EXIST. CITY INLET TO MANHOLE
STA. 0+20 L14.7'
RIM 91.35
INV.(7–8) 86.6±
INV.(8.1–8) 86.6±
10
PROP. 60 LF 18"ø CPP @ 0.037
PROP. TYPE 'C' INLET
STA. 0+20 R49.5'
T.G. 92.0
INV. 88.5
10.1
33 LF 18"ø CPP @ 0.0394
20 LF 18"ø CPP @ 0.0100
CONVERT EXIST. CITY INLET TO MANHOLE
STA. 0+20 L14.7'
RIM 91.35
INV.(7–8) 86.6±
INV.(8.1–8) 86.6±
10
PROP. TYPE 'C' INLET
STA. 0+56.2 L12'
T.G. 92.1
INV.(IN) 88.1
INV.(OUT) 87.9
9
PROP. TYPE 'C' INLET
STA. 0+56.2 R12'
T.G. 92.1
INV.(OUT) 88.1
9.1
Susquehanna Road CL
Exising Edge of Paving
Ultimate ROW
Existing Centerline Grade
PROP. TYPE 'C' INLET
STA. 0+56.2 R12'
T.G. 92.1
INV.(IN) 88.3
INV.(OUT) 88.1
9
PROP. 88 LF 18"ø CPP @ 0.0057
PVC STA.0+75.00
PVC ELEV.93.06
50.00 VC
9999.90 SD
28.32K–Val
PVI STA.1+00.00
PVI ELEV.93.80
PROP. TYPE 'C' INLET
STA. 1+48.51 L12'
T.G. 95.7
INV.(IN) 92.0
INV.(IN) 89.2
INV.(OUT) 89.0
8
PVT STA.1+25.00
PVT ELEV.94.98
PVC STA.1+60.00
PVC ELEV.96.64
100.00 VC
228.85 SD
26.91K–Val
PVI STA.2+10.00
PVI ELEV.99.00
PROP. TYPE 'C' INLET
STA. 2+47.3 R12'
T.G. 99.0
INV.(IN) 95.2
INV.(OUT) 95.0
4
PVT STA.2+60.00
PVT ELEV.99.51
PROP. 111 LF 18"ø CPP @ 0.0099
PROP. SANITARY MANHOLE
STA. 3+27.1 L6.0'
RIM 99.90
INV. 93.00
22
PROP. TYPE 'C' INLET
STA. 3+62.2 L12'
T.G. 100.20
INV.(IN) 96.5
INV.(OUT) 96.3
3
PROP. 88 LF 18"ø CPP @ 0.0103
128 LF 8"ø DUCTILE IRON SANITARY @ 0.0195
LOT 3
6"ø SANITARY LATERAL
(STA. 3+68.9)
PROP. TYPE 'C' INLET
STA. 4+48 R12'
T.G. 103.50
INV.(IN) 99.50
INV.(OUT) 99.30
2
PROP. SANITARY MANHOLE
STA. 4+54.3 L6.0'
RIM 101.3
INV. 95.5
21
PROP. 66 LF 18"ø CPP @ 0.0091
130 LF 8"ø DUCTILE IRON SANITARY @ 0.0154
LOT 4
6"ø SANITARY LATERAL
(STA. 5+85.2)
PROP. TYPE 'C' INLET
STA. 5+22.9
T.G. 101.7
INV. 98.2
1
PROP. SANITARY MANHOLE
STA. 5+88.9 L2.9'
RIM 102.80
INV. 97.50
20
SCALES H: 1"=40' V: 1"=4'
TYPE 'C' INLET
STA. 1+48.51 R12'
T.G. 95.7
INV.(IN) 92.2
8.1
TYPE 'C' INLET
STA. 1+48.51 L12'
T.G. 95.7
INV.(IN) 92.0
INV.(IN) 89.2
INV.(OUT) 89.0
8
20 LF 18"ø CPP @ 0.1000
76 LF 18"ø CCP @ 0.0105
OUTLET STRUCTURE
TG 94.5
4' WIDE OVERFLOW
WIER CREST 92.4
INV. 24" 90.5
INV. (OUT) 90.0
7
PROP. TYPE 'M' INLET
T.G. 96.0
INV.(IN) 92.0
INV.(OUT) 90.5
SUMP 90.0
6
2x24"ø PERFORATED CCP @ 0.0000
BOTTOM OF STONE 90.0
TOP OF STONE 93.0
INFILTRATION TRENCH B6
PROP. TYPE 'M' INLET
T.G. 96.0
INV.(IN) 92.0
INV.(OUT) 90.5
SUMP 90.0
6
2x24"ø PERFORATED CCP INV. 90.5
20 LF 18"ø CPP @ 0.1200
20 LF 18"ø CPP @ 0.0200
PROP. TYPE 'C' INLET
STA. 2+47.3 L12'
T.G. 99.0
INV.(IN) 94.8
INV.(OUT) 94.6
5
PROP. TYPE 'C' INLET
STA. 2+47.3 R12'
T.G. 99.0
INV.(IN) 95.2
INV.(OUT) 95.0
4
APPLICATION NUMBER SD–20–02
Susquehanna Road (S.R. 2017)
CHRISTINE LANE
LOT 2
1.27 ACRES
55,437 SF
LOT 3
7.03 ACRES
44,718 SF
LOT 1
1.19 ACRES
56,956 SF
PROP. HOUSE
FF 110.0
GF 108.3
PROP. HOUSE
FF 110.5
GF 108.8
PROP. HOUSE
FF 98.5
GF 96.8
PROPOSED EDGE OF WOODS
PROPOSED RETAINING WALL
INFILTRATION BED SB1
INFILTRATION BED SB2
INFILTRATION BED SB3
PROP. STREET NAME SIGN
PROP. DRIVEWAY
PROP. 8" DI WATER LINE
PROP. 3" PVC COP
PROP. 8" CPP
PROP. 4" ROOF DRAIN
PROP. 4" SUMP DRAIN
PROP. 6" SUMP DRAIN
PROP. 4" SUMP DRAIN
PROP. 6" SUMP DRAIN
PROP. 4" ROOF



NOTES:

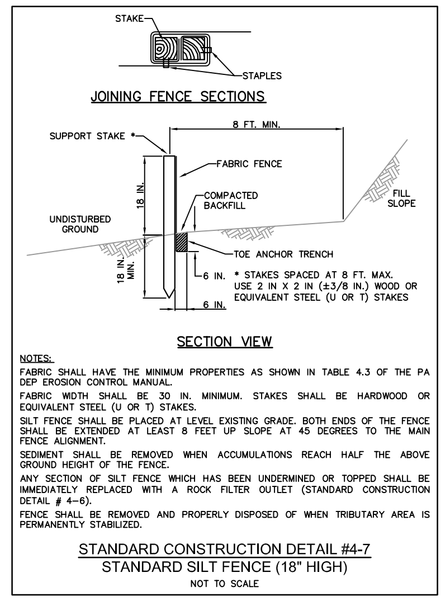
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

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 MINIMUM DEPTH. ROCK SURFACE SHALL BE MAINTAINED ON SITE CONDITIONS THAT WILL REQUIRE ADDING ROCK. A STOCKPILE OF ROCK SHALL BE MAINTAINED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

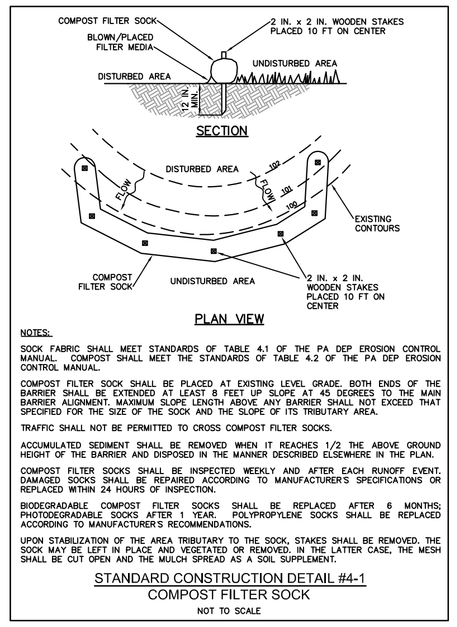
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)
NOT TO SCALE



NOTES:

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

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE 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.

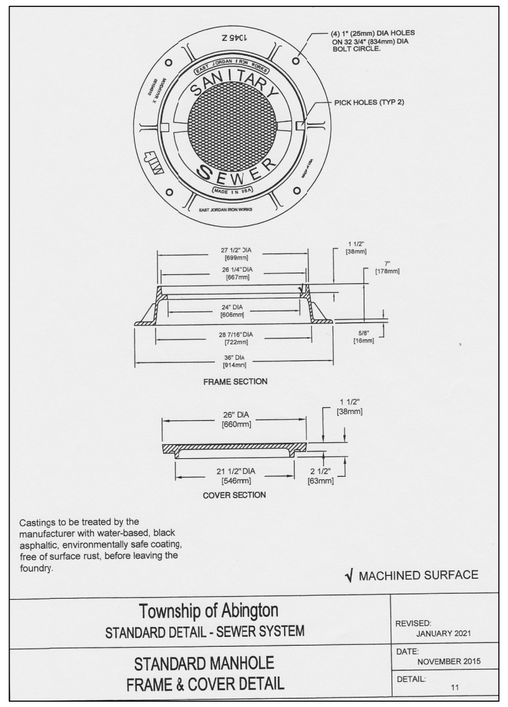
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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.

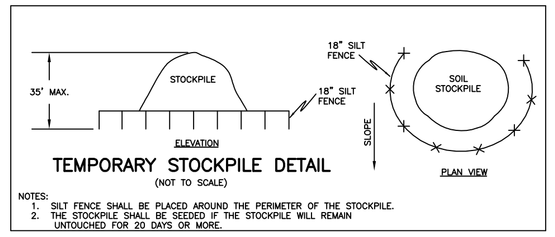
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE



GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. TOTAL DISTURBED AREA = 4.4 ACRES
2. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS. CONTROLS MUST BE CONSISTENT WITH STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION MANUAL, LATEST EDITION.
3. AS MUCH AS POSSIBLE, CONSTRUCTION SHALL BE FROM THE TOP OF THE SLOPE DOWN TO UTILIZE EXISTING VEGETATION AS EROSION AND SEDIMENT CONTROLS.



NOTES:
1. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE STOCKPILE.
2. THE STOCKPILE SHALL BE SEEDED IF THE STOCKPILE WILL REMAIN UNTOUCHED FOR 20 DAYS OR MORE.

4. ALL VEGETATED AREAS IN UNDISTURBED SECTIONS WILL REMAIN FOR EROSION PROTECTION. CONTRACTORS AND EQUIPMENT WILL BE RESTRAINED FROM VENTURING INTO ALL AREAS NOT BEING GRADED. DISTURBED AREAS WILL REMAIN EXPOSED FOR THE SHORTEST TIME POSSIBLE. NO WETLAND AREA MAY BE FILLED EXCEPT AS SHOWN ON PLANS AND APPROVED BY APPROPRIATE STATE AND FEDERAL AUTHORITIES.
5. DUST WILL BE KEPT WITHIN TOLERABLE LIMITS BY EITHER THE USE OF CHEMICAL AGENTS, SUCH AS CALCIUM CHLORIDE, OR BY SPRINKLING THE AREAS CONTRIBUTING TO AIR-DUST POLLUTION WITH WATER.
6. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
7. UPON FINAL GRADING, TOPSOIL WILL BE REDISTRIBUTED AND PERMANENT GRASS SEED PLANTED.
8. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER, AND HAVE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPOIL, BORROW, OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.
9. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INADEQUATE BY ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS.

STAGES OF EARTH DISTURBANCE ACTIVITY

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING.
2. 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 LOCATIONS.
3. ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE ON-SITE PRIOR TO EARTH DISTURBANCE.
4. IF AT ANY TIME PRIOR TO STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL MEASURES, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEM.
5. EACH STAGE MUST BE COMPLETED AND STABILIZED PRIOR TO COMMENCING TO THE NEXT STAGE.

EARTHMOVING SCHEDULE

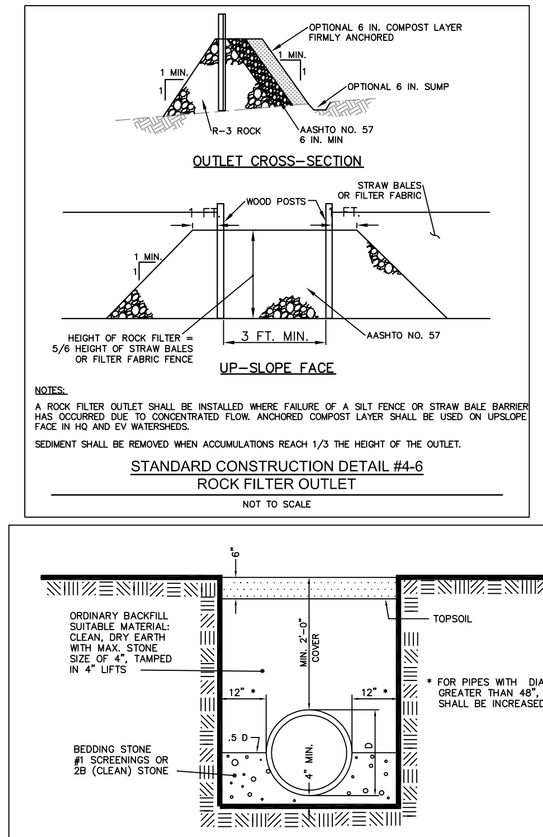
6. INSTALL STONE CONSTRUCTION ENTRANCES FOR TIRE CLEANING AT THE ACCESS-EXIT POINTS FROM THE EARTH DISTURBANCE AREAS AS SHOWN ON THE EROSION CONTROL PLAN.
7. INSTALL FABRIC SILT FENCE OR FILTER SOCK WITH STONE OUTLET STRUCTURES AS SHOWN ON PLAN.
8. INSTALL NECESSARY UNDERGROUND UTILITIES AS FOLLOWS:

   A. ADVANCE CLEARING AND GRUBBING OPERATIONS MUST BE LIMITED TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
   B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
   C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
   D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.

9. INSTALL INLET PROTECTION.
10. CLEAR AND GRUB ONLY THOSE AREAS NECESSARY FOR ROADWAY, DRIVEWAY, BUILDING AND RELATED CONSTRUCTION AND FOR PROPER GRADING.
11. STRIP TOPSOIL AND ROUGH GRADE ROADWAY, DRIVEWAY AND BUILDING AREAS TO THE PROPOSED SUBGRADE ELEVATION.
12. CONSTRUCT ROADWAY, DRIVEWAYS AND BUILDINGS.
13. GRADING AWAY FROM THE WALL SECTIONS OF THE BUILDINGS WILL BE AT A MINIMUM SLOPE OF TWO PERCENT (2%) TOWARD A PROPER POINT OF COLLECTION.
14. FINISH GRADE AND ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE.
15. EROSION CONTROL MEASURES, IN ADDITION TO THOSE SHOWN ON THE PLANS, SHALL BE PROVIDED BY THE CONTRACTOR IF THERE IS EVIDENCE OF SILT, SEDIMENT AND/OR MUD LEAVING THE SITE.
16. ALL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS METHODS OF THE PA. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
17. MAINTENANCE OF EROSION AND SEDIMENT CONTROLS:

    DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS. AFTER EVERY STORM EVENT AND EVERY WEEK, EXAMINE ALL FILTER STRUCTURES AND CONTROL FACILITIES. DAMAGE TO FACILITIES SHALL BE REPAIRED AND ACCUMULATED SEDIMENT REMOVED TO MAINTAIN EFFECTIVENESS OF THE STRUCTURE. ANY SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. STONE FILTERS MUST BE REPLACED WHEN CLOGGED WITH SILT. REGRADE, RESEED AND MULCH WASHED-OUT AREAS AS THEY OCCUR. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. MATERIALS CLEANED FROM EROSION AND SEDIMENT CONTROL DEVICES SHALL BE DISPOSED OF ON-SITE, OR OFF-SITE TO AN APPROVED RECEIVING FACILITY.

18. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
19. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
20. THE OPERATOR SHALL REMOVE FROM THIS 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 WASTES AT THIS SITE.

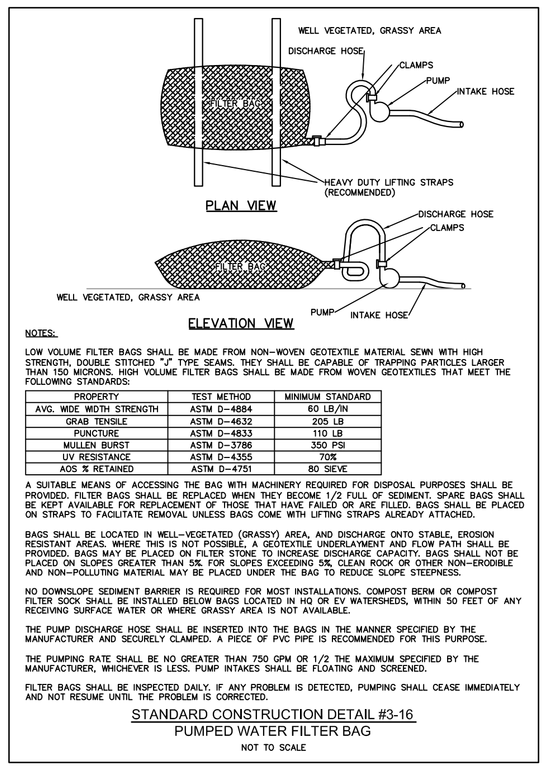


NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HO AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
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	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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

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

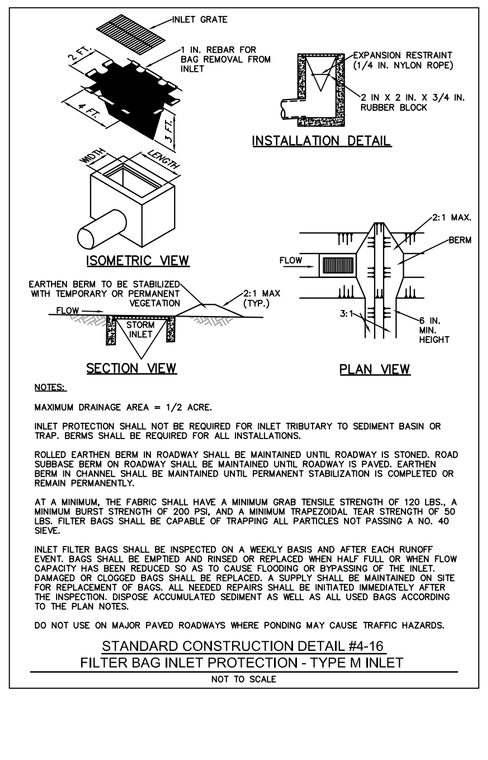
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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

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

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

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
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.

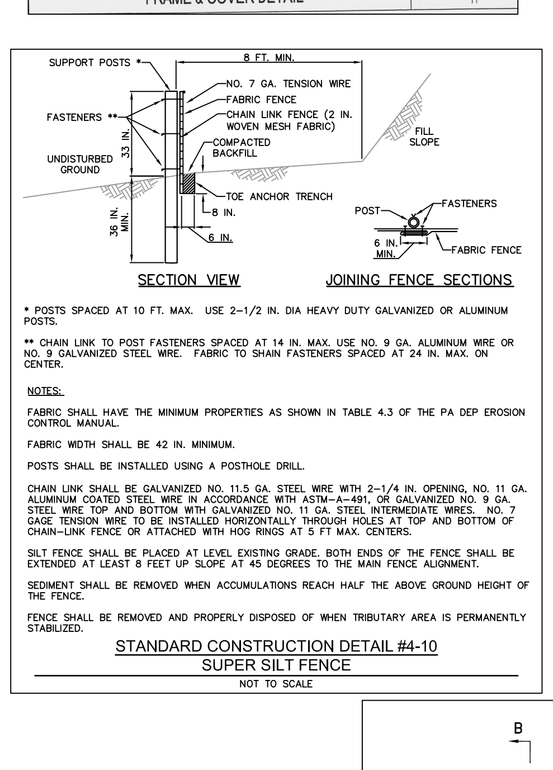
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

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. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. SPARE BAGS SHALL BE KEPT AVAILABLE ON SITE FOR REPLACEMENT OF BAGS. ALL RAISED PLACED BAGS SHALL BE INITIALLY 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



* POSTS SPACED AT 10 FT. MAX. USE 2-1/2 IN. DIA HEAVY DUTY GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED AT 14 IN. MAX. USE NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL WIRE. FABRIC TO SHAIN FASTENERS SPACED AT 24 IN. MAX. ON CENTER.

NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM.

POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.

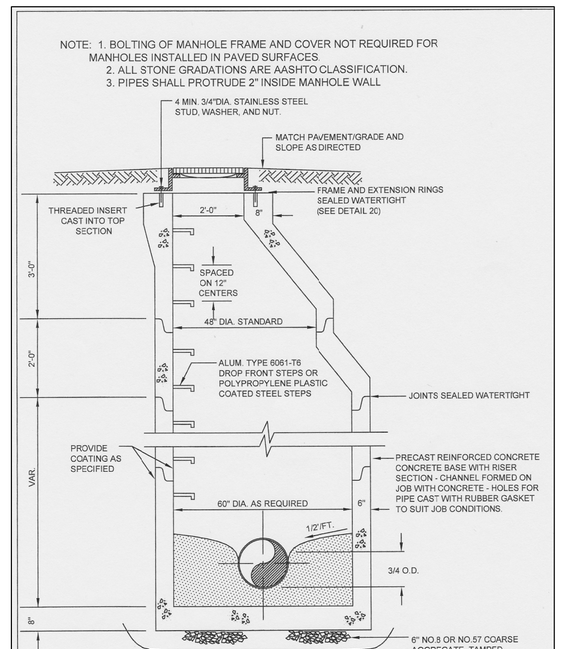
CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2-1/4 IN. OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOG RINGS AT 5 FT MAX. CENTERS.

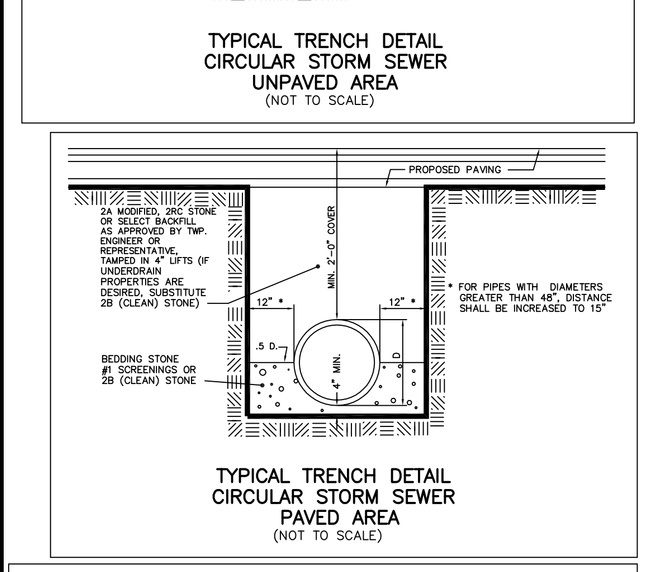
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

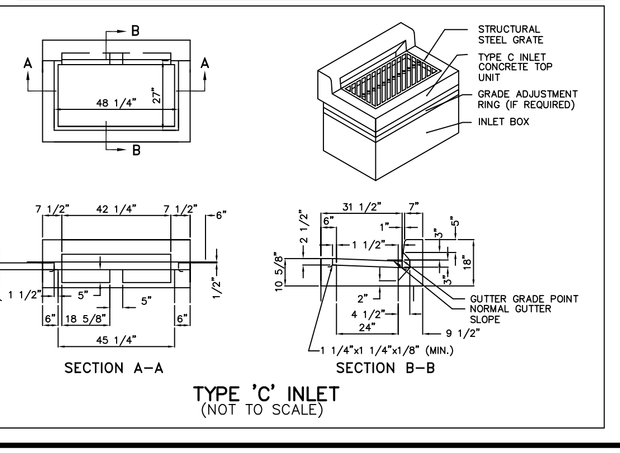
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

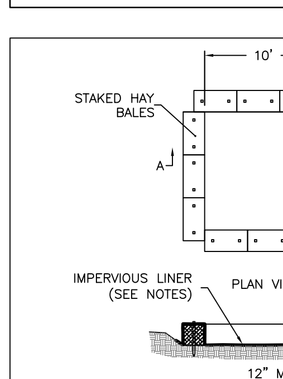
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-10
SUPER SILT FENCE
NOT TO SCALE



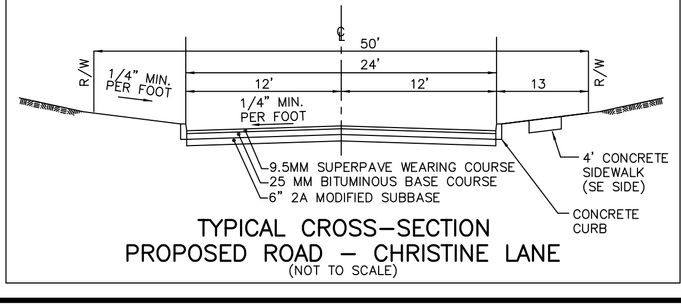


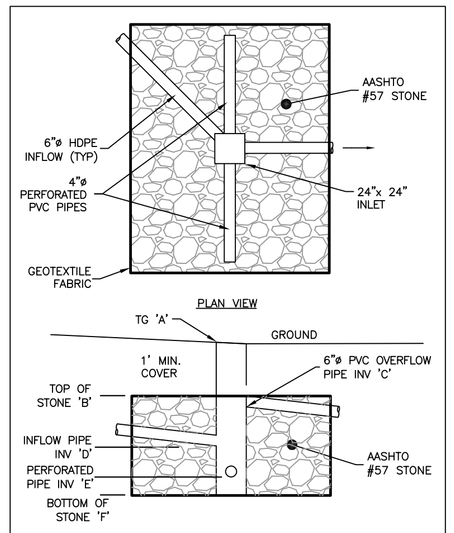




NOTES:
1. GRADE THE WASHOUT SITE TO PROVIDE A LEVEL BASE.
2. WASHOUT LINER TO BE A SUITABLE IMPERVIOUS GEOMEMBRANE OR DOUBLED 10 MIL PLASTIC SHEETING.
3. MAINTENANCE:
   a. ALL WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
   b. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
   c. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING

CONCRETE WASHOUT DETAIL
NTS





NOTES:
1. CON

ProTract
Engineering, Inc.

Professional Land Development Engineers
Municipal Engineers

February 18, 2021

Mr. Rich Manfredi, Manager (by Certified Mail)
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Subject: 1231 Susquehanna Road Subdivision, Project #2026020R, TMP 30-00-64448-00-7.

Dear Sir or Madam:

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.dep.pa.gov; Keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a "Municipal Notification of Planned Development for Chapter 102 Permits" that is to be submitted with our permit application to DEP for an NPDES Permit for Stormwater Discharges Associated with Construction Activities. Please complete the attached form and return within 30 days to:

Brian Horner, ProTract Engineering, Inc., PO Box 58, Hatboro, PA 19040 or bhorner@protract.net.

Please do not send this form to DEP, as we must include the County Land Use Letter with our permit application. If we do not receive a response from you within 30 days, we shall proceed to submit our permit application to DEP without the County Land Use Letter. If the County Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

If you have questions, please do not hesitate to contact me at (215) 378-9748, bhorner@protract.net.

Thank you.

Sincerely,

ProTract Engineering, Inc.

Brian L. Horner

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P.O. Box 58, Hatboro, PA 19040 Phone (215) 442-9230 Fax (215) 442-9238

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

MUNICIPAL NOTIFICATION OF PLANNED LAND DEVELOPMENT FOR CHAPTER 102 PERMITS

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: **Thomas Diegidio**

Applicant Address: **629 Edgewater Drive**

Applicant City, State, ZIP: **West Chester, PA 19380**

Contact Name: **Thomas Digidio**

Contact Phone: **610-247-1598**

County: **Montgomery**

Municipality: **Abington Township**

Description of Proposed Land Development and Stormwater Controls:

Demolish 2 existing single family dwellings and other existing site improvements. Construct a 5-lot residential suddivision incluing a new cul-de-sac street and stormwater management facilities.

Project Area: **6.5** acres ☐ Phased

Disturbance: **4.6** acres

Surface Waters Receiving Stormwater Discharges:

Trib 02436 to Meadow Brook

Tax Parcel ID(s) Affected by Proposed Land Development:

30-00-64448-00-7

Discharge to: ☒ MS4 ☐ Other SS ☐ CSS

The following information was submitted to the municipality for this project:

☒ Land Development / Subdivision Plan ☐ E&S Plan ☐ PCSM Plan ☐ Other:

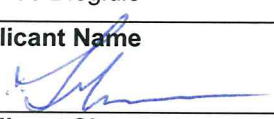
MUNICIPAL PLAN / ORDINANCE INFORMATION (COMPLETED BY MUNICIPALITY)

1.	Is there an adopted municipal or multi-municipal comprehensive plan?	☒ Yes	☐ No
2.	Is there an enacted municipal or multi-municipal zoning ordinance?	☒ Yes	☐ No
3.	If Yes to #2, is the proposed project consistent with the ordinance?	☒ Yes	☐ No
4.	Is there a municipal stormwater management ordinance?	☒ Yes	☐ No
5.	If Yes to #4, is the proposed project consistent with the ordinance, without waiver?	☒ Yes	☐ No
6.	If Yes to #4, indicate type of ordinance: ☒ Act 167 Model Ordinance ☐ DEP Model Ordinance (MS4s) ☐ Other		

CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Thomas Diegidio
Applicant Name


Applicant Signature

OWNER
Applicant Title

~~Owner~~ 2/25/21
Date of Signature

RICHARD J. MANFREDI
Municipal Representative Name


Municipal Representative Signature

TOWNSHIP MANAGER
Municipal Representative Title

3.23.2021
Date of Signature

June 3, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council and Shade Tree Commission
RE: Review of Subdivision Plan for - 1231 Susquehanna Road
Plan Set Date: January 12, 2021
Review Date: June 2, 2021

Dear Chairperson Strackhouse,

This note provides an update to the Environmental Advisory Council (EAC) review letter of November 18, 2020, and reflects our review of updated information submitted in response to township review and comment on the original subdivision plan submission. In addition to being able to review the updated plans, members of the EAC participated in a site walk through with the site owner and members of the Abington Shade Tree Commission and Rydal-Meadowbrook Civic Association on May 27, 2021. We appreciate the owner's willingness to host this walk through which was extremely valuable in understanding potential impacts to the woodlands on this site. During the walkthrough it was noted that there are a substantial number of invasive species. We are excited to see natives being planted in their place.

Based on this new information and insight gained from the walk through, the Abington Township Environmental Advisory Council (EAC) and Shade Tree Commission (STC) offer the following comments and recommendations:

Protecting the Pine Tree Grove Area by modifying the location of the proposed Christine Lane (per township approval) which the owner is willing to do.

Increase Diameter at Breast Height (DBH) of replacement trees to at least 3.5 inches or more and/or increase the number of trees from two to three trees for each tree to replace. We are grateful that the owner seemed agreeable to this suggestion.

Eliminating the proposed sidewalk along Susquehanna Rd. This walk would be a stand-alone sidewalk as there is no sidewalk further up past the property. It will also have an impact on stormwater as well due to the removal of two large mature trees.

Please see the attached map as a reference.

Respectfully submitted,

Collin Watson

Collin Watson, Chair
Abington Shade Tree Commission

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Richard Manfredi
Khal Hassan
Allison Lee
EAC Members
Planning Commission Members
Shade Tree Commission Members
Rydal- Meadowbrook Civic Association

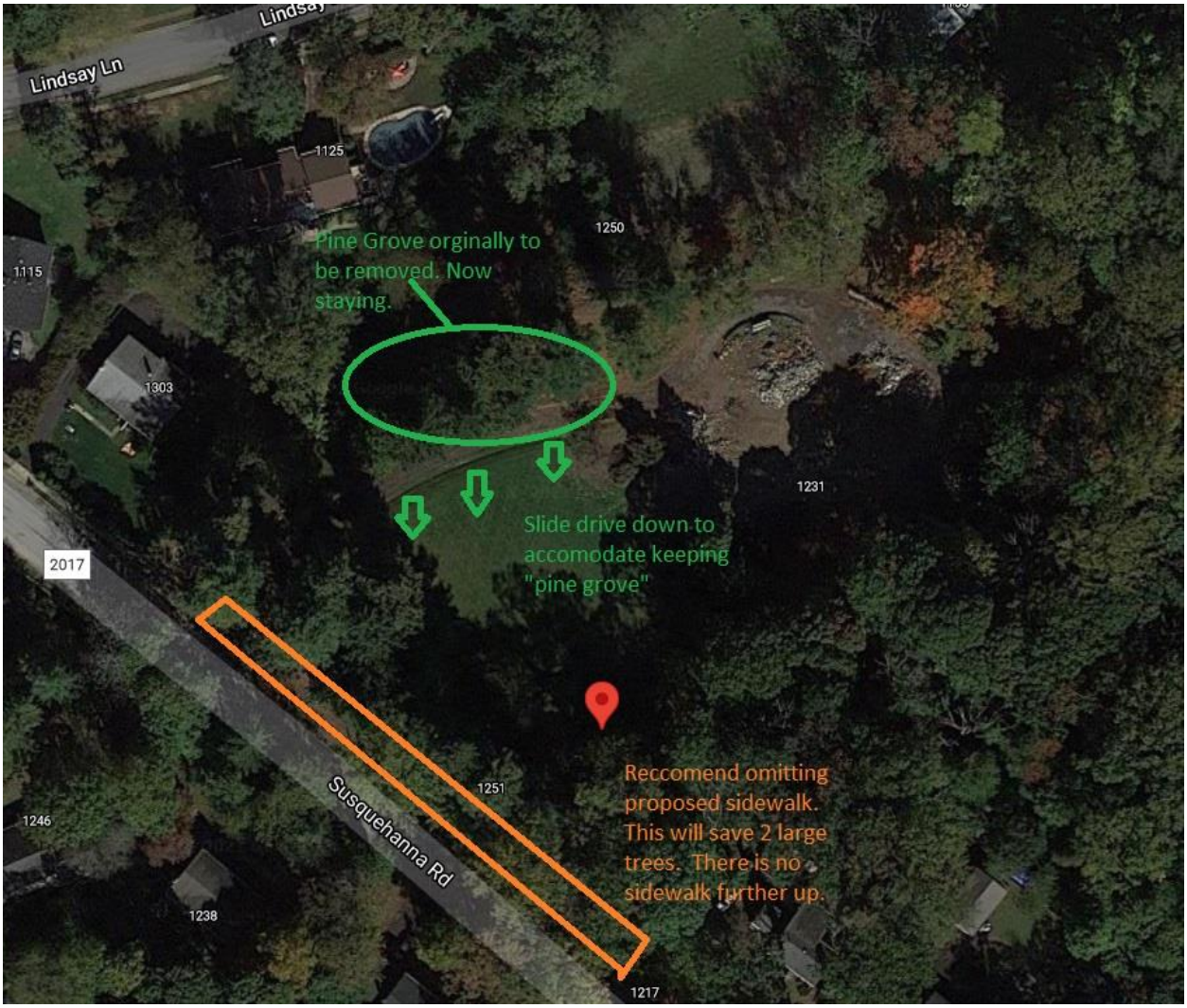


Figure 1 - Overview of 1231 Susquehanna Rd. Property

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Preit Petition For Amendment of the Abington Township Zoning Ordinance

EXECUTIVE SUMMARY:

Item 6 in the Petition for Zoning Amendment makes reference to the proposed ordinance being prepared jointly with the Township's Planning Consultant. Relative to Paragraph 6 to the petition, this should in no way be considered as a recommendation or endorsement of the Petition or its contents. Per the request of the previous Ward 5 Commissioner, as well as neighboring Ward Commissioners, the proposed ordinance was reviewed on a staff level.

The Planning Commission at their May 25, 2021 meeting rejected the proposed Zoning Ordinance Text Amendment as offered by PREIT and to have the matter come back before the Planning Commission to discuss in further detail.

PREVIOUS BOARD ACTIONS:

December 10, 2010 - The Committee of the Whole made a motion to move the agenda item to the Board of Commissioners Regular Meeting on January 14, 2021, to approve the next step of the process in sending this matter to the Township Planning Commission.
February 23, 2021 - Planning Commission Meeting - Ms. Strackhouse announced that the PREIT team will be invited back next month to continue discussion.
March 23, 2021 - Planning Commission Meeting - Application continued until the following month.
April 27, 2021 - Planning Commission Meeting - Application continued until the following month.

May 25, 2021 - Planning Commission - Rejected the proposed Text Amendment and will have the matter come back before the Planning Commission.

RECOMMENDED BOARD ACTIONS:

Consider the Planning Commission recommendation of the requested and submitted petition to amend the Township's Zoning Ordinance by PREIT, and any related action.



BARTONPARTNERS
urban design + architecture + interiors

WILLOW GROVE PARK MALL REDEVELOPMENT

WILLOW GROVE, PA

JULY 2020

100 0 50 100
SCALE IN FEET

LANGAN
1818 Market Street, Suite 3300
Philadelphia PA 19103
Phone: 215.845.8900 Fax: 215.845.8901

BEFORE THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PETITION FOR ZONING AMENDMENT

WG Park, L.P. and WG Park-Anchor B Limited Partnership (hereinafter collectively referred to as **"PREIT"**), by its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby submits this Petition for Amendment of the Abington Township Zoning Ordinance (**"Zoning Ordinance"**), and in support thereof avers as follows:

1. PREIT is the legal owner of the property upon which the Willow Grove Park Mall is located (**"Mall Property"**).

2. Pursuant to the current Zoning Ordinance, the Mall Property is located in the BC-Business Center District, Willow Grove Park subdistrict.

3. PREIT seeks to construct a 365 unit apartment building on the eastern side of the Mall Property (**"Proposed Development"**) in accordance with the Concept Plan attached hereto as Exhibit "A".

4. Under the existing Zoning Ordinance, the Proposed Development is not a permitted use in the BC-Business Center District, Willow Grove Park subdistrict.

5. In order to construct the Proposed Development, PREIT seeks an amendment to Section 2103.H and the comprehensive use matrix in the appendix of the Zoning Ordinance to include a transit-oriented apartment/condominium building as use [h-12], permitted upon conditional use approval in the BC-Business Center District, Willow Grove Park subdistrict. A true and correct copy of a proposed Zoning Amendment (**"Proposed Zoning Amendment"**) is attached hereto as Exhibit "B".

6. The Proposed Zoning Amendment was prepared jointly by PREIT and the Township's planning consultant, Michael Narcowich of the Montgomery County Planning

Commission.

Justification for Proposed Zoning Amendment

7. PREIT seeks to construct the Proposed Development to preserve and enhance the future of the Willow Grove Park Mall through the creation of a multi-use destination.

8. Over the course of the past decade, in response to a multitude of changes that have occurred in the retail shopping environment, PREIT has reinvented its mall properties through the introduction of a variety of uses including entertainment venues, extensive dining programs, off-price and value purveyors, fitness centers and others.

9. The ongoing turbulent economic and retail environment has accelerated plans to deliver a mix of uses incorporating living space into the retail environment.

10. The addition of an apartment community to the Mall Property will preserve and enhance tax revenue and jobs, ensure the vitality of this historic focal point within the community and drive traffic within the various businesses by expanding the customer base.

11. Based upon the foregoing, Landowner respectfully requests that the Board of Supervisors adopt the Proposed Zoning Amendment attached hereto and made part hereof as Exhibit "B".

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By _____

MARC B. KAPLIN, ESQUIRE
Attorneys for PREIT

EXHIBIT "A"

EXHIBIT "B"

ORDINANCE NO. _____

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, TO AMEND SECTION 2103.H AND THE COMPREHENSIVE USE MATRIX IN THE APPENDIX TO INCLUDE A TRANSIT-ORIENTED APARTMENT/CONDOMINIUM BUILDING AS USE [H-12], PERMITTED UPON CONDITIONAL USE APPROVAL.

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

SECTION 1. Zoning Text Amendment. Section 2103.H of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new use:

> **Use H-12: Transit Oriented Apartment/Condominium Building.** A Transit Oriented Apartment/Condominium Building [Use H-12] is a multifamily residential Apartment/Condominium Building or Buildings, each containing at least three, separate Dwelling Units, arranged in a variety of combinations, including side by side, over and under, or back and forth with another dwelling unit. A Transit Oriented Apartment/Condominium Building or Buildings shall be a permitted use within BC-Business Center District: Willow Grove Park, subject to the Developer/Applicant obtaining conditional use approval for such use in accordance with Section 1806 of the Zoning Ordinance.

SECTION 2. Zoning Text Amendment. The Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new Section:

> **SECTION 1112.**
>
> A. **Master Plan**. All properties proposed for development as a Transit Oriented Apartment/Condominium Building [Use H-12] shall be developed in accordance with a master plan that has been approved by the municipal governing body as part of the conditional use approval process.
>
> 1. Master plans shall meet the following requirements:
>
> a. A master plan shall be prepared when any property, existing at the time of adoption of this ordinance, is initially proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial master plan.
>
> b. Master plans shall meet the conditional use plan requirements in Section 1806 of the Abington Township Zoning Ordinance.

c. Master plans shall demonstrate that land use mix requirements of Figure 11.9 Dimensional Requirements have been met.

d. Master plans shall illustrate a pedestrian network that connects all buildings, parking areas, open space areas, and transit stops on-site, with public streets.

e. The municipal governing body may require, as a condition of the conditional use approval, changes in the master plan in order to meet the legislative intent and other standards of the Business Center District.

2. Development of property may be done in phases; however, any proposed subdivision or land development of a property or portion of a property must be consistent with the master plan. If a proposed subdivision or land development is not consistent with the master plan, the master plan as a whole may be revised, provided the following requirements are met:

a. The master plan complies with all BC Business Center District requirements, including the mix requirements of Figure 11.9 Dimensional Requirements

b. All owners of land within the original Master Plan development area, whose property is affected by the revised master plan, approve the revisions to the master plan that affects their properties. In the event that other property owners are unwilling to participate in the master plan process, the master plan may apply only to the applicant's property.

B. **Intent**. The purpose and intent of this Section is to encourage development and redevelopment of land within 2,500 linear feet of SEPTA's Regional Line Train Stations, to create a pedestrian-friendly environment and encourage walking, bicycling and transit use, and provide an alternative to traditional development by emphasizing mixed use, pedestrian-oriented development; promote a mix of retail and office uses, while allowing community service and higher-density residential uses within walking distance to retail, commercial, office and personal services; promote increased public transit ridership as an alternative to total reliance on the automobile for a variety of trip purposes; provide a range of housing options; create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability; and encourage development of underused tracts and parcels.

C. **Governing Regulations**. If elected by a Developer/Applicant, and subject to obtaining conditional use approval in accordance with Section 1806 of the Ordinance, an [H-12] Apartment/Condominium Use shall be subject to the regulations, requirements and standards set forth in this Section, and shall be subject to the regulations, requirements and standards of the BC Business Center District and other applicable regulations, requirements and standards set forth in the Ordinance, provided, however, to the extent that a regulation, requirement or standard of the Ordinance is inconsistent with the regulations, requirements and standards set forth in this Section, the regulations, requirements and standards set forth in this Section shall govern and control.

D. **Construction Standards**. All construction shall be governed by the standards contained in the most recent edition of the International Building Code and National Fire Protection standards, as adopted by the state of Pennsylvania. Wood frame construction shall be permitted, provided that it meets all International Building Code and National Fire Protection standards.

E. **Existing Legal Nonconformities**. All existing legal nonconformities on a site proposed for development shall be permitted to remain and shall not be required to be brought into conformity with current ordinance requirements, provided that no new nonconformities are created and the extent of any existing legal nonconformity shall not be increased unless the applicant obtains relief from the Zoning Hearing Board.

F. **Use Regulations: Use H-12:**

1. Qualifying Lot. An [H-12]: Transit-Oriented Apartment/Condominium Building shall be located within 2,500 linear feet of one or more of SEPTA's Regional Line Train Stations

2. Mixed Use. Retail, commercial office, and other uses permitted in the BC District Apartment/Condominium Building may be located on the first floor, penthouse or rooftop area of a Transit-Oriented Apartment/Condominium Building. If provided on the first floor, the first floor ceiling height must be a minimum of eleven (11) feet.

3. Accessory Uses. Accessory uses for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall include those accessory uses permitted for Use H-1: Apartment/Condominium Building. Accessory uses:

a. Shall be located on the ground floor, penthouse or rooftop area.

b. There shall be no entrance to any accessory use located within a building except from inside the apartment/ condominium building.

c. Other than permitted signs, there shall be no display of merchandise or other manifestation of commercial use visible from the street.

F. **Dimensional Requirements**.

AREA AND BULK REGULATIONS:	
Minimum Mix Requirement	Minimum 20% Retail, Minimum 10% Apartment/Condominium
Maximum Floor Area Ratio (	0.80; 1.0 with bonus
Minimum Floor Area Per Dwelling Unit	Not Applicable
Minimum Lot Size	Not Applicable
Minimum Lot Width	Not Applicable
Minimum Lot Depth	Not Applicable

Maximum Impervious Coverage	75%
Minimum Green Area	15%
Minimum Public Open Space	3 acres
BUILD-TO-LINE (BTL) REQUIREMENTS (RESIDENTIAL USES):	
BTL for Public Streets	Minimum: 20 feet Maximum: 75 feet
BTL for Main Access Drives/Private Streets	Minimum: 15 feet Maximum: 40 feet
BTL for Secondary Access Drives	Minimum: 0 feet Maximum 30 feet
SETBACK REGULATIONS:	
Minimum parking lot setback from public street	15 feet from the edge of the legal right-of-way
Minimum building setback from parking	15 feet
BUILDING REGULATIONS:	
Maximum Building Height	85 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 300 feet of an R-1, R-2, R-3 or R-4 residential zoning district	55 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building

G. **Public Open Space**. Transit Oriented Apartment/Condominium Buildings shall contain one or more common use areas that will serve as a focal point for the development and provide walkways, seating, and landscaping. Green areas, courtyards, and plazas are encouraged.

H. **Design Standards**.

1. Access Drives. Access Drives and their dimensions shall be designed to provide capacity for on-site traffic. Where new infrastructure meets existing improvements, the proposed improvements may be sized to facilitate the connection to that existing infrastructure.

2. Parking Garages. Cars in parking garages or structures when visible from the public right-of-way shall be screened from the right-of-way (rather than the street) using features such as grills, lattice, mock windows, louvers, or false facades. Sub-Section 1104.C.4 shall not apply to any garage ancillary to Transit Oriented Apartment/Condominium Buildings.

3. Corner Buildings. Sub-Section 1104.C.5.a shall not apply to any Transit Oriented Apartment/Condominium Buildings.

4. Roofs. Paragraph 11.04.C.8.b shall not apply to any Transit Oriented Apartment/Condominium Buildings.

I. Bonuses.

Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify
Shared Parking	1	Make parking (min. 8 spaces per acre) available to other BC Business Center District properties through shared parking and easement agreements
Residential Uses Wrapping Parking Garage	1	Residential uses shall be located along at least 25% of garage perimeter.
Greening of parking lot to conform with zoning	4	Retrofitting one-half acre of existing parking lot to add planting islands, planting strips or other stormwater best management practices required by zoning's landscaping chapter.
Enhanced pedestrian	1	300 L.F. of off-site sidewalk and/or crosswalk

connections to Regional Rail Stations, or contribution to escrow account for same		improvements (replacing existing sidewalk with sidewalk and verge conforming to existing zoning) on Moreland Road or Easton Road leading to Willow Grove or Crestmont Regional Rail stations, or to Fitzwatertown Road bus route.
Electric vehicle charging stations	1	Charging stations for three vehicles
Provision of green wall on parking garage	1	For use of native vine species to create green wall facing perimeter street, or if not visible from perimeter street, from a public right-of-way.
Reduced of impervious area	1	For each 1,000 s.f. reduction of impervious area

J. **Parking Access and Traffic Control.**

1. Access Drives. The dimensions of Access Drives will be determined based upon the volume of traffic, required number of lanes and turning movements required. The final width of such access drives shall be approved by the Township Engineer.

2. Employee Parking. Employee parking spaces for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall be coordinated with the principal use of the building, but such parking spaces shall not be required to be signed or striped differently from other on-site parking spaces.

3. Off-Street Loading Requirements. Loading berths shall not be required for Transit-Oriented Apartment/Condominium Buildings if loading and unloading will only be performed by trucks other than tractor trailers.

SECTION 3. Zoning Text Amendment. Section 2304 of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended as follows:

A. **Section 2304.C.33. Use C-34: Shopping Mall or Shopping Center Regional**: Section 2304.C.33 is amended as follows:

1. By changing "1 parking space for every 220 square feet of gross leasable floor area" to "1 parking space for every 300 square feet of gross leasable floor area".

2. By adding the following at the end thereof:

If and to the extent that any parking spaces are intended to be available for any Use in addition to Use C-34, the parking requirements for Use C-34 shall govern and control.

B. **Section 2304.H. Residential Uses:** Section 2304.H is amended by adding the following new paragraph:

12. Use [H-12]: Transit Oriented Apartment/Condominium Building: The parking requirements for Use H-2 shall apply. Perpendicular parking stalls in the Transit Oriented Shopping Village (TOSV) Overlay District shall be a minimum of 9 feet by 18 feet; angled parking stalls shall be a minimum of 9 feet by 20 feet; parallel parking stalls shall be a minimum of 8 feet by 22 feet.

SECTION 4. Zoning Text Amendment. The Comprehensive Use Matrix in the Appendix is amended to include a Transit Oriented Apartment/Condominium Building as Use [H-12], as a conditional permitted use within the Willow Grove Park area of the BC-Business District.

SECTION 5. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. Effective Date. This Ordinance shall become effective five (5) days from enactment.

ORDAINED AND ENACTED by the Board of Commissioners of Abington Township on this day of , 2020.

Attest:

ABINGTON TOWNSHIP

BOARD OF COMMISSIONERS

_____

, Secretary

_____

, President

ORDINANCE NO. _____

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, TO AMEND SECTION 2103.H AND THE COMPREHENSIVE USE MATRIX IN THE APPENDIX TO INCLUDE A TRANSIT-ORIENTED APARTMENT/CONDOMINIUM BUILDING AS USE [H-13], PERMITTED UPON CONDITIONAL USE APPROVAL.

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>
> 1. Master plans shall meet the following requirements:
>
> a. A master plan shall be prepared when any property, existing at the time of adoption of this ordinance, is initially proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial master plan.
>
> b. Master plans shall meet the conditional use plan requirements in Section 1806 of the Abington Township Zoning Ordinance.

c. Master plans shall demonstrate that land use mix requirements of Figure 11.9 Dimensional Requirements have been met.

d. Master plans shall illustrate a pedestrian network that connects all buildings, parking areas, open space areas, and transit stops on-site, with public streets.

e. The Board of Commissioners may require, as a condition of the conditional use approval, changes in the master plan in order to meet the legislative intent and other standards of the Business Center District.

2. Development of property may be done in phases; however, any proposed subdivision or land development of a property or portion of a property must be consistent with the master plan. If a proposed subdivision or land development is not consistent with the master plan, the master plan as a whole may be revised, provided the following requirements are met:

a. The master plan complies with all BC Business Center District requirements, including the mix requirements of Figure 11.9 Dimensional Requirements

b. All owners of land within the original Master Plan development area, whose property is affected by the revised master plan, approve the revisions to the master plan that affects their properties. In the event that other property owners are unwilling to participate in the master plan process, the master plan may apply only to the applicant's property.

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C. **Governing Regulations**. If elected by a Developer/Applicant, and subject to obtaining conditional use approval in accordance with Section 1806 of the Ordinance, an [H-13] Apartment/Condominium Use shall be subject to the regulations, requirements and standards set forth in this Section, and shall be subject to the regulations, requirements and standards of the BC Business Center District and other applicable regulations, requirements and standards set forth in the Ordinance, provided, however, to the extent that a regulation, requirement or standard of the Ordinance is inconsistent with the regulations, requirements and standards set forth in this Section, the regulations, requirements and standards set forth in this Section shall govern and control.

D. **Existing Legal Nonconformities**. All existing legal nonconformities on a site proposed for development shall be permitted to remain and shall not be required to be brought into conformity with current ordinance requirements, provided that no new nonconformities are created and the extent of any existing legal nonconformity shall not be increased unless the applicant obtains relief from the Zoning Hearing Board.

E. **Use Regulations: Use H-13:**

1. Qualifying Lot. An [H-13]: Transit-Oriented Apartment/Condominium Building shall be, entirely, located within 2,500 linear feet of one or more of SEPTA's Regional Line Train Stations

2. Mixed Use. Retail, commercial office, and other uses permitted in the BC District Apartment/Condominium Building may be located on the first floor, penthouse or rooftop area of a Transit-Oriented Apartment/Condominium Building. If provided on the first floor, the first floor ceiling height must be a minimum of eleven (11) feet.

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a. Shall be located on the ground floor, penthouse or rooftop area.

b. There shall be no entrance to any accessory use located within a building except from inside the apartment/ condominium building.

c. Other than permitted signs, there shall be no display of merchandise or other manifestation of commercial use visible from the street.

F. **Dimensional Requirements**.

AREA AND BULK REGULATIONS:	
Minimum Mix Requirement	Minimum 20% Retail, Minimum 10% Apartment/Condominium
Density (DU/acre)	16 units/acre
Maximum Floor Area Ratio	0.80
Minimum Floor Area Per Dwelling Unit	Not Applicable
Minimum Lot Size	Not Applicable
Minimum Lot Width	Not Applicable
Minimum Lot Depth	Not Applicable
Maximum Impervious Coverage	75%
Minimum Green Area	15%

Minimum Public Open Space	3 acres
BUILD-TO-LINE (BTL) REQUIREMENTS (RESIDENTIAL USES):	
BTL for Public Streets	Minimum: 20 feet Maximum: 75 feet
BTL for Main Access Drives/Private Streets	Minimum: 15 feet Maximum: 40 feet
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Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
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G. **Public Open Space**. Transit Oriented Apartment/Condominium Buildings shall contain one or more common use areas that will serve as a focal point for the development and provide walkways, seating, and landscaping.

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3. Corner Buildings. Sub-Section 1104.C.5.a shall not apply to any Transit Oriented Apartment/Condominium Buildings.

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I. **Parking Access and Traffic Control**.

1. Access Drives. The dimensions of Access Drives will be determined based upon the volume of traffic, required number of lanes and turning movements required. The final width of such access drives shall be approved by the Township Engineer.

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B. **Section 2304.H. Residential Uses:** Section 2304.H is amended by adding the

following new paragraph:

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SECTION 5. **Repealer**. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. **Effective Date**. This Ordinance shall become effective five (5) days from enactment.

ORDAINED AND ENACTED by the Board of Commissioners of Abington Township on this day of , 2021.

Attest:

ABINGTON TOWNSHIP

BOARD OF COMMISSIONERS

_____ _____

, Secretary , President

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Verizon Lease Agreement

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider and discuss between the a Building and Smokestack Lease Agreement between the Commissioners of the Township of Abington, and Cellco Partnership, d/b/a Verizon Wireless. *(Ms. Gallagher)*

BUILDING AND SMOKESTACK LEASE AGREEMENT

This Building and Smokestack Lease Agreement (the "Agreement") made this _____ day of _____, 2021, between the Commissioners of the Township of Abington, a Pennsylvania municipality/first class township with its principal offices located at the Township of Abington, 1176 Old York Road, Abington, Pennsylvania 19001, hereinafter designated LESSOR and Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

WHEREAS, Lessor entered into that certain Apartment Lease Agreement dated February 21, 1995 (the "Lease"), with Bell Atlantic Mobile Systems, Inc., a Delaware corporation with its principal offices located at 180 Washington Valley Road, Bedminster, New Jersey 07921 ("BAMS"), whereby BAMS leased a portion of the building located on that certain parcel of property at 999 Fitzwatertown Road, Upper Dublin Township, Montgomery County, Roslyn, Pennsylvania; and

WHEREAS, Cellco Partnership is successor-in-interest to BAMS and as such is Lessee under the Lease; and

WHEREAS, the Parties entered into that certain First Amendment to Apartment Lease Agreement dated August 16, 2006 (the "First Amendment"); and

WHEREAS, Lessee desires to extend its tenancy and in furtherance thereof the Parties have agreed to enter into this Agreement that will take effect at the expiration of the Lease and continue LESSOR's tenancy.

NOW, THEREFORE, in exchange for the promises hereinafter made and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. GRANT. In accordance with this Agreement, LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") in and/or upon that certain building or facility owned, leased or controlled by LESSOR at 999 Fitzwatertown Road, Upper Dublin Township, Montgomery County, Roslyn, Pennsylvania (the "Property"). The Property is shown on the Tax Map of the Township of Upper Dublin as Tax Parcel #5400623001 and being further described in Deed Book 1694 at Page 0446 as recorded in the Office of the Recorder of Deeds in and for Montgomery County. LESSEE's communications equipment will be installed on a portion of the Property consisting of approximately 400 square feet of floor space in the building, approximately 118 feet of space on a raised steel platform adjacent to the building and certain space for antennas on the adjacent smokestack (collectively, the "Premises"). The Premises are shown in detail on Exhibit "A" attached hereto and made a part hereof. The Parties hereby acknowledge and agree that, except for the Premises space leased by LESSEE, nothing in this Agreement shall preclude LESSOR from entering into agreements with other parties by which such third parties could install equipment in other locations at the Property for similar communications

facilities or co-locate on the smokestack, subject to prohibitions against causing interference with LESSEE's operations as hereinafter provided.

2. INITIAL TERM. This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years beginning on the Commencement Date (as hereinafter defined). The "Commencement Date" shall be retroactive to February 1, 2021.

3. EXTENSIONS. This Agreement shall automatically be extended for a 10-year term and for 2 additional 5-year terms (each, a "Renewal Term") unless (i) LESSEE terminates it at the end of the 10-year Renewal Term or the first 5-year Renewal Term thereafter by giving LESSOR written notice of the intent to terminate at least two years prior to the end of the then-current term or (ii) LESSOR terminates it at the end of the first 5-year Renewal Term by giving LESSEE written notice of the intent to terminate at least two years prior to the end of such 5-year Renewal Term. The initial term and all Renewal Terms shall be collectively referred to herein as the "Term".

4. RENTAL.

(a). Rental payments ("Rent") shall begin on the Commencement Date and be due at a total annual rental of $30,000.00, to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at 1176 Old York Road, Abington, Pennsylvania 19001 or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 22 below. LESSOR and LESSEE acknowledge and agree that the initial rental payment shall not be delivered by LESSEE until 60 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of Lessee.

(b). For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments as directed by LESSOR.

(c). Adjustment to Rent. Effective at the beginning of each Renewal Term, the Rent shall increase by the greater of: (i) an amount equal to ten percent (10%) of the Rent in effect during the immediately preceding term; or (ii) an amount adjusted by a formula as follows: Renewal Rent = (current term Rent) + ((IR-IL)/IL X current term Rent); provided, however, that in no event shall the Renewal Rent be increased by more than fifteen percent (15%) of the Rent in effect during the immediately preceding term.

Definitions: IR is the Consumer Price Index for the month which is three (3) months immediately preceding the month in which the Renewal Term commences.

IL is the Consumer Price Index for the month which is three (3) months

immediately preceding the month in which the immediately preceding term commenced.

"Consumer Price Index" shall mean the Consumer Price Index published by the Bureau of Labor Statistics of the United States Department of Labor for Urban Wage Earners and Clerical Workers for All Items (CPI-W) - U.S. City average or shall mean the successor thereto. In the event the Consumer Price Index is converted to a different standard reference base or otherwise revised, the determination of Renewal Rent for the Renewal Term shall be made with the use of such conversion factor, formula or table for converting the Consumer Price Index as may be published by the Bureau of Labor Statistics, or if the Bureau should fail to publish the same, then with the use of such conversion factor, formula or table for converting the Consumer Price Index as may be published by Prentice Hall, Inc., or any other nationally recognized publisher or similar statistical information. If the Consumer Price Index ceases to be published and there is no successor thereto, such other index as LESSOR and LESSEE may agree upon shall be substituted for the Consumer Price Index, and if they are unable to agree, then such matter shall be submitted to arbitration in accordance with the then existing commercial rules of arbitration of the American Arbitration Association at the American Arbitration Association office nearest the LESSEE.

Such increases shall be effective automatically without further notice or demand by LESSOR.

5. ACCESS. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment. Without limitation, the Premises may include certain space within the building, on the roof of the building or elsewhere on the building sufficient for the installation, operation and maintenance of communications equipment. Notwithstanding anything to the contrary, the Premises shall include (1) such additional space necessary for the installation, operation and maintenance of wires, cables, conduits and pipes running between and among the various portion of the Premises and to all necessary electrical, telephone, fiber and other similar support services located within the Property or the nearest public right of way, and (2) such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 29). In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR.

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the structure of the building (including without limitation the roof, foundations, exterior walls), the common areas and all building systems (including, without limitation, the plumbing, electrical, ventilating, air conditioning, heating, and loading doors, if any) are (a) in good operating condition and free of any leakage; (b) in compliance with all Laws; and (c) in compliance with all EH&S Laws (as defined in Paragraph 26).

7. ELECTRICAL.

(a). If permitted by the local utility company serving the Premises, LESSEE shall furnish and install an electrical meter at the Premises for the measurement of electrical power used by LESSEE at the Premises and LESSEE shall pay the utility company directly.

(b). If an electrical meter is not permitted, then LESSEE may furnish and install an electrical sub-meter at the Premises for the measurement of electrical power used by LESSEE at the Premises and shall pay the utility company directly if permitted by the utility company.

(c). In the event a sub-meter is installed and the utility company will not permit LESSEE to pay the utility company directly, then the LESSOR shall read LESSEE's sub-meter on a monthly basis and provide LESSEE with an invoice for LESSEE's power consumption on an annual basis. Each invoice shall reflect charges only for LESSEE's power consumption based on the average kilowatt hour rate actually paid by LESSOR to the utility, without mark up or profit.

(d). All invoices for power consumption shall be sent by LESSOR to LESSEE at Verizon Wireless, M/S 3846, P.O. Box 2375, Spokane, WA 99210-2375, and shall be provided to LESSEE within 90 days following the conclusion of each calendar year (otherwise, LESSOR waives the right to collect applicable electrical charges). Upon written request from LESSEE, LESSOR shall provide copies of electricity bills received by LESSOR during any period that LESSOR submits invoices to LESSEE for reimbursement and for that same period LESSOR shall provide documentation of the sub-meter readings applicable to such periods. LESSEE shall pay each invoice within 45 calendar days after receipt of the invoice from LESSOR.

(e). LESSEE shall be permitted to install, maintain and/or provide access to and use of, as necessary (during any power interruption at the Premises), a temporary power source, and all related equipment and appurtenances within the Premises, or elsewhere on the Property in such locations as reasonably approved by LESSOR. LESSEE shall have the right to install conduits connecting the temporary power source and related appurtenances to the Premises.

8. IMPROVEMENTS. The communications equipment including, without limitation, antennas, conduits, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its communications equipment, antennas, conduits or other improvements or any portion thereof and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit. Nothing herein shall be interpreted as granting LESSOR's consent to the addition of any co-location antennas for any communications provider other than LESSEE or Distributed Antenna Systems ("DAS") facilities owned, operated and/or maintained by LESSEE or any other communications provider. LESSOR specifically reserves the right to negotiate with any other prospective co-locator or DAS provider for terms separate and apart from the terms of this Agreement.

9. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory structural analysis of the building or other structure that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to LESSEE's Use.

10. TERMINATION. LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that

such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; or (viii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

11. MAINTENANCE. LESSEE will maintain LESSEE's communications equipment within the Premises in good condition, reasonable wear and tear and casualty damage excepted. LESSOR shall maintain, in good operating condition and repair, the structural elements of the building and the Premises, and all building systems (including, but not limited to, the foundations, exterior walls, structural condition of interior bearing walls, exterior roof, fire sprinkler and/or standpipe and hose or other automatic fire extinguishing system, fire hydrants, parking lots, walkways, parkways, driveways, landscaping, fences, signs and utility systems serving the common areas) and the common areas, reasonable wear and tear and casualty damage excepted.

12. INDEMNIFICATION. Subject to Paragraph 13, LESSEE shall indemnify and hold LESSOR and its elected and appointed officials, employees, contractors and agents harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the LESSEE, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the LESSOR, or its elected or appointed officials, employees, contractors or agents. LESSOR will provide LESSEE with prompt, written notice of any claim covered by this indemnification; provided that any failure of LESSOR to provide any such notice, or to provide it promptly, shall not relieve LESSEE from its indemnification obligation in respect of such claim, expect to the extent LESSOR can establish actual prejudice and direct damages as a result thereof. LESSOR will cooperate appropriately with the LESSEE in connection with the LESSEE's defense of such claim. The LESSEE shall defend the LESSOR, at the LESSEE's request, against any claim with counsel reasonably satisfactory to the Parties. The LESSEE shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of LESSOR and without an unconditional release of all claims by each claimant or plaintiff in favor of each Party. The LESSEE'S obligation to defend and indemnify LESSOR and its elected and appointed officials, employees, contractors and agents shall survive the termination of this Agreement.

13. INSURANCE, GROUP SELF-INSURANCE OR STRUCTURED SELF-INSURANCE.

(a). The Parties agree that at their own cost and expense, each will maintain commercial general liability insurance, group self-insurance or structured self-insurance with a limit of $2,000,000 each occurrence for bodily injury (including death) and for damage or destruction to property. LESSEE agrees to include LESSOR as an additional insured or covered party as their interest may appear under this Agreement.

(b). The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property or either Party's personal property, fixtures, and equipment, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance, group self-insurance or structured self-insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance, group self-insurance or structured self-insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation.

All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

(c). LESSOR shall obtain and keep in force during the Term all risk (special form) property insurance or group self-insurance covering against direct physical loss of or damage to the Building and LESSOR's personal property, fixtures and equipment on a replacement cost valuation basis. Any deductible or self-insured retention amount(s) selected by LESSOR or imposed by LESSOR'S insurer(s) shall be the sole responsibility of LESSOR.

(d). LESSEE shall obtain and keep in force during the Term all risk (special form) property insurance covering against direct physical loss of or damage to the LESSEE's Property at the Premises on a replacement cost basis. Any deductible or self-insured retention amount(s) selected by LESSEE or imposed by LESSEE'S insurer(s) shall be the sole responsibility of LESSEE.

(e). To the fullest extent permitted by law, LESSEE shall be solely responsible for any loss or damage to any property of LESSEE while any such property is on, at or adjacent to the Premises of the LESSOR.

(f). Each Party shall furnish certificates of insurance, group self-insurance or structured self-insurance evidencing all coverages required above at execution of this Agreement and within fifteen (15) days of each annual renewal thereafter. Insurance shall be written with insurers allowed to do business in the Commonwealth of Pennsylvania, with a current Best Insurance Reports rating of "A-" "V II" or better.

Specific exception is hereby granted to LESSOR to acquire group self-insurance coverage from Delaware Valley Insurance Trust dba Delaware Valley Property and Liability Trust or any other municipal group self-insurer established and operating under the authority of the Pennsylvania Intergovernmental Cooperation Act – 53 Pa C.S.A. Section 481 et seq. and the Pennsylvania Political Subdivision Tort Claims Act – 42 Pa. C.S.A. Section 8541 et seq.

14. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 12 and 26, a violation of Paragraph 31, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

15. INTERFERENCE.

(a). LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center (at (800) 224-6620/(800) 621-2622) or to LESSOR at (267-536-1001), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

16. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

17. HOLDOVER. If upon expiration of the Term the Parties are negotiating a new lease or a lease extension, then this Agreement shall continue during such negotiations on a month-to-month basis at the rental in effect as of the date of the expiration of the Term. In the event that the Parties are not in the process of negotiating a new lease or lease extension and LESSEE holds over after the expiration or earlier termination of the Term, then Lessee shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed rental.

18. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase lease, license or otherwise to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Premises and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third-party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within thirty (30) days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third-party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third party offer within thirty (30) days after receipt of LESSOR's Notice, LESSEE may elect to proceed with a transaction. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third-party offer. Nothing herein shall be construed to in any way limit LESSOR's ability to convey the Property whereon the smokestack is located to a third party. LESSEE shall have no right of first refusal with respect to the ability of LESSOR to convey the Property but shall only have a right of first refusal with respect to the sale of the provisions of this Agreement.

19. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. A Memorandum of Lease, in a form acceptable to both Parties, shall be recorded against the property for purposes of placing prospective buyers on notice of the terms contained herein, including the provisions of this Paragraph 19.

20. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's Use.

21. ASSIGNMENT. Except as limited in Paragraph 8 hereof, without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, except as set forth herein, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder.

22. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 15, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Township of Abington
1176 Old York Road
Abington, Pennsylvania 19001
Attention: Township Manager

LESSEE: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

23. SUBORDINATION AND NON-DISTURBANCE. Intentionally Omitted

24. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 24 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 15 of this Agreement.

25. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located.

26. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. The Parties recognize that LESSEE is only leasing a small portion of LESSOR's property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

27. APPLICABLE LAWS. LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

28. TAXES.

(a). LESSOR shall invoice and LESSEE shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LESSEE and required to be collected by the LESSOR based on any service, rental space, or equipment provided by the LESSOR to the LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LESSEE and required to be paid by the LESSEE that are directly attributable to the LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b). LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE, such costs including reasonable attorney fees for an attorney selected by LESSOR in its sole but reasonable discretion.

29. NON-DISCLOSURE. Not Applicable.

30. MOST FAVORED LESSEE. LESSOR represents and warrants that the rent, benefits and terms and conditions granted to LESSEE by LESSOR hereunder are now and shall be, during the Term, no less favorable than the rent, benefits and terms and conditions for substantially the same or similar tenancies or licenses granted by LESSOR to other parties. If at any time during the Term LESSOR shall offer more favorable rent, benefits or terms and conditions for substantially the same or similar tenancies or licenses as those granted hereunder, then LESSOR shall, within 30 days after the effective date of such offering, notify LESSEE of such fact and offer LESSEE the more favorable offering. If LESSE chooses, the parties shall then enter into an amendment that shall be effective retroactively to the effective date of the more favorable offering, and shall provide the same rent, benefits or terms and conditions to LESSEE. LESSEE shall have the right to decline to accept the offering. LESSOR's compliance with this requirement shall be subject, at LESSEE's option, to independent verification.

31. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

32. PRIOR TERMINATED AGREEMENT. LESSOR and LESSEE agree that this Agreement replaces the Apartment Lease Agreement between the LESSOR and Cellco Partnership d/b/a Verizon Wireless, as successor-in-interest to Bell Atlantic Mobile Systems, Inc., dated February 21, 1995 and amended by that certain First Amendment to Apartment Lease Agreement dated August 16, 2006, referenced by LESSEE as Contract #NG3700 / Location Code 152045 (the "Terminated Agreement").

LESSOR and LESSEE acknowledge that notwithstanding the termination of the Terminated Agreement and the commencement of this Agreement, LESSEE may continue to make, and the LESSOR may continue to receive, rental and other payments pursuant to the Terminated Agreement. In such event, any rental or other payments made pursuant to the Terminated Agreement after its termination shall be applied and credited against any rentals or other payments due under this Agreement.

[Signature page follows. The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, Lessor and Lessee have set their hands and affixed their respective seals the date and year first written.

Lessor: **Commissioners of the Township of Abington**

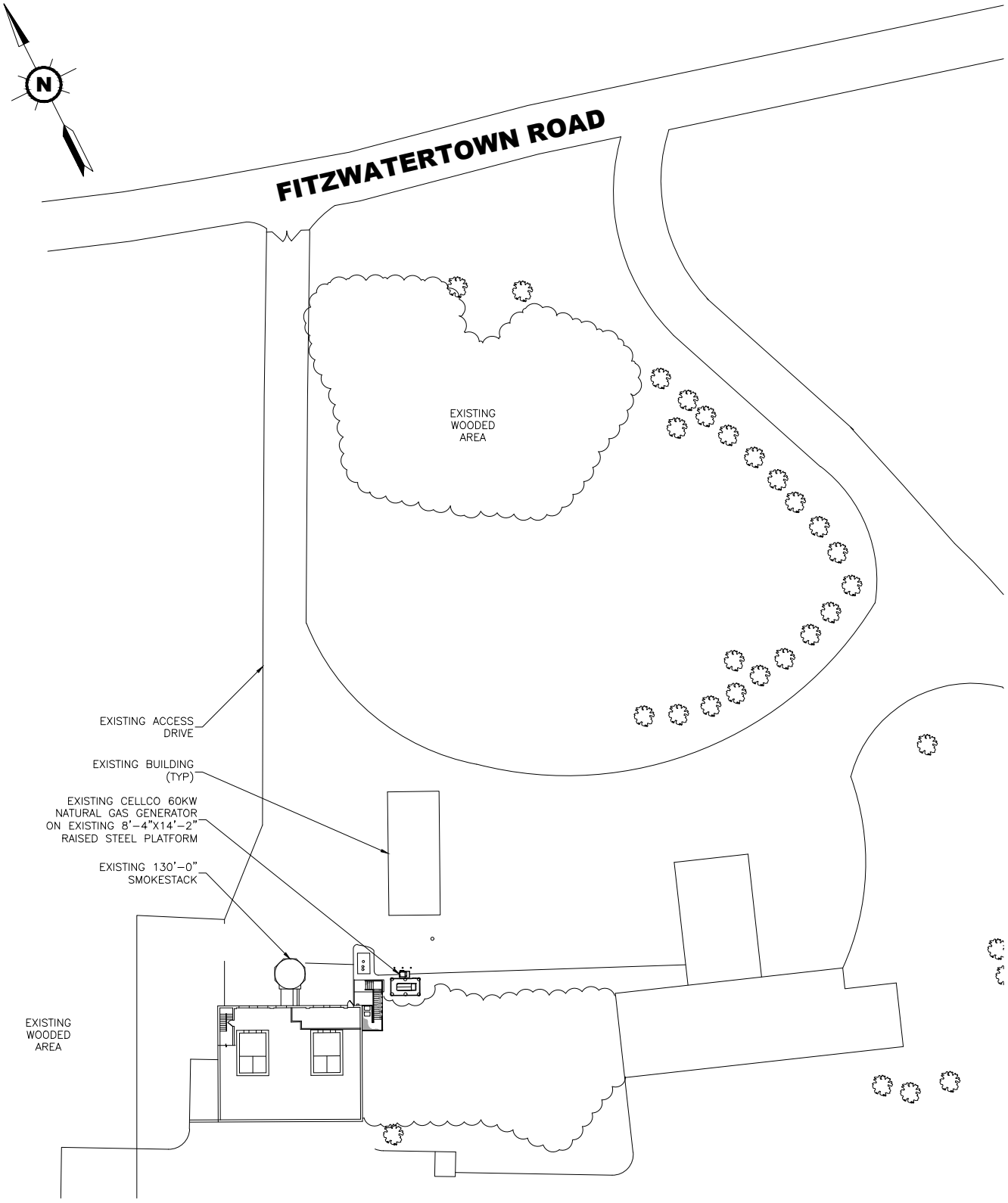
_____ By: _____
Witness Name: Richard J. Manfredi
Title: Township Manager
Date: _____

Lessee: **Cellco Partnership d/b/a Verizon Wireless**

_____ By: _____
Witness Name: _____
Title: _____
Date: _____

EXHIBIT "A"

SITE PLAN OF PREMISES



1 LE-1 **SITE PLAN** SCALE: N.T.S.

advantage engineers
520 FELLOWSHIP ROAD, SUITE A-106
MOUNT LAUREL, NEW JERSEY 08054
PHONE (856) 231-0800
FAX (856) 231-9949

CELLCO PARTNERSHIP d/b/a

VERIZON WIRELESS

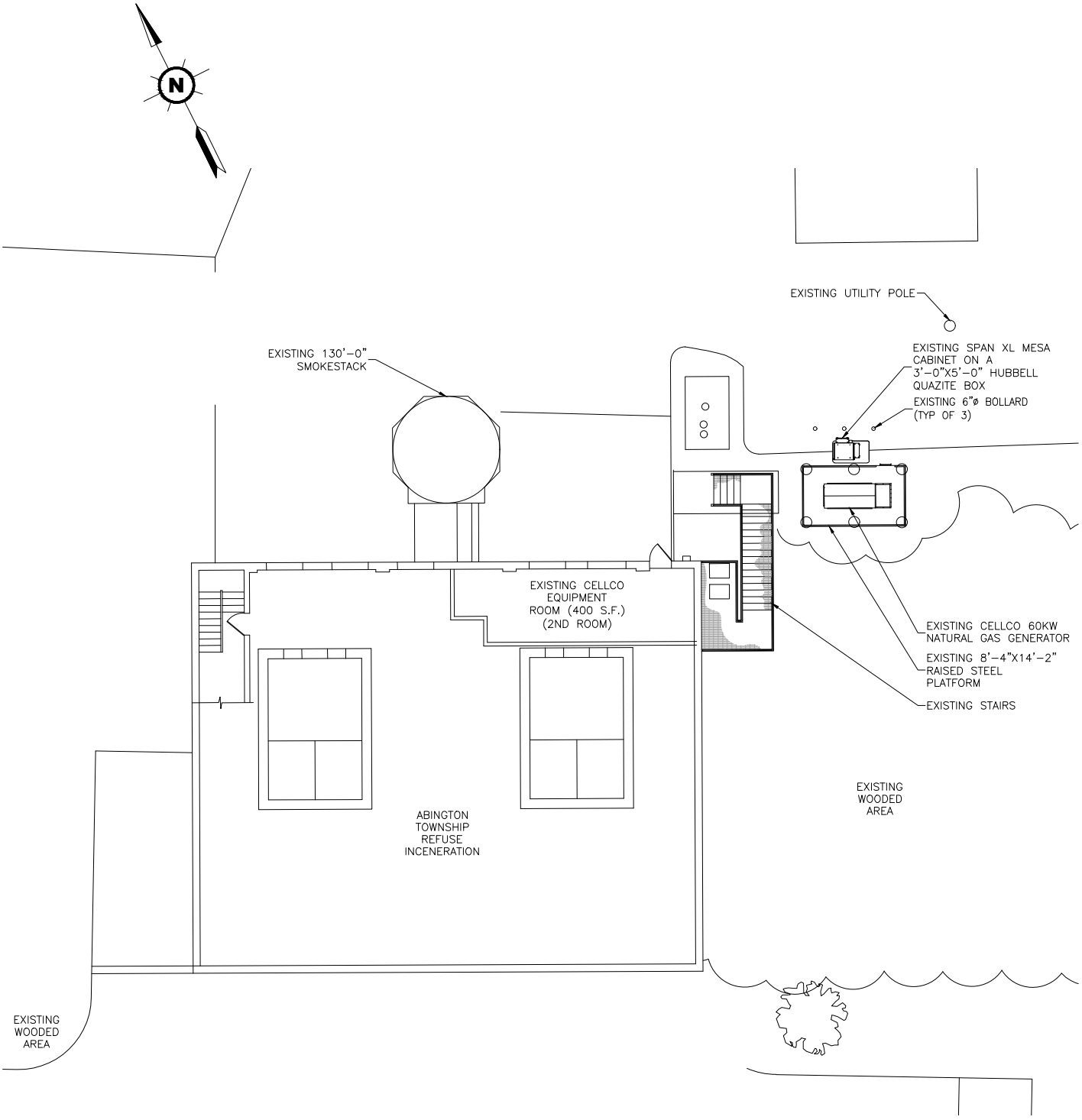
2 VALLEY SQUARE / SUITE 300
512 EAST TOWNSHIP LINE ROAD
BLUE BELL, PENNSYLVANIA 19422

SUBMITTALS	
PRELIMINARY	10/22/2019
DRAFTER: AP	

LEASE EXHIBIT
SITE NAME:
PHI-FITZWATERTOWN (FTZ)

ECP-7 CELL #286
ATC SITE #90608
999 FITZWATERTOWN ROAD
ROSLYN, PENNSYLVANIA 19001

LE-1 SHEET: 1



1 LE-2 **COMPOUND PLAN**
SCALE: N.T.S.

advantage engineers
520 FELLOWSHIP ROAD, SUITE A-106
MOUNT LAUREL, NEW JERSEY 08054
PHONE (856) 231-0800
FAX (856) 231-9949

CELLCO PARTNERSHIP d/b/a

VERIZON WIRELESS

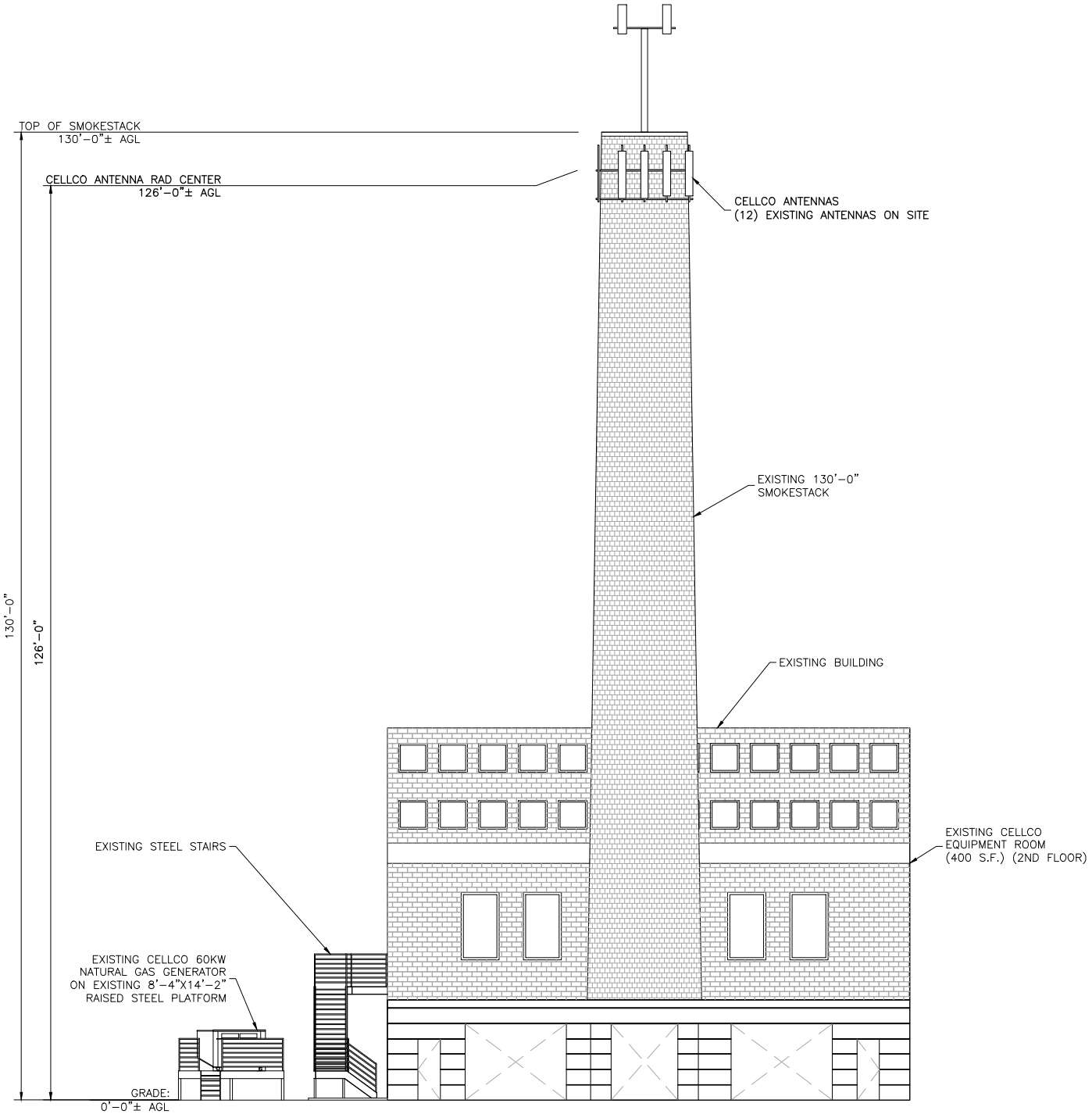
2 VALLEY SQUARE / SUITE 300
512 EAST TOWNSHIP LINE ROAD
BLUE BELL, PENNSYLVANIA 19422

SUBMITTALS	
PRELIMINARY	10/22/2019
DRAFTER: AP	

LEASE EXHIBIT
SITE NAME:
PHI-FITZWATERTOWN (FTZ)

ECP-7 CELL #286
ATC SITE #90608
999 FITZWATERTOWN ROAD
ROSLYN, PENNSYLVANIA 19001

LE-1 SHEET: 1



1 LE-3 **ELEVATION**
SCALE: N.T.S.

advantage engineers
520 FELLOWSHIP ROAD, SUITE A-106
MOUNT LAUREL, NEW JERSEY 08054
PHONE (856) 231-0800
FAX (856) 231-9949

CELLCO PARTNERSHIP d/b/a

VERIZON WIRELESS

2 VALLEY SQUARE / SUITE 300
512 EAST TOWNSHIP LINE ROAD
BLUE BELL, PENNSYLVANIA 19422

SUBMITTALS	
PRELIMINARY	10/22/2019
DRAFTER: AP	

LEASE EXHIBIT
SITE NAME:
PHI-FITZWATERTOWN (FTZ)

ECP-7 CELL #286
ATC SITE #90608
999 FITZWATERTOWN ROAD
ROSLYN, PENNSYLVANIA 19001

LE-3 SHEET: 3

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Easement Agreement - Boris property

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider approving an easement agreement for the Township owned 20 foot parcel between 653-659 Hamel Avenue. *(Mr. Thompson)*

EASEMENT AGREEMENT
FOR PERMITTED USE OF PROPERTY
OWNED BY THE TOWNSHIP OF ABINGTON

THIS LICENSE AGREEMENT ("Agreement") is made on this ____ day of _____, 2021, by and between the **TOWNSHIP OF ABINGTON** ("Township"), a township of the first class organized by and under the laws of the Commonwealth of Pennsylvania, located at, 1176 Old York Road, Abington, Pennsylvania, and **ALAN AND SUSAN BORIS** ("Licensee"), adult individuals currently residing at 659 Hamel Avenue, Abington, Pennsylvania.

BACKGROUND

A. Township is the owner of record of certain real property located within the territorial boundaries of the Township of Abington located at 0 Hamel Avenue, Abington, Montgomery County, Pennsylvania, more fully identified as Montgomery County Tax Map Parcel No. 30-00-26732-00-4 ("Township Property").

B. Licensee is the owner of certain real property located within the territorial boundaries of the Township of Abington located at 659 Hamel Avenue, Abington, Montgomery County, Pennsylvania, more fully identified as Montgomery County Tax Map Parcel No. 30-00-26736-00-9 ("Licensee Property"), which is adjacent to the Township Property.

C. Licensee desires to utilize a portion of the Township Property measuring approximately 2,400 square feet, more or less, as is more fully set forth on the plan incorporated herein by reference (the "Plan") attached hereto and incorporated herein as Exhibit "A" and the legal description attached hereto and incorporated herein as Exhibit "B" for purposes of placement of a shed.

D. Licensee desires to place a shed in the Easement Area as shown on the Plan (the, "Permitted Purposes").

E. Township Agrees to grant Licensee a non-exclusive, revocable license to utilize the Easement Area for the Permitted Purposes within the Easement Area in accordance with the Plan, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for such other valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound hereby, the parties agree as follows:

1. The above recitals and background are hereby incorporated into this Agreement as if set forth in full.

2. Township, insofar as it has the legal right and its present title permits, upon the execution of this Agreement, hereby grants to Licensee the non-exclusive, revocable license ("License") to utilize the Easement Area for the Permitted Purposes.

3. Licensee shall place maintain all structure(s) in accordance with all applicable Township ordinances, rules, regulations and codes ("Applicable Law"), and any future maintenance, repair, replacement, relocation or modification shall be subject to and undertaken in accordance with Applicable Laws and such permits as may be required thereunder. Licensee shall obtain any necessary permit for the placement of the shed, or any other structure in the Easement Area. If Licensee intends to remove any structure in the Easement Area, Licensee shall notify the Township prior to removal. Placement of any structure(s) within the Easement Area shall require advance written approval and applicable permits from the Township, which approval shall not be unreasonably withheld. No structures other than those specifically identified herein may be placed in the Easement Area without the Township's prior written consent and applicable permit(s).

4. Licensee recognizes and agrees that any and all zoning or other code requirements, including but not limited to building coverage, building set back, property line set back, and impervious surface coverage, shall be measured to not include the Easement Area. All set backs shall be measured from the property line.

5. Upon execution of this Agreement and at all times after execution of this Agreement, Licensee shall, at Licensee's sole cost and expense, carry and maintain liability insurance coverage which names the Township as an additional insured with respect to the Easement Area. If requested by the Township after execution of this Agreement, Licensee shall provide Township with insurance documentation required by Township to ensure Licensee's compliance with the insurance requirements.

6. Licensee shall, at Licensee's sole cost and expense, repair and maintain the Easement Area in good condition, without any contribution by Township.

7. Licensee shall, at Licensee's sole cost and expense, keep and maintain the Licensee's Property and the Easement Area in good order, clean and free of trash, debris, obstructions and other refuse matter in accordance with Township Ordinances.

8. Licensee shall, at Licensee's sole cost and expense, remove any improvements, or any portion thereof, at the direction of the Township, at any and all such times, when required by Township in order to obtain access to the Easement Area, or the area surrounding the Easement Area, as determined and interpreted in the sole discretion of Township in good faith. Township will provide Licensee with no less than thirty (30) days prior written notice regarding removal of any improvements in accordance with this Paragraph. Such notice shall be sent by regular mail to Licensee's Property. Licensee shall be permitted to put the improvements back in place after the Township has completed the undertaking for which removal was requested, unless the removal is mandated as set forth in Paragraph 9 herein. Licensee shall grant the Township access to the Easement Area upon ten (10) days' written notice, except in cases of emergency, in which case Licensee shall grant immediate access to the Easement Area.

9. Township may revoke the License, along with all Township permits related to the Easement Area and terminate the Agreement for a compelling reason only for the protection and/or advancement of substantive and material rights and/or interests of the Township, as determined and interpreted in good faith by Township, including but not limited to demand by any insurer of Township, by giving Licensee thirty (30) days prior written notice by regular mail sent to Licensee's Property ("Notice Period"). On or before the last day of the Notice Period, Licensee shall, at Licensee's sole cost and expense, remove the identified improvements from the Easement Area and restore the Easement Area to its prior condition, all at the direction of and to the satisfaction of the Township, as determined and interpreted in the sole discretion of Township in good faith.

10. a. To the maximum extent permitted by law, Licensee agrees to use and occupy the Easement Area at Licensee's own risk. Licensee hereby expressly and irrevocable agrees to fully remise, release, forever quitclaim, discharge, defend, indemnify and hold harmless Township from and against any and all claims, losses, suits, demands, damages, liabilities, consequential damages, charges, finds, settlement payments, penalties or expenses (including, but not limited to, the fees and costs of attorneys and other

professionals), of any kind or nature whatsoever, whether known or unknown, accrued or unaccrued, or suspected or unsuspected, relating to, in connection with, or arising out of bodily injury, sickness, disease or death, loss of income, loss of property, loss of use of property, or damage to or destruction of property (including, but not limited to, the Easement Area, Licensee's Property and/or the property of third parties) in, about, adjacent to the Licensee's Property arising from the License and/or this Agreement, including claims arising out of Township's negligence, provided that such claim or claims shall not have arisen by reason of the sole negligence of the Township.

b. Licensee and his attorney shall keep Township fully informed of all matters involving, concerning or relating to the defense and indemnification of Township. Township shall have the right to review any and all correspondence, pleadings, or filings prior to any such correspondence, pleading, or filing being submitted. Licensee and his attorney shall take no actual or legal position that is contrary to Township's position or rights with regard to the Easement Area. In the event that Licensee or this attorney fails or refuses to defend and indemnify Township or Township reasonably believes that is rights may be adversely affected or prejudiced, Township may select counsel of its own choice and defend against any such claim at Licensee's sole cost and expense.

c. Licensee's obligations and liabilities under this Paragraph shall survive the expiration and/or termination of this Agreement for any reason.

11. This Agreement shall run with the property and benefit present and future owners of the Licensee's Property. The Term "Licensee" shall mean all present and future owners of the Licensee's Property.

12. This Agreement shall be governed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania, and shall be enforced accordingly.

13. This Agreement may be executed in counterparts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties to this Agreement have set forth their hands and seals on the date and year above written, fully intending to be legally bound.

LICENSEE:

ATTEST:

_____
Witness

By:_____
Alan Boris

LICENSEE:

ATTEST:

_____
Witness

By:_____
Susan Boris

TOWNSHIP OF ABINGTON:

ATTEST:

_____
Witness

By:_____
Richard J. Manfredi
Township Manager

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF _____ :

On the ____ day of _____, 2021, before me, a notary public residing in Bucks County, Pennsylvania, personally appeared Alan Boris who acknowledged himself to be the Licensee, and that he, as such Licensee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Licensee and desired the same might be recorded.

_____
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF _____ :

On the ____ day of _____, 2021, before me, a notary public residing in Bucks County, Pennsylvania, personally appeared Susan Boris who acknowledged herself to be the Licensee, and that she, as such Licensee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Licensee and desired the same might be recorded.

_____
Notary Public

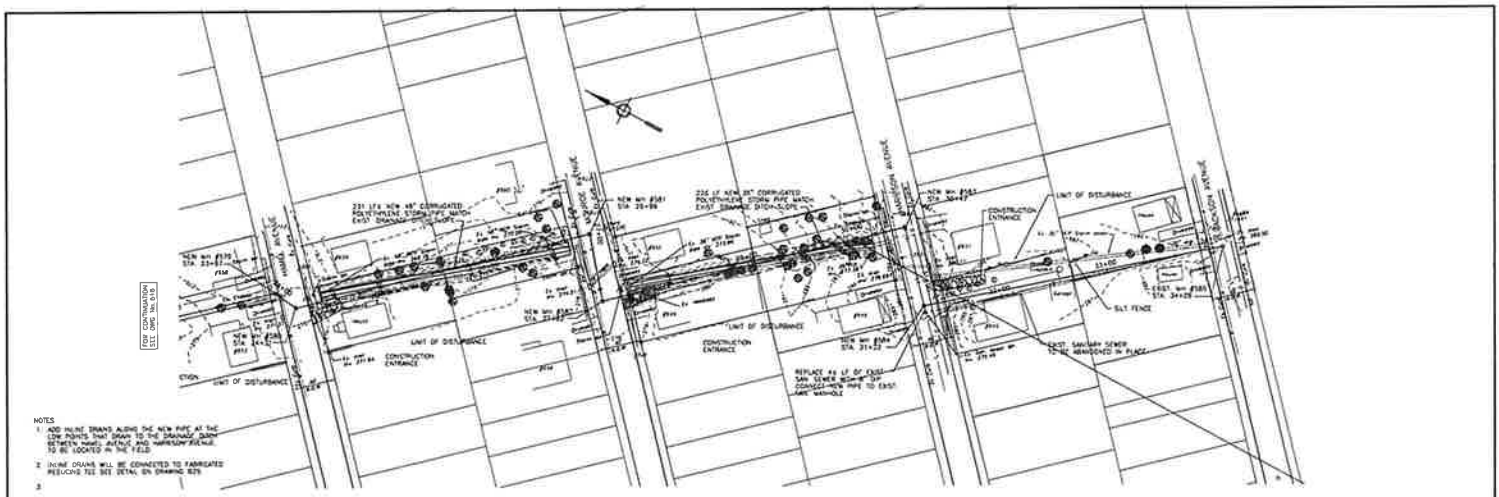
COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF MONTGOMERY :

On the _____ day of _____, 2021, before me, a notary public residing in Montgomery County, Pennsylvania, personally appeared Richard J. Manfredi; who acknowledged himself to be the Manager of Abington Township, and that he, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Manager and desired the same might be recorded.

_____
Notary Public

PLAN

EXHIBIT "A"



THESE RECORD PLANS HAVE BEEN PREPARED BY BCM BASED ON CERTIFIED INFORMATION PROVIDED BY THE CONTRACTOR TO REFLECT AS BUILT CONDITIONS

NAME OF CONTRACTOR _____

RECORD PLAN

SCALE

NO	REVISIONS	DATE	ENGR	DATE	ISSUED FOR
				1-2-07	MISSING PLAN
				4-8-05	AGENCY REVIEW
				4-4-05	BIDS

BCM ENGINEERS — BCM Engineers
A Division of VRTC Inc.
920 Germantown Pike, Suite 200 Plymouth Meeting, PA 19462
©2005 BCM Engineers

DESIGN ENGR JFB
DRAWN BY JFB
PROJECT ENGR MRF
PROJECT MGR MRF
CHECKED BY MRF
APPROVED
APPROVED
DATE 4-1-05
SEAL
REGISTERED PROFESSIONAL ENGINEER

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA.
ARDSLEY SANITARY SEWER REPLACEMENT PROJECT

SCALE AS NOTED
PROJECT NO 97.50003.9900
DRAWING NO #17
SHEET

LEGAL DESCRIPTION

EXHIBIT "B"

Pennoni

3100 Horizon Drive
King of Prussia, PA 19406
T: 610-277-2402

www.pennoni.com

June 2, 2021

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground located within Abington Township, Montgomery County, being known and referenced as lot #217 on a plan entitled "Plan of Ferguson's North Glenside Plot 2", dated November 21, 1919, by William J. Muldrew; and also known as parcel no. 30-00-26732-00-4, 0 Hamel Avenue, Abington Township, Montgomery County, PA, being situated between #653 and #659 Hamel Avenue, being more fully described as follows:

BEGINNING at a point along Hamel Avenue (40-feet Right-of-Way), located at a distance of 1,800 feet South 46 degrees 35 minutes West (S46° 35'W) of the southwesterly corner of Woodrow Avenue (40-feet Right-of-Way), North 46 degrees 35 minutes East (N46° 35'E), a distance of 20 feet;
Thence, at an angle of South 43 degrees 25 minutes East (S43° 25'E), a distance of 120 feet;
Thence, at an angle of South 46 degrees 35 minutes West (S46° 35'W), a distance of 20 feet; and,
Thence, at an angle of North 43 degrees 25 minutes West (N43° 25'W), a distance of 120 feet to the POINT OF BEGINNING.

Containing 2,400 Square Feet (or 0.0551 acres) more or less.



BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Public Works

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Resolution Authorizing Disposition of Public Works Records

EXECUTIVE SUMMARY:

Public Works has run out of room to store the required records for retention and are requesting to dispose of records that are no longer needed or have no merit except for archival/nostalgic purposes. The items listed for disposal range in years from 1900-2017 and consist of Highway, Refuse and Vehicle Maintenance payroll & vacation records, time cards, mulch and bag receipt books, large item pick up applications/receipts, trash can exchanges, annual report books, agenda books, yearly budgets, ward slips, overlay program, salt and snow plowing files, traffic signal maintenance records, Christmas tree and leaf collection reports, grant files, township bids, consortium bids, miscellaneous memo's and letters, highway, vehicle maintenance and refuse purchase orders, storage tank files, personnel accident reports and legal suits and commercial refuse files.

PREVIOUS BOARD ACTIONS:

March 9, 1989 Board adopted Ordinance No. 1652 providing for the retention and destruction or transfer of municipal records of the Township of Abington, adopting the provisions of Chapter 13 of Title 46 of the Pennsylvania Code, effective as of the date of adoption of this Ordinance, for the Township of Abington.

March 10, 2011 Board adopted Resolution No. 11-009, declaring the Township of Abington's intention to follow the schedules and procedures for disposition of records as set forth in the Municipal Records

Manual approved on December 106, 2008.

RECOMMENDED BOARD ACTIONS:

Consider a Resolution authorizing the disposition of Public Works records as listed in the attached itemized report. *(Mr. Jones)*

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 21-XXX

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING THE DISPOSITION OF CERTAIN PUBLIC WORKS RECORDS

WHEREAS, by virtue of Resolution No. 11-009, adopted March 10, 2011, the Township of Abington declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved December 16, 2008, and,

WHEREAS, in accordance with Act 428 of 1968 each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW, THEREFORE, BE IT RESOLVED this 8th day of July, 2021, that the Board of Commissioners of the Township of Abington, Montgomery County, Pennsylvania, in accordance with the above cited Municipal Records Manual, hereby authorizes the disposition of the public records as set forth in Exhibit "A" hereto.

TOWNSHIP OF ABINGTON

Attest:

_____ By: _____

Richard J. Manfredi, Secretary

John L. Spiegelman, President
Board of Commissioners

Box Number	Type	Description
9	Payroll	2008 Payroll & Po's
23	Payroll	2005 Refuse payroll & receipt books
38	Payroll	2013 Payroll
47	Payroll	2005 PW Payroll
56a	Payroll	2007 Refuse payroll
56b	Payroll	2007 Refuse payroll
58	Payroll	2003 PW payroll
60	Payroll	2008 Payroll
69	Payroll	1991 - 1993 VM Payroll
83	Payroll	2015 - 2016 VM and PW Payroll
89	Payroll	2003 & 2007 Payroll
90	Payroll	1999 - 2000 Payroll
91	Payroll	2010 Payroll & Vacation
92	Payroll	1995 - 2000 Payroll & Vacation

Box Number	Type	Description
4	Legal	Lawsuit 1999 and "up"
5	Legal	Accidents 2005 - 2007
6	Legal	Accidents 2003 - 2005
7	Legal	Accidents 2000 - 2009
101	Legal	Accidents 2005 - 2007

Box Number	Type	Description
17	Deposit	2005 - 2008 Deposit Receipts
43	Deposit	2003 - 2006 Refuse Deposits

Box Number	Type	Description
16	Pers	2010 Refuse Personnel

Box Number	Type	Description
15 (13 bx)	Time cards	2004 - 2017 Time Cards
50	Time cards	2003 - 2007 Refuse Time cards

Box Number	Type	Description
2	Misc	1990-2000 Misc Public Works Files
10	Misc	2005 - 2008 Misc Public Works Files
11	Misc	2008 Misc Public Works Files
12	Misc	1983-1992 Overlay
13	Misc	1991-2005 Overlay
14a	Misc	Transfer Station - NPDES Permits & related
14b	Misc	Phase 1 Assessments
14c	Misc	1994 - 2014 Permits and related
18	Misc	2002 Misc Public Works Files
19	Misc	1900 - 1946 Annual Repot Books
20	Misc	2005 Misc Public Works Files
21	Misc	1994 - 2007 Refuse Budgets
22	Misc	1985 - 1999 Traffic Street Lights
24	Misc	2004 Refuse Receipts
25	Misc	2001 Complaint slips
32	Misc	2004 - 2007 Overlay
33	Misc	1991 - 1993 Agenda Books
36	Misc	2010 Trash can exchange
37	Misc	2008 PW Bag Receipts
41	Misc	2003 refuse recycling receipts
44	Misc	2006 large Item Pick ups
45	Misc	1993 Misc Public Works Files
46	Misc	2002 - 2003 Ward Slips
48	Misc	1997 - 2005 Refuse Files
49	Misc	2001 - 2003 904 Grant

51	Misc	2007 - 2009 Large Item pick ups
52	Misc	2004 - 2005 Ward Slips
53	Misc	2006 Misc Refuse Files
54	Misc	2004 Misc Public Works Files
55	Misc	Refuse Varialble Rate Phases
57	Misc	1988 - 1991 Agendas & Committee reports
59	Misc	1993 - 1998 Agendas & Committee reports
61	Misc	2010 - 2014 Paving
63	Misc	2011 - 2015 Daily Assignsment & Safety Comm
64	Misc	2010 - 2011 Grants
65	Misc	1991 - 2001 Paving
66	Misc	2010 - 2012 Refuse Files (Commercial & Newman)
67	Misc	1970's Misc PW Files
68	Misc	1987 - 1992 PW Snow Plowing files
70a	Misc	1980 - 1988 Snow Plowing Files
70b	Misc	1969 - 1980 Snow Plowing Files
72	Misc	904 Grants and Safety Comm
74	Misc	2006 - 2009 Traffic Signal Maint
75	Misc	2005, 2010 - 2011 Traffic Signal Maint
76	Misc	2012 - 2015 Traffic Signal Maint
77	Misc	2010 - 2012 Ward Slips
81	Misc	1989 - 2002 Xmas tree and Leaf Reports
84	Misc	2013 Leaf and Blue Bag Receipts
85	Misc	Refuse Dumping receipts
86	Misc	2016 Paving
87	Misc	2016 Refuse Large Item

94	Misc	2008 Grant Files
96	Misc	2013 Large Item Pickup
99	Misc	2008 - 2012 Paving
100	Misc	Refuse - Large Items and Missed Stops
103	Misc	1996 - 2005 Overlay
104	Misc	2013 Refuse Receipts
105	Misc	1995 - 2002 Refuse Misc, Dumping , Memos
107	Misc	Refuse Monthly Data
108	Misc	2011 - 2016 Consortium Bids
109	Misc	2018 Refuse Large item Pick up
110	Misc	2017 - 2018 PW Misc Folders

Box Number	Type	Description
1	Po	2005 VM Po's
3	Po	2005 HW Po's & 1994-1999 Storage tank files
8	Po	2007 - 2008 Po's
26	Po	2005 Public Works Po's
27	Po	2006 Public Works Po's
28	Po	2006 Public Works and VM Po's
29	Po	2006 Public Works and VM Po's
30	Po	2007 Public Works Po's
31	Po	2007 VM Po's
34a	Po	2008 VM Po's
34b	Po	2008 VM Po's
35a	Po	2009 Public Works Po's
35b	Po	2009 Public Works Po's
39	Po	2011 Public Works and VM Po's
40	Po	2010 - 2016 refuse Po's
42	Po	2005 Po's, Payroll, and Bills
62	Po	2011 Po's
71	Po	2010 VM Po's
73	Po	2006 - 2012 PW Po's and Payroll
78	Po	2015 Public Works Po's
79	Po	2014 Public Works Po's
80a	Po	2015 VM Po's
80b	Po	2015 VM Po's
82	Po	2014 VM Po's
88	Po	2011 Purchase Orders

93	Po	2011 Purchase Orders
95	Po	2012 PW Purchase Orders
97	Po	2012 Public Works and VM Po's
98	Po	2013 VM Po's
102	Po	PW Po's - Paving and Salt
106	Po	2014 VM Po's
	Po	

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

New Life Presbyterian Church of Glenside

EXECUTIVE SUMMARY:

Consider approving LD-20-03 - Minor Land Development Plan - New Life Presbyterian Church of Glenside located at 467 Easton Road. The Applicant is proposing to demolish existing walkways and parking areas located within the front area of the existing church structure, to construct a 1,340 square foot building addition as well as new parking and landscape areas. The property is comprised of four (4) adjoining parcels; which totals approximately 3.0036 acres. The proposed site improvements under this application will be only on the main parcel in which the existing church building is situated. Additional site development improvements will include stormwater management facilities, storm sewers, walkways, and landscaping. New restrooms with plumbing fixtures and an elevator for ADA compliance is included in the Architectural plans. The site will continue to be serviced by public water and sewer. The site has frontage on both Easton and Jenkintown Roads. The main parcel is located within the CS Community Service Zoning District and R4 Low Density Residential Zoning Districts in Ward 12.

PREVIOUS BOARD ACTIONS:

None

RECOMMENDED BOARD ACTIONS:

Consider approving LD-20-03 - Minor Land Development Plan - New Life Presbyterian Church. *(Mr. Hassan)*

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

www.pennoni.com

April 12, 2021

ABINT130013

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Limerick, PA 19468

RE: LD-20-03 – New Life Presbyterian Church
467 Easton Road, Glenside, PA 19038
Minor Land Development Plan Review (3rd Submission)

Dear Mr. Manfredi:

We have received a copy of the Minor Land Development Plans consisting of fifteen (15) sheets dated July 7, 2020, and last revised March 31, 2021, as prepared by Charles E. Shoemaker, Inc. located at 1007 Edge Hill Road in Abington, PA for the above referenced project. We have also received a copy of the accompanying Architectural plans dated July 1, 2020 as prepared by ChurchArchitects, LLC located at 1325 Old Lincoln Highway in Langhorne, PA. This third resubmission was received by Pennoni on April 1, 2021.

The property is existing non-conforming, and the church is classified as an existing Class 1 use. Under this Application, the Applicant is proposing to demolish existing walkways and parking areas located within the front area of the existing church structure, to construct a 1,340 square foot building addition as well as new parking and landscape areas. The property is comprised of four (4) adjoining parcels (ID no.'s 30-00-14384-00-4, 30-00-33328-10-4, 30-00-33324-00-9, and 30-00-33323-00-1); which totals approximately 3.0036 acres. The proposed site improvements under this application will be only on the main parcel (ID no. 30-00-14384-00-4) in which the existing church building is situated. Additional site development improvements will include stormwater management facilities, storm sewers, walkways, and landscaping. New restrooms with plumbing fixtures and an elevator for ADA compliance is included in the Architectural plans. The site will continue to be serviced by public water and sewer.

The main parcel is located within the CS Community Service Zoning District, and the remaining three (3) parcels which is comprised of the rear parking areas with the driveway access off of Jenkintown Road (SR 2027) are located within the R4 Medium-High Density Residential Zoning District. The site is bound by Easton Road (Sixty (60)-feet R/W) to the northwest; Jenkintown Road (varying R/W from thirty-three (33)-feet to sixty (60)-feet R/W) and residential properties to the northeast; Abington School District park areas to the Southeast, and a commercial property to the southwest. Access to/from the site will be by way of two (2) existing driveway entrances off Easton Road, in addition to the one (1) existing driveway entrance off Jenkintown Road (SR 2027).

Since this project has undergone one (1) prior review by Boucher & James Inc. (B&J) this review of the resubmission package is to assist the Township with the response comments provided by the applicant's engineer; and an overall site review. Under this review we will ensure B&J comments from prior reviews have been addressed and we will share any comments that the applicant will need to comply with for compliance with the Township Codes and general engineering practice.

VARIANCES RECEIVED

The Applicant was granted the following variances from the Zoning Hearing Board at their regularly scheduled meeting on December 15, 2020:

1. **§902 Figure 9.4** – Dimensional Requirements – Relief from providing the required 150 feet front yard setback.
2. **§1907** – Expansion of a Nonconforming Structure – Relief to allow the expansion of the existing building without conforming to the required front yard setback dimension.
3. **§2601.O.1** – Yard Requirements – Relief to allow the construction of the building addition within the required front yard setback.
4. **§2601.O.4.h** – Yard Requirements – Relief to allow the principal building to erected within the required front yard.
5. **§2103.E Figure 21.9** – Dimensional Requirements – Relief to increase the building coverage on the lot from 16.6% to 17.9%. **The Zoning decision statement provided the variance for the building coverage percentage increase although this specific section 2103.E and Figure 21.9 were not indicated in the 12/15/2020 Zoning decision.**
6. **§2402.B.2.c** – Parking Lot Landscaping and Street Trees – Relief from providing ten (10) street trees at a rate of one every forty (40) linear feet of frontage along Easton Road.
7. **§2502** – Street Furniture – Relief from providing street furniture along the frontage of Easton Road.

WAIVERS REQUESTED

The Applicant is requesting the following waivers as indicated on the Cover Sheet and the waiver Letter dated March 29, 2021:

1. **§146-11.A.(4) & §146-11.B.(3) –** Property Identification & Existing Features – A partial waiver from the requirement to show public utilities within 400 feet of the site, except as shown. **Since this project is located on the property and will not be affecting the adjacent properties, we would recommend the Applicant request a waiver from this section of the code contingent that they show the existing sanitary sewer lateral that services the building on the site plans.**
2. **§146-11.B.(7) –** Existing Features – A partial waiver from the requirement to show public utilities within 400 feet of the site except as shown. **Since the Applicant is utilizing the existing utilities on the site, we would recommend the Applicant request a waiver from this section of the code contingent that they show the existing sanitary sewer lateral that services the building on the site plans.**
3. **§146-11.J –** Recreational Facilities – A waiver from the requirement to show recreational facilities. No recreational facilities are proposed. **The site is located adjacent the Abington School District recreation field; therefore, we would recommend the Applicant request a waiver from this section of the code due to the close proximity of the existing recreational facilities.**
4. **§146-33.C –** Drainage Location – A waiver to permit storm drainage pipes on site to have a protective cover of less than 24 inches. These are roof drainage pipes in non-pavement areas not subject to vehicular loading. **The Applicant is proposing to convey storm water runoff from a proposed yard drain and piping from the grass area located in front of the proposed addition, which also receives the roof runoff, and discharges it into the proposed raingarden. The depth of this drainage pipe run is less than 24 inches of cover. We would recommend the Applicant request a waiver from this section of the code.**
5. **§146-33.D –** Drainage Size, Grade, and Type – A waiver to permit PVC storm pipes with less than fifteen (15) inch diameter with grades less than 0.5%. **The Applicant is proposing to convey storm water runoff from a proposed yard drain in the grass area located in front of the proposed addition using a 10-inch PVC storm water drainage pipe which also receives the roof runoff and discharges it into the proposed raingarden. Overflow from the raingarden is proposed to be conveyed by a 4-**

inch perforated PVC underdrain pipe at a 0.0% slope. The rain garden will discharge into a new overflow storm inlet that is located to the west of the raingarden in the first parking stall adjacent to the proposed rock construction entrance. We would recommend the Applicant request a waiver from this section of the code.

6. **§146-39.A.(1) –** Street Shade Trees – A waiver from the requirement to provide eight (8) shade trees along Easton Road and four (4) shade trees along Jenkintown Road. **The Applicant is not proposing new shade trees and has received a zoning variance from street trees. We would recommend the Applicant request a waiver from this section of the code.**
7. **§146-39.B.(3).(a).[1]** – Parking Lot Landscaping – A waiver from the requirement to provide a minimum of 5% of the total area devoted to parking for interior lot landscaping. **The Applicant is providing landscaping along the new addition area only and is not proposing any work within the remainder of the parking lot. We would recommend the Applicant request a waiver from this section of the code.**
8. **146-39.B.(3).(a).[2]** – Parking Lot Landscaping – A waiver from the requirement parking areas exceeding 10 stalls shall have at least one 2 ½ foot deciduous or evergreen tree planted within the parking area plus one additional tree for each additional 15 spaces thereof. The waiver is for eighteen (18) trees within the parking area. **The Applicant is proposing to landscape the seven (7) new parking stalls as part of this building addition application. No landscaping is being proposed as part of the existing parking lot area. We would recommend the Applicant request a waiver from this section of the code.**

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 12	07/07/20	03/31/21
Minor Land Development Plan	2 of 12	07/07/20	03/31/21
Existing Site Plan	3 of 12	07/07/20	03/31/21
Resource & Site Analysis Plan	4 of 12	07/07/20	03/31/21
Site Demolition Plan	5 of 12	07/07/20	03/31/21
PCSM/Site Grading &Utility Plan	6 of 12	07/07/20	03/31/21
Erosion & Sediment Control Plan	7 of 12	07/07/20	03/31/21
Erosion Control Details	8 of 12	07/07/20	03/31/21
PCSM/Construction Details	9 of 12	07/07/20	03/31/21
Storm Sewer Profile Plan	10 of 12	07/07/20	03/31/21
Pavement Marking & Sign Plan	11 of 12	07/07/20	03/31/21
Aerial Exhibit Plan	12 of 12	07/07/20	03/31/21
Landscape Plans			
Landscape Plan	L-1	02/17/21	-----
Landscape Planting Schedule & Details	L-2	02/17/21	-----
Site Lighting Improvements	L-3	03/25/21	-----
Architectural Plans			
Cover Sheet	A0.0	07/01/2020	-----
Ground Floor Plan	A2.1	07/01/2020	-----
First Floor Plan	A2.2	07/01/2020	-----
Roof Plan	A2.3	07/01/2020	-----
Exterior Elevations	A3.1	07/01/2020	-----
Exterior Elevations	A3.2	07/01/2020	-----
Stormwater Management and E&S Narrative Report	53 pages	07/07/20	03/31/21

ADDITIONAL PENNONI GENERAL COMMENTS

1. *Per Section 143-19 – Responsibility of owner – the owner of abutting property shall be responsible for keeping the curbs and sidewalks immediately in front of his property in good order and repair at his own expense. Based on our field reconnaissance, portions of existing curb and sidewalk/driveway apron are in poor condition. The owner should consider replacing the broken sidewalk blocks and depressed curbs along the Easton Road frontage to meet Township standards.*

   The Applicant has indicated that they are aware of their maintenance responsibilities. The Applicant shall replace any portion of existing damaged sidewalk, driveway aprons, and curbing within the right-of-way after major construction activities have concluded. We defer to the Township Codes department for further comment.

2. *We noted the following existing encroachments along the property perimeter as follows:*
   a. *A section of the adjacent property's (PARID: 30-00-33328-00-5, a.k.a. 2266 Jenkintown Rd) driveway is encroaching onto the church property along the northern side of the Jenkintown Road (SR 2027) driveway access. The property owner of the driveway should obtain an agreement with the Applicant for the encroachment.*
   b. *The existing split rail fence and a portion of the brick walk along the southern side of the driveway access (abutting PARID 30-00-33320-00-4, a.k.a. 2258 Jenkintown Rd) is encroaching onto the church property. The Applicant should confirm the ownership of this fence. The fence should be relocated within the property line of the owner if it does not belong to the church, or an agreement for the encroachment should be obtained.*
   c. *The existing 4' high chain link fence is encroaching onto the southwest corner of the adjacent property (PARID 30-22-33348-00-3, a.k.a. 2280 Jenkintown Rd). The Applicant should confirm the ownership of this fence, and consider relocating the fence or obtain an agreement with the property owner for the encroachment.*
   d. *The existing 4' high chain link fence separating the church property and the Abington School District. The Applicant should confirm the ownership of this fence. The fence should be relocated within the property line or an agreement should be obtained for the encroachments.*
   e. *The existing 4' high chain link fence separating the adjacent property (PARID: 30-00-14380-00-8, a.k.a. 435 Easton Rd) located south of the church property. The Applicant should confirm the ownership of this fence. The fence should be relocated within the property line or an agreement should be obtained for the encroachments.*

   The Applicant has indicated that they are aware of certain fence lines and pavement areas crossing property lines. Since the current project improvements do not abut any of the property lines in question, the Applicant has asked to defer these comments to a later time. We defer to the Township Codes department for further comment.

We received the following documents/reviews:

- SD/LD Application (July 13, 2020)
- Waivers Request letter (February 22, 2021)
- EAC Review (August 12, 2020)
- MCPC Review (August 25, 2020)
- Stormwater and E&S Narrative (July 7, 2020, and Last Rev. March 31, 2021)
- Zoning Hearing Board Decision (December 15, 2020)
- Aqua-PA Capacity Availability Letter (April 6, 2021)

- Sewer Review (April 8, 2021)
- Fire Marshal Approval (April 12, 2021)

We have not received the following documents/reviews:

- Descriptions and exhibits for all easements
- Stormwater BMP & Operations and Maintenance Agreement
- Financial Security escrow

SUMMARY

We recommend Preliminary/Final Minor Land Development plan approval contingent that the Applicant provides the above listed documents for review and approval.

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
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
George R. Wrigley, Director of Wastewater Utilities Department
John Rohrer, Fire Marshal
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC
New Life Presbyterian Church of Glenside, Applicant/Property Owner
Gary Tilford, PLS, Charles E. Shoemaker, Inc., Applicant's Engineer



To whom it may concern,
In regards to the plan for development at the New Life church 467 Easton Rd., the Shade Tree commission would like to make the following suggestions.

1. The entire site should be evaluated for moving towards conformance by increased green space.
2. Possibility for larger canopy trees to be installed. There would have to be some pavement remediation to allow for soil amendments and proper growing conditions.
3. Shade Tree would offer to assist in selecting locations, sizing the growing space and recommending species.

Thank you .

Sincerely,
Collin Watson
Chair

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR

JOSEPH C. GALE

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

August 25, 2020

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

Re: 20-0135-001
Plan Name: New Life Presbyterian Church of Glenside
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 23, 2020. We forward this letter as a report of our review.

BACKGROUND

New Life Presbyterian Church of Glenside has submitted a minor land development plan that would expand an existing church by 2,680 square feet. The development site is 467 Easton Road; the site has frontage on both Easton and Jenkintown Roads. The site is located in both the CS Community Service and R4 Low Density Residential Zoning Districts, and is served by public sewer and water. The applicant's site includes numerous dimensional nonconformities.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is consistent with MONTCO 2040: A Shared Vision—The Comprehensive Plan for Montgomery County. The plan designates the future land use category for this site as "Community

Mixed Use and Services." This category includes local community focal points that typically have a significant retail or institutional element with surrounding residential uses. These centers are located on major roads within the community and usually have a suburban character.

RECOMMENDATION

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

REVIEW COMMENTS

LANDSCAPING

A. Street trees are required at a rate of at least one per 40 linear feet, although they need not be evenly spaced [§2402.B.]. *Note: shade trees are also required by the Subdivision and Land Development Ordinance [§146-39.B.]*

B. Buffers.

   1. A medium-intensity parking lot perimeter buffer is required [§2402.A.5]. If the applicant has excess parking, some of the parking area could be converted to buffer area. Medium-intensity buffers have two physical configuration options, so where space is limited, the narrower option could be used.

   2. A medium-intensity property line buffer is required adjacent to residential uses [Figure 24.5].

C. Green Area. Parking lots shall have a minimum ten percent green area [§2402.A.6].

D. Planting Islands and Strips. The applicant is not required to provide planting islands and planting strips since the proposal does not meet the following conditions [§2402.A.2]:

> *Any new or existing parking lots where at least 50% of the parking spaces are being developed or modified, or where 15,000 square feet of existing parking area has been altered; and where such parking area has at least 50 stalls, shall be landscaped according to the following regulations.*

OTHER SITE ISSUES

A. Trash Enclosure. All solid waste shall be stored in covered containers, or in permanent structures designated principally for this use. All waste shall be placed within the building envelope. Where will the waste be stored? [§905.C.]

B. Bus Stop. We recommend the applicant coordinate with SEPTA regarding the bus stop on the applicant's Easton Road frontage.

C. Lighting. Information about lighting should be submitted so that it is possible to determine compliance with §2601.H. Lighting.

OTHER REQUIRED PLAN INFORMATION

A. Master Facilities Plan. Existing CS Community Service District land users are required to submit a master facilities plan to the township Planning Commission for review and comment as they are approved or revised by the institution [§905.E.].

B. Landscaping and Shade Tree Plan. Such plan is required by [§146-11.H].

> *Zoning Information Table. The zoning information table shows requirements for side yards and rear yards. Corner properties have two front yards and two side yards. However, this lot is arguably an "irregularly shaped lot." In such a case, the location of required yards will be determined by the Zoning Official. The determination will be based on the spirit and intent of this Ordinance to achieve an appropriate spacing and location of buildings on lot [§2601.O].*

C. Parking. What is the required number of parking spaces? Following is an excerpt from the zoning ordinance [§2304.E]:

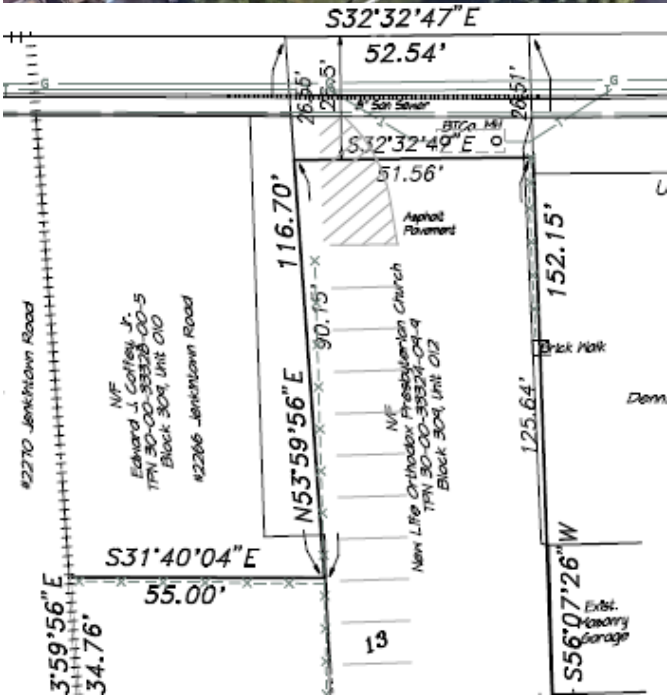
> *Use E-13A, B, and C: Places of Worship (Class 1, 2, and 3): 1 parking space for every three; people permitted by occupancy for the sanctuary and multipurpose rooms, plus 1 space for every 100 square feet of gross open floor area devoted to or capable of being used for assembly by patrons, guests, or members; plus 1 space for every 200 square feet of office area; plus 1 space for every 2 beds, if a residential use is involved. For special events, Places of Worship are encouraged to use temporary shared parking.*

D. Requested Clarifications.

1. Does the Ortolani – Rossana property have an access easement across the applicant's property?
2. Is part of the driveway on the Coffey property taking access from Jenkintown Road on the applicant's property? (see images, below)

E.




S32°32'47"E
52.54'
S32°32'49"E
51.56'
116.70'
N53°59'56"E
90.15'
152.15'
125.64'
S31°40'04"E
55.00'
3°59'56"E
34.76'
S56°07'26"W
Asphalt Pavement
Brick Walk
Exist. Masonry Garage
#2270 Jenkintown Road
#2266 Jenkintown Road
13

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 institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

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 (20-0135-001) on any plans submitted for final recording.

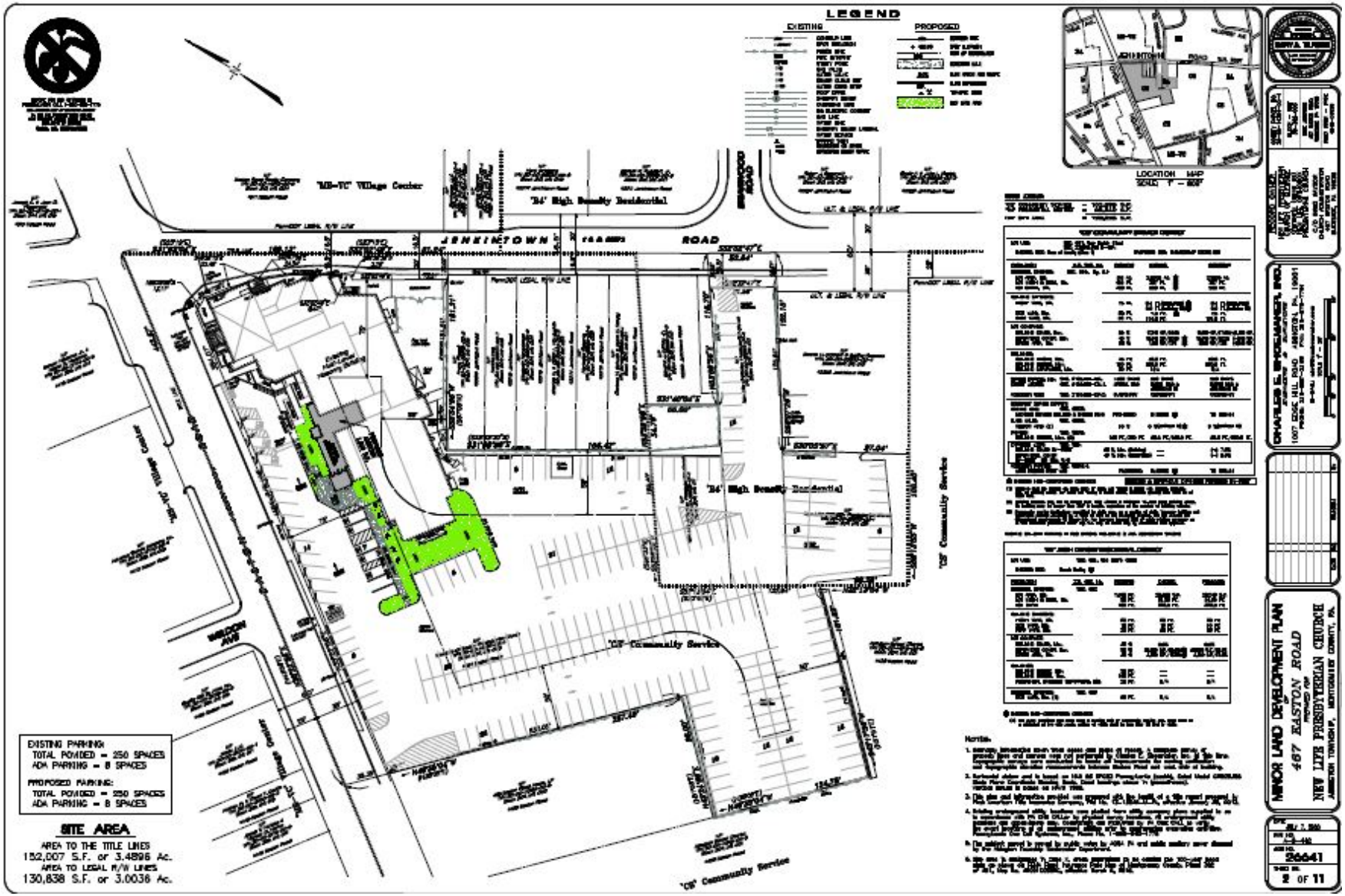
Sincerely,

Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: New Life Presbyterian Church of Glenside, Applicant
Gary A. Tilford, P.L.S., Charles E. Shoemaker Engineering, Applicant's Representative
Amy Montgomery, P.E., Director of Engineering and Code, Abington Township
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Manasa L. Kondreddi, EIT, McCormick Taylor
Steve D'Antonio, City Service Planning, SEPTA

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

Attachment A: Reduced Copy of Applicant's Plan



Attachment B: Aerial Image of Site



August 12, 2020

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development Plan for New Life Presbyterian Church – 467 Easton Road
Plan Set Date: July 07, 2020
EAC Review Date: August 12, 2020

Dear Chairperson Strackhouse:

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced site plan and offer the following comments.

Site Summary

Zone – CS – Community Service and R4 - High Density Residential
Existing Use – Place of Worship
Proposed Use – Expansion of Existing Use

This plan illustrates a proposed 1,340 square foot addition to the existing structure which includes a foyer with ADA elevator access. Improvements indicated are all within the CS portion of the property. The resulting addition will add to the overall building size, but due to some reconfiguration of the parking area will slightly reduce the site's impervious cover. According to plan set data:
Current building coverage is **16.6%** of total CS site area (17,014/102,598). Proposed Coverage would be **17.9%** (18,354/102,598). This is below current zoning requirement of 25%

Current impervious cover is at **92.6%** (95,014 sf). Minor alterations to the adjacent walkway and parking lot will reduce the impervious cover by 468 sf. The resulting impervious cover is therefore reduced to **92.2%.** It is a minor change and this high level of imperviousness is an existing non-conforming condition. The impervious cover maximum for the CS zoning district is 40%.

Natural Resources: None present on or adjacent to site.
Watershed – Tookany-Tacony/Frankford Creek Watershed

EAC Comments and Recommendations:
Due to the addition of new green space (lawn area along south side of building), there is a slight reduction in impervious cover. Therefore, the water volume control requirements of Abington's Stormwater Management Ordinance would not apply to this site. However, we are aware of the large amount of impervious surface at this location due to the 250-space parking lot. Impervious surfaces such as parking lots and buildings prevent the infiltration of rain runoff and can produce high volumes and velocity of water entering our storm sewer systems. Our storm sewers ultimately discharge directly to the nearest stream. High stormwater volume and velocity causes stream erosion and flooding. Parking lots, in

particular, can also contribute to the heat island effect (higher temperatures due to increased absorption of sunlight from large areas of asphalt which can increase temperatures in adjoining areas), and can increase the potential for surface pollutants such as oil, grease, coolants and other fluids from cars to be washed down our storm drains when it rains. In the winter, Salt used to de-ice parking lots can also contribute to elevated chloride levels in our streams.

Although the property owners are under no obligation to improve the current lot, we would like to offer some suggestions for their future consideration.
1. Consider converting some of the parking spaces to green spaces – Landscaping, using native grasses and shade trees, for example, make parking lots more aesthetically pleasing, enhance air quality and reduce heat island effects.
2. Consider adding parking islands which double as bioretention features to help slow and filter parking lot runoff, add shade, improve habitat, and improve aesthetics.

We encourage you to review an excellent guide developed by the Montgomery County Planning Commission, Green Sustainable Parking Guide which provides more detailed information on techniques and benefits of greening existing parking areas. We also would be thrilled to work with New Life Church to help you explore other sustainable practices on site.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

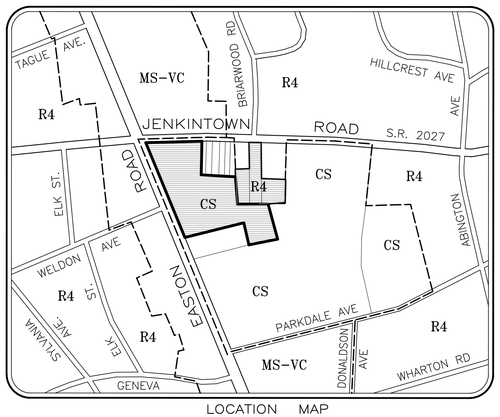
cc: Amy Montgomery
Richard Manfredi
EAC Members

MINOR
LAND DEVELOPMENT PLAN

NEW LIFE PRESBYTERIAN CHURCH

467 EASTON ROAD

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / DEVELOPER

NEW LIFE PRESBYTERIAN
CHURCH OF GLENSIDE
c/o GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE PA, 19038
215-576-0892x11

SITE ADDRESS

467 EASTON ROAD
GLENSIDE PA, 19038

* PLAN SHEETS 1, AND 2 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 3 THROUGH 11 INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

SHEET No.	CIVIL SITE PLANS	LAST REVISED
* 1 OF 11	COVER SHEET	7/7/2020
* 2 OF 11	MINOR LAND DEVELOPMENT PLAN	7/7/2020
3 OF 11	EXISTING SITE PLAN	7/7/2020
4 OF 11	RESOURCE & SITE ANALYSIS PLAN	7/7/2020
5 OF 11	SITE DEMOLITION PLAN	7/7/2020
6 OF 11	SITE GRADING PLAN	7/7/2020
7 OF 11	EROSION & SEDIMENT CONTROL PLAN	7/7/2020
8 OF 11	EROSION CONTROL DETAILS	7/7/2020
9 OF 11	CONSTRUCTION DETAILS	7/7/2020
10 OF 11	PAVEMENT MARKING & SIGN PLAN	7/7/2020
11 OF 11	AERIAL EXHIBIT PLAN	7/7/2020

ARCHITECT

ChurchArchitects, LLC
1325 Old Lincoln Highway
Langhorne, PA 19047
215-757-4548

OWNER OF RECORD	SITE ADDRESS	COUNTY PARCEL NO.	BLOCK/UNIT No.	DEED BOOK /PAGE No.
New Life Orthodox Presbyterian Church	467 Easton Road	30-00-14684-00-4	30-309-003	4943-01939
New Life Orthodox Presbyterian Church	Easton Road	30-00-33328-10-4	30-309-011	4943-01939
New Life Orthodox Presbyterian Church	Easton Road	30-00-33324-09-9	30-309-012	4943-01939
New Life Orthodox Presbyterian Church	Easton Road	30-00-33323-00-1	30-309-031	4943-01939

CIVIL ENGINEERS / LAND SURVEYORS

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RICHARD A. STONEBACK — ENGINEER PE-024615-E

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

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____,
before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania,
residing in _____ County, personally appeared
XXXXXXX, who acknowledged himself to be the XXTITLEXX of New Life Presbyterian
Church of Glenside, and that as TITLE, and being authorized to do so,
he executed the foregoing plan by signing that the said organization is the owner of
the designated land, that all necessary approvals of the plan have been obtained and
is endorsed thereon, and desire that the forgoing plan may be duly recorded.

_____ My Commission Expires

_____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, XXXXX, XXTITLEXX of New Life Presbyterian Church do hereby certify
that the title of the property is in the name of New Life Presbyterian Church of Glenside
(formerly known as New Life Orthodox Presbyterian Church), as
recorded in the office for recording of deeds in Deed Book 4943 Page 01939, Co. Parcel
No. 30-00-14684-00-4 (Blk 309, Unit 003). No. 30-00-33328-10-4 (Blk. 309, Unit 011)
No. 30-00-33324-09-9 (Blk. 309, Unit 012) & No. 30-00-33323-00-1 (Blk. 309, Unit 031).

_____
TITLE - XXXXXXXXX

MCPC No. 20-0XXX-0XX

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA. in Plan Book _____ Page No. _____ on the _____ day of _____, 20 ____.

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20 ____.

_____
President

Attest _____
Secretary

_____
Engineer

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as) NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

COUNTY PARCEL NO. 30-00-14684-00-4
BLOCK - UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE PA, 19038
DEED BOOK - PAGE 4943-01939

CHARLES E. SHOEMAKER, INC. *ENGINEERS & SURVEYORS*
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE 1" = 30'
0' 15' 30' 60' 90'

DATE	NO	REVISION	BY

SITE PLAN
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

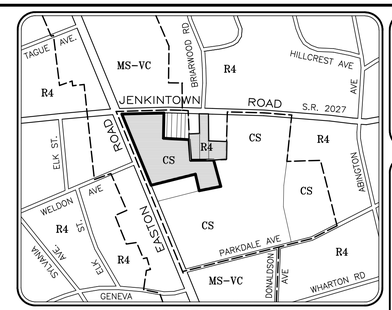
DATE JULY 7, 2020
DWG NO. A-9-441
JOB NO. 26641
SHEET NO. 1 OF 11

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!!

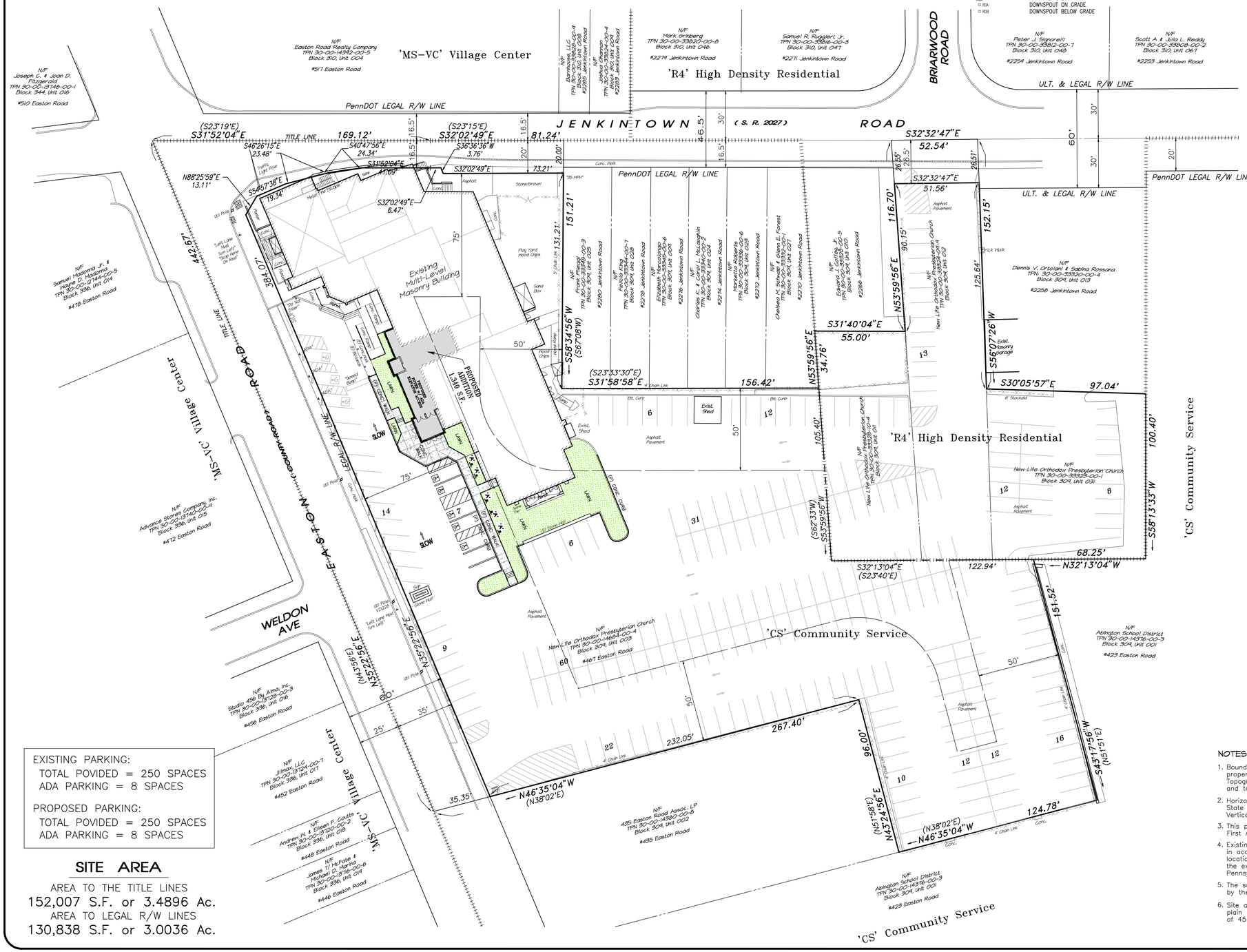
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20201530622

LEGEND

EXISTING		PROPOSED	
250	CONTOUR LINE	385	CONTOUR LINE
+ 394.07	SPOT ELEVATION	+ 402.96	SPOT ELEVATION
	FENCE LINE	LOD	LIMIT OF DISTURBANCE
	FIRE HYDRANT		CONCRETE WALK
PE592	UTILITY POLE	2.0%	FLOW ARROW AND SLOPE
GV	GAS VALVE	DEP.	CURB DEPRESSION
WV	WATER VALVE		TRAFFIC SIGN
CO	SEWER CLEAN OUT		NEW LAWN AREA
WCS	WATER CURB STOP		
RD	ROOF DRAIN		
S	SANITARY SEWER		
E	OVERHEAD WIRE		
E	UG ELECTRIC CONDUIT		
G	GAS LINE		
W	WATER LINE		
LAT	SANITARY SEWER LATERAL		
WS	WATER SERVICE		
	TRAFFIC SIGN		
RDA	DOWNSPOUT ON GRADE		
RDB	DOWNSPOUT BELOW GRADE		



LOCATION MAP
SCALE: 1" = 800'


N/F Easton Road Realty Company TPN 30-00-14982-00-5 Block 310, Unit 004 #517 Easton Road
'MS-VC' Village Center
'R4' High Density Residential
N/F Joseph C. & Joan D. Fitzgerald TPN 30-00-13748-00-1 Block 344, Unit 016 #510 Easton Road
PennDOT LEGAL R/W LINE
JENKINTOWN ROAD (S.R. 2027)
BRIARWOOD ROAD
ULT. & LEGAL R/W LINE
N/F Mark Gribberg TPN 30-00-35828-00-8 Block 310, Unit 046 #2274 Jenkintown Road
N/F Samuel R. Ruggieri, Jr. TPN 30-00-35816-00-3 Block 310, Unit 047 #2271 Jenkintown Road
N/F Peter J. Signorelli TPN 30-00-35812-00-7 Block 310, Unit 048 #2254 Jenkintown Road
N/F Scott A. & Julia L. Ready TPN 30-00-33808-00-2 Block 310, Unit 067 #2253 Jenkintown Road
(S23°19'E) S31°52'04"E 169.12' TITLE LINE
(S23°15'E) S32°02'49"E 81.24'
S32°32'47"E 52.54'
S32°32'47"E 51.56'
S40°26'15"E 23.48'
S40°47'56"E 24.34'
S36°36'36"W 3.76'
S31°52'04"E 4.09'
S32°02'49"E 73.21'
N88°25'59"E 13.11'
S56°57'38"E 19.34'
S32°02'49"E 6.47'
Existing Multi-Level Masonry Building
PROPOSED ADDITION 1,340 S.F.
EXISTING MASONRY GARAGE TO BE REMOVED
Play Yard Wood Chips
Sand Box
Asphalt
Stone/Gravel
Concrete
Brick Walk
Asphalt Pavement
Wood Chips
Metal Light Pole
Traffic Light Pole
Utility Pole
Guy Wire
Gas Valve
Water Valve
Sewer Clean Out
Water Curb Stop
Roof Drain
Left Line Multi-Level Masonry Building
Left Line Masonry Garage
Left Line Masonry Garage Off Roof
Left Line Masonry Garage Off Roof
Left Line Masonry Garage Off Roof

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!!

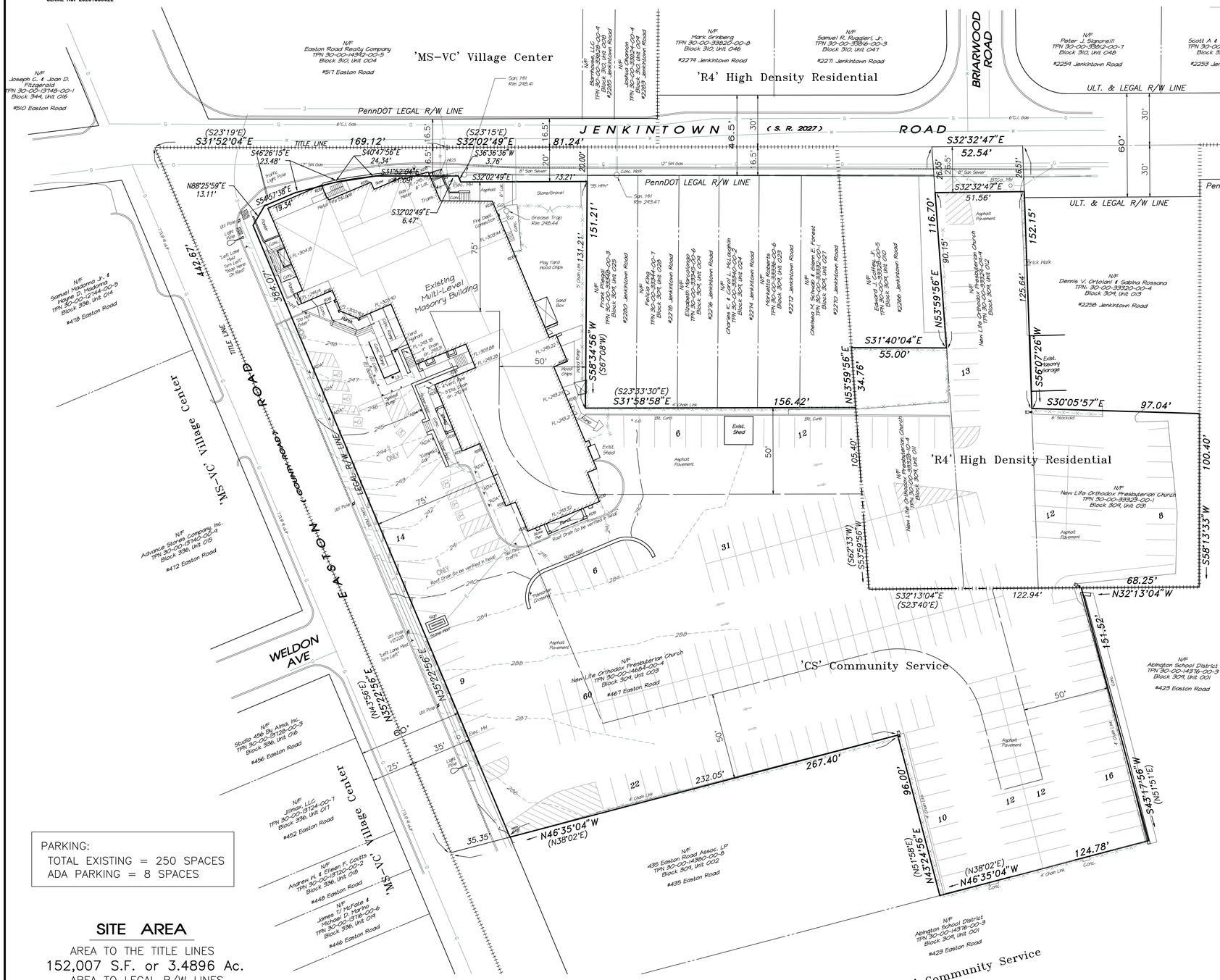
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SERIAL NO. 20201530622

REFERENCE PLANS:

a) Plot Plan made for New Life Presbyterian Church by Lewis & Rodgers Architects dated April 25, 1988.

b) Final Plan, New Life Orthodox Presbyterian Church prepared by Eastern Engineers and Surveyors, Inc., dated April 11, 1990.

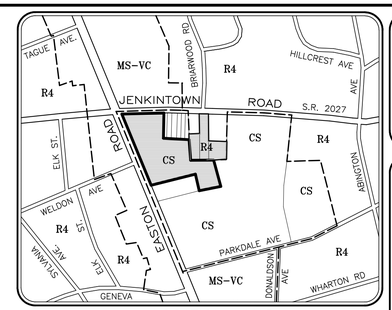
c) Plan Showing right-of-Way to be Acquired by Abington Townhip for Construction of a curb and sidewalk Through Property of New Life Orthodox Presbyterian Church, prepared by BCM Engineers dated June 16, 2011 recorded in Deed Book 5811, Page 0199.



LEGEND

EXISTING

- 250 — CONTOUR LINE
- + 354.07 — SPOT ELEVATION
- FENCE LINE
- FH — FIRE HYDRANT
- PE592 — UTILITY POLE
- GV — GAS VALVE
- WV — WATER VALVE
- CO — SEWER CLEAN OUT
- WCS — WATER CURB STOP
- RD — ROOF DRAIN
- SANITARY SEWER
- OVERHEAD WIRE
- E — UG ELECTRIC CONDUIT
- G — GAS LINE
- W — WATER LINE
- LAT — SANITARY SEWER LATERAL
- WS — WATER SERVICE
- TRAFFIC SIGN
- RDA — DOWNSPOUT ON GRADE
- RDB — DOWNSPOUT BELOW GRADE



LOCATION MAP
SCALE: 1" = 800'

SITE AREAS:

'CS' COMMUNITY SERVICE	=	102,598 S.F.
'R4' RESIDENTIAL DISTRICT	=	28,240 S.F.
NET SITE AREA	=	130,838 S.F.

'CS' COMMUNITY SERVICE DISTRICT

LOT USE: SEC. 901, Use Matrix Chart
SEC. 2103.E.Use E-13A.
EXISTING USE: Place of Worship (Class 1)

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
DIMENSIONAL STANDARDS:	SEC. 904., Fig. 9.4		
LOT AREA, Min.		5.0 Ac.	2.3553 Ac ✱
LOT WIDTH @ BSBL, Min.		400 FT.	387 FT.
LOT DEPTH, Min.		400 FT.	360 FT. ✱
BUILDING SETBACKS:			
FRONT YARD, Min.		75 FT.	8.4 FT. (Easton Road.) ✱ 0.0 FT. (Jenkintown Rd) ✱
SIDE YARD, Min.		50 FT.	7.5 FT. ✱
REAR YARD, Min.		50 FT.	151.8 FT.
LOT COVERAGE:			
BUILDING COVER, Max.		25 %	17,014 S.F./16.6%
IMPERVIOUS COVER, Max.		40 %	95,014 S.F./92.6% ✱
GREEN AREA, Min.		62 %	7,584 S.F./7.4% ✱
BUILDINGS:			
BUILDING HEIGHT, Max.		45 FT.	39.8 FT.
BUILDING LENGTH, Max.		160 FT.	230.9 FT.
BUILDING SEPARATION, Min.		30 FT.	N/A
SEATING CAPACITY, Max.	SEC. 2103.E.E-13A.	>300 SEATS	350 SEATS
STREET ACCESS	SEC. 2103.E.E-13A.1.	ARTERIAL ROAD	EASTON ROAD & JENKINTOWN RD
ACCESSORY USES	SEC. 2103.E.E-13A.2.	CUSTOMARY	CUSTOMARY
PARKING LOTS:	SEC. 903.B.		
LOCATION BETWEEN BUILDING & EASTON ROAD		PROHIBITED	EXISTING ✱
BLANK WALLS:	SEC. 903.D.		
WINDOW AREA (1)		10 %	0 % (Jenkintown Rd) ✱
FACADES:	SEC. 903.E.		
BUILDING LENGTH, Max. (2)		160 FT./320 FT.	85.6 FT./230.9 FT.
EXPANSION ≤25%:	SEC. 904.		
BUILDING COVER BY-RIGHT		25 %, Max. (Building)	--
IMPERVIOUS COVER BY-RIGHT (3) (Fig. 9.4)		40 %, Max. (Impervious)	--
ACCESSORY PARKING: WITHIN REQUIRED FRONT YARD	SEC. 905.G.4.	PROHIBITED	EXISTING ✱

✱ EXISTING NON-CONFORMING CONDITION

(1) Windows shall be located on each story of each wall facing a public way (street, sidewalk, trail, or parking area). For each wall facing a public street, minimum glazing area shall be at least 10%.

(2) Building facades may not be longer than 160' without a minimum 10-foot deep building offset. No building may be longer than 320' in length, regardless of the number of building offsets.

(3) Community service institutions permitted by right may, as a matter of right, increase building and impervious surface coverage by a total of 25% of the coverage existing, but not exceed the dimensional requirements of Figure 9.4. Any increase beyond 25% of such existing coverage up to the maximum permitted under Fig. 9.4 may be made only by conditional use approval.

EXISTING ON-SITE PARKING = 250 SPACES INCLUDING 8 ADA ACCESSIBLE SPACES

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

LOT USE: SEC. 601, Use Matrix Chart
EXISTING USE: Church Parking ✱

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
DIMENSIONAL STANDARDS:	SEC. 602		
LOT AREA, Min.		7,500 FT.	28,240 S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	51.56 FT.
LOT DEPTH		100 FT.	229.5 FT.
BUILDING SETBACKS:			
FRONT YARD, Min.		20 FT.	20 FT.
SIDE YARD, Min.		10 FT.	10 FT.
REAR YARD, Min.		25 FT.	25 FT.
LOT COVERAGE:			
BUILDING COVER, Max.		40 %	0.0%
IMPERVIOUS COVER, Max.		55 %	23,850 S.F./84.5% ✱✱
GREEN AREA, Min.		45 %	4,390 S.F./15.5% ✱✱
BUILDINGS:			
BUILDING HEIGHT, Max.		35 FT.	--
BUILDING LENGTH, Max.		100 FT.	--
RESIDENTIAL DWELLING SEPARATION, Min.		20 FT.	N/A
DIMENSIONAL STANDARDS:	SEC. 603		
SIDE YARD, Min. (1)		20 FT.	N/A

✱ EXISTING NON-CONFORMING CONDITION

(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

PARKING:
TOTAL EXISTING = 250 SPACES
ADA PARKING = 8 SPACES

SITE AREA

AREA TO THE TITLE LINES
152,007 S.F. or 3.4896 Ac.
AREA TO LEGAL R/W LINES
130,838 S.F. or 3.0036 Ac.

NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
2. Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geiod Model G2003U08 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988.
3. This plan and information provided was prepared with the benifit of a title report prepared by First American Title Insurance Company, File No. 13-13642-M-FA, effective January 25, 2013.
4. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALLor by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776
5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.

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

COUNTY PARCEL NO. 30-00-14304-00-4
BLOCK - UNIT 30-309 - 003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK - PAGE 4943-01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as) NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 30'
0' 15' 30' 60' 90'

NO	DATE	REVISION	BY

EXISTING SITE PLAN OF 467 EASTON ROAD

PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-443
JOB NO. 26641
SHEET NO. 3 OF 11

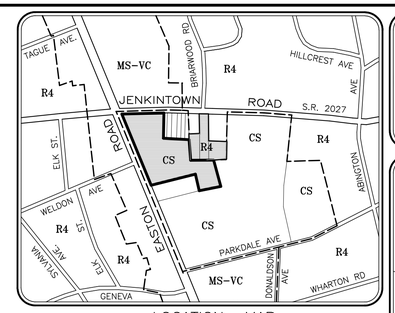
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SERIAL NO. 20201530622

LEGEND

EXISTING

250	CONTOUR LINE	UGE	UG ELECTRIC CONDUIT
+ 359.07	SPOT ELEVATION	G	GAS LINE
	FENCE LINE	W	WATER LINE
FH	FIRE HYDRANT	LAT	SANITARY SEWER LATERAL
PE592	UTILITY POLE	W S	WATER SERVICE
GV	GAS VALVE		TRAFFIC SIGN
WV	WATER VALVE	RDA	DOWNSPOUT ON GRADE
CO	SEWER CLEAN OUT	RDB	DOWNSPOUT BELOW GRADE
WCS	WATER CURB STOP		SOIL BOUNDARY LINE
RD	ROOF DRAIN		ZONING DISTRICT BOUNDARY
	SANITARY SEWER	T	TELEPHONE CONDUIT
	OVERHEAD WIRE	COM	COMMUNICATION CONDUIT
		LL	LIGHT POST



LOCATION MAP
SCALE: 1" = 800'

SOIL CLASSIFICATIONS

SYMBOL	SOILS
UgB	Urban land, 0 to 8% slopes
UugB	Urban land–Udorthents, schist and gneiss complex, 0 to 8% slopes

On-site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

WOODLANDS

WOODLANDS TO BE PRESERVED

STEEP SLOPES

SLOPES <15%
SLOPES 15% – 25%
SLOPES >25%

PRECAUTIONARY SLOPE: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run.

PROHIBITIVE SLOPE: those slopes greater than 25% measured over a ten foot run.

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	DISTURBED AREA (S.F.)	PRESERVED AREA (S.F.)	% PRESERVED AREA (%)	MINIMUM PRESERVED AREA (%)
WOODLANDS (FOREST)	0	0	0	100%	25% MIN.
NATURAL SLOPES:					
15–25%	0	0	0	100%	75% MIN.
> 25%	0	0	0	100%	90% MIN.

NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
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5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100–year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.
7. Soil classification taken from the USDA–NRCS Sole Survey of Montgomery County, PA., version 14 September 17, 2019. Soils on site are clssified as: UgB – Urban Land, 0 to 8 percent slopes, and UugB – Urban Land–Udorthents, schist and gneiss complex, 0 to 8 percent slopes:

SITE AREA

AREA TO THE TITLE LINES
152,007 S.F. or 3.4896 Ac.
AREA TO LEGAL R/W LINES
130,838 S.F. or 3.0036 Ac.

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0' 15' 30' 60' 90'

DATE	NO	REVISION	BY

RESOURCE & SITE ANALYSIS PLAN
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE
JULY 7, 2020
DWG NO.
A–9–444
JOB NO.
26641
SHEET NO.
4 OF 11

LEGEND

EXISTING		PROPOSED	
250	CONTOUR LINE	(3)	CONCRETE CURB/WALL TO BE REMOVED
+ 254.67	SPOT ELEVATION	(3)	PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
	FENCE LINE		PAVEMENTS TO BE REMOVED & DISPOSED
FH	FIRE HYDRANT	LOD	LIMIT OF DISTURBANCE (LOD)
PE592	UTILITY POLE		CONC. WALKS TO BE REMOVED & DISPOSED
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
WCS	WATER CURB STOP		
RD	ROOF DRAIN		
	SANITARY SEWER		
	OVERHEAD WIRE		
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G	GAS LINE		
W	WATER LINE		
LAT	SANITARY SEWER LATERAL		
WS	WATER SERVICE		
	TRAFFIC SIGN		
RDA	DOWNSPOUT ON GRADE		
RDB	DOWNSPOUT BELOW GRADE		

LIST OF DEMOLITION ITEMS:

1. REMOVE ASPHALT PAVEMENT
2. REMOVE CONCRETE CURB
3. REMOVE CONCRETE/STONE WALL
4. REMOVE CONCRETE WALK
5. REMOVE STORM DRAIN
6. REMOVE SIGN
7. REMOVE BOLLARD
8. REMOVE BUILDING STRUCTURE

DEMOLITION NOTES:

1. Contractor shall visit site prior to bid and investigate items requiring demolition to determine full extent of work required. Materials are noted generally on this plan.
2. Structures are noted generally on this plan. All concrete, lights, signs, trees, bituminous paving etc. and all miscellaneous debris materials demolished shall not be buried on the subject site and removed. All excavated material and debris (solid waste) shall be deposed of in accordance with all Township, County, State, and Federal laws and applicable codes. The Contractor shall properly remove and dispose of hazardouse/unsuitable material off-site in accordance with all applicable codes, ordinances, and laws.
3. Contractor shall ensure all permits and approvals have been obtained and valid. Copies of approved Erosion Control Plans, Details, and Reports are to remain on-site for review. Erosion and sedimentation controls must be in place prior to commencing excavation activities.
4. Tree protection fencing shall be in place, inspected, and approved by the Township Landscape Architect prior to any site disturbance. See Landscape Plans for tree protection fencing details and installation guidelines.
5. This plan is to be used in conjuntion with the Erosion Control Plan, Erosion Control Detail Plan and "Stormwater Management And Erosion Control Narrative".
6. All Maintenance and Protection of Traffic during construction shall be in accordance with applicable Figures as provided in PennDOT Publication 213, "Work Zone Traffic Control Guidelines", January 2006, or most current.
7. The General Site Contractor shall be responsible for the coordination of interrupted utility services if necessary, including ELECTRIC, TELEPHONE, GAS, AND WATER Etc., between the the Owner, and the local utility companies. All utilities and services, including but not limited to gas, water, electric, sanitary, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the requirements of the applicable utility notification system to locate all the underground utilities.
8. Existing underground utility pipes to be abandoned shall be completely removed unless specifically noted otherwise by the Township engineer or utility provider.
9. Charles E. Shoemaker, Inc. assumes no responsibility for the information shown or not shown regarding underground storage tanks and environmental issues.
10. Site materials which are removed through demolition such as bituminous paving shall be recycled, or disposed of in accordance with the Department of Environmental Protection Solid Waste Management Regulations per 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at this site.
11. A complete inspection for contaminants, by a licensed environmental testing agency, of all buildings and/or structures to be removed shall be done in accordance with all applicable Local, State, and Federal environmental regulations. All environmental work including hazardous materials, soils, asbestos, or other referenced or implied herein is solely the responsibility of the Owner's Environmental Consultant.
12. In the absence of specific requirements, the Contractor shall perform earth movement activities, demolition and removal of all foundation walls, footings, and other materials within the limits of disturbance in accordance with direction by Owner's Geotechnical Engineer.
13. The Contractor is responsible to safeguard the site as necessary to perform the demolition in such a manner as to prevent the unauthorized entry of persons at any time.
14. The Demolition Contractor is responsible for all repairs of damage to all items that are to remain as a result of his activities.

LIMIT OF DISTURBANCE = 0.31 Ac.

EASTON ROAD (COUNTY ROAD)

LEGAL R/W LINE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

CHARLES E. SHOEMAKER, INC.
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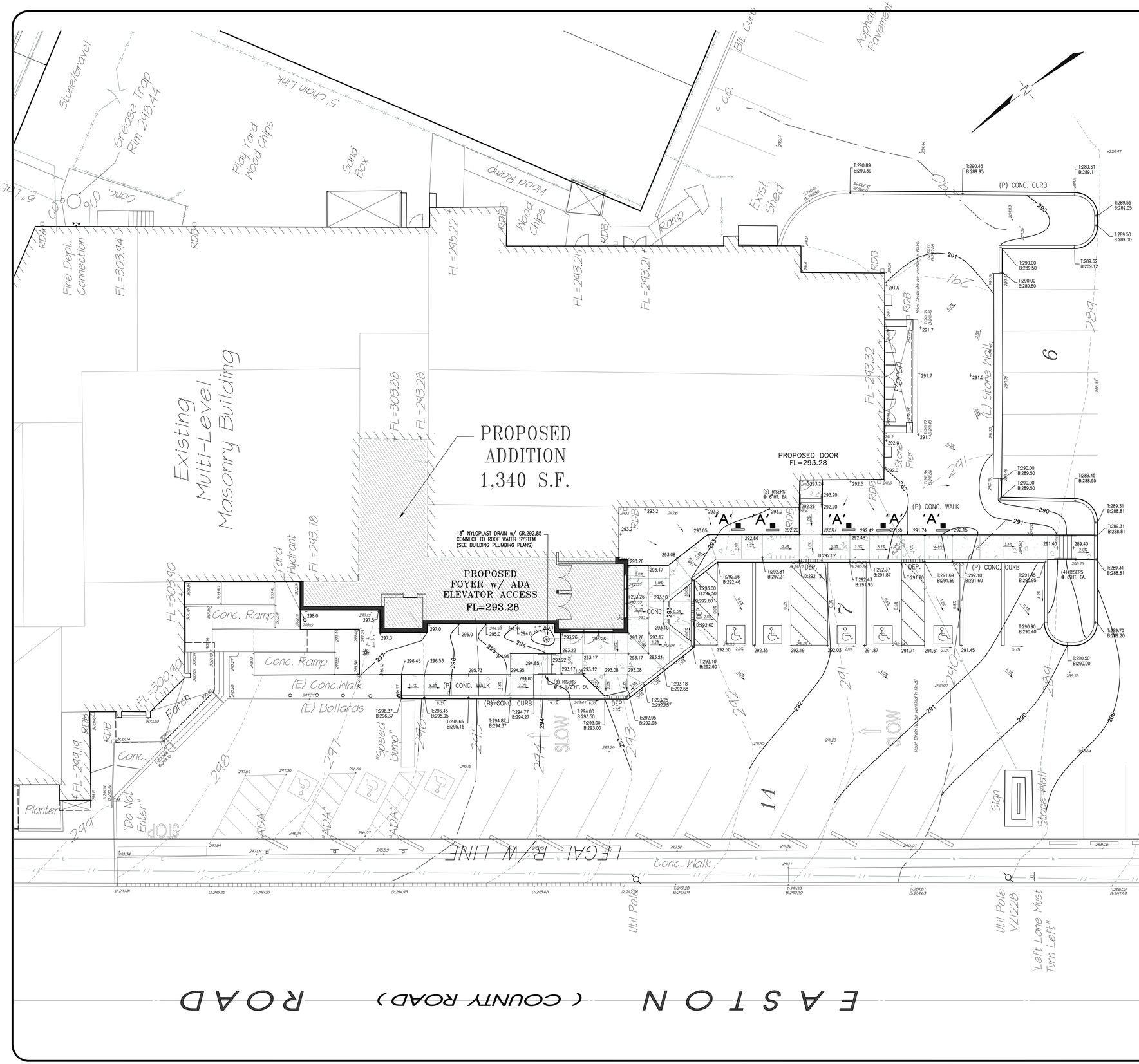
COUNTY PARCEL NO.	BLOCK – UNIT	SITE ADDRESS	DEED BOOK – PAGE
30-00-14364-00-4	30-309-003	467 EASTON ROAD GLENSIDE, PA 19038	4943-01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

NO	DATE	REVISION	BY

DEMOLITION PLAN
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-445
JOB NO. 26641
SHEET NO. 5 OF 11



LEGEND

EXISTING		PROPOSED	
385	CONTOUR LINE	385	CONTOUR LINE
+402.96	SPOT ELEVATION	+ 402.96	SPOT ELEVATION
-x-x-x-x-x-	FENCE	LOD	LIMIT OF DISTURBANCE
FH	FIRE HYDRANT		CONCRETE WALK
PE592	UTILITY POLE	2.0%	FLOW ARROW AND SLOPE
GV	GAS VALVE	DEP.	CURB DEPRESSION
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
WCS	WATER CURB STOP		
	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
	TRAFFIC SIGN		
RDA	DOWNSPOUT ON GRADE		
RDB	DOWNSPOUT BELOW GRADE		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 30-00-14364-00-4
BLOCK – UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4943-01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR CHURCH ADMINISTRATOR 467 EASTON ROAD GLENSIDE, PA 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

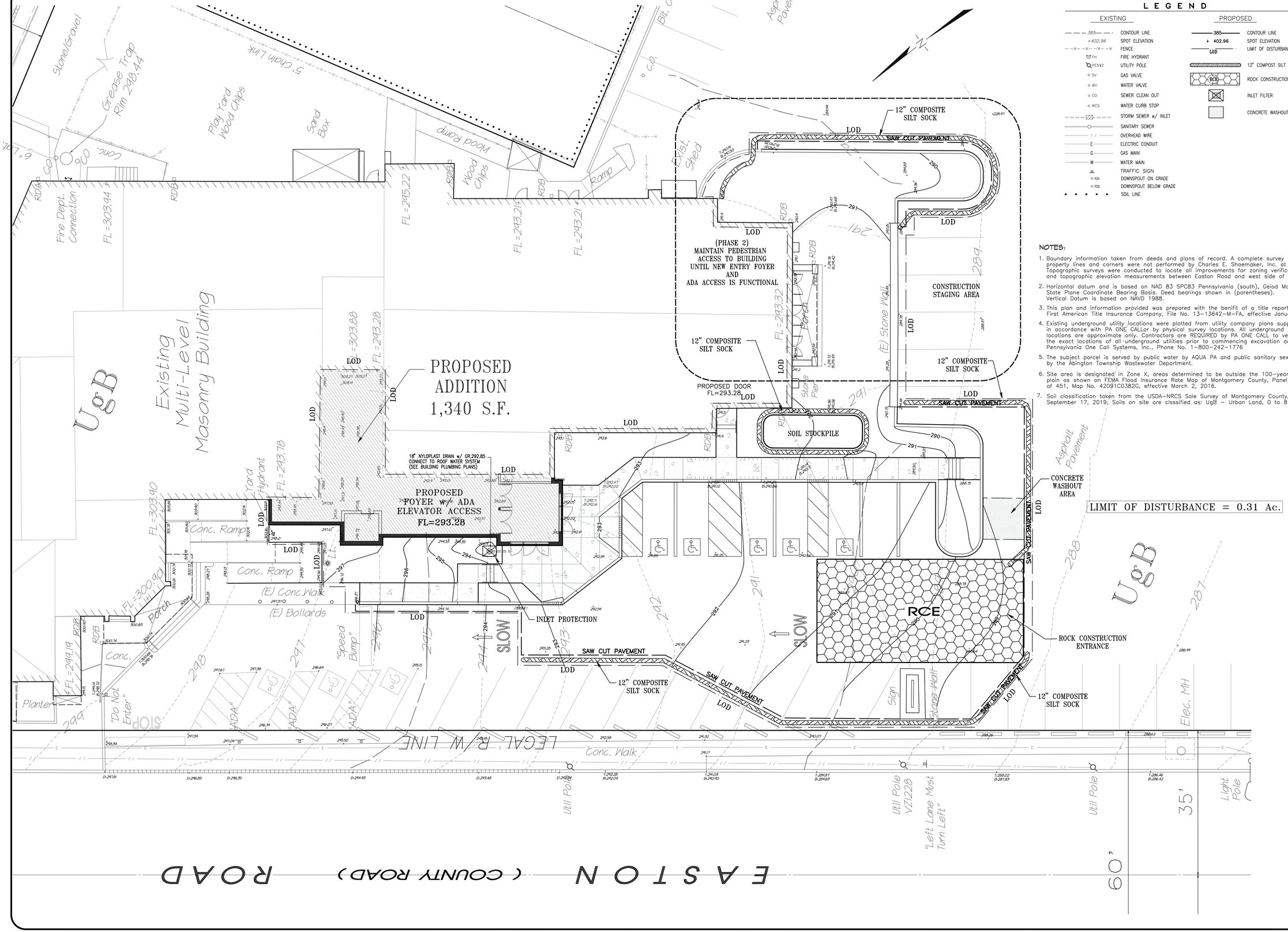
SCALE 1" = 10'
0' 5' 10' 20' 30'

NO.	REVISION	BY	DATE

GRADING PLAN OF 467 EASTON ROAD

PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-446
JOB NO. 26641
SHEET NO. 6 OF 11



NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
2. Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geiod Model G2003U08 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988.
3. This plan and information provided was prepared with the benifit of a title report prepared by First American Title Insurance Company, File No. 13-13642-M-FA, effective January 25, 2013.
4. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALLor by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776
5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.
7. Soil classification taken from the USDA-NRCS Sole Survey of Montgomery County, PA., version 14 September 17, 2019, Soils on site are classified as: UgB - Urban Land, 0 to 8 percent slopes:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 30-00-14364-00-4
BLOCK - UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK - PAGE 4943-01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7751
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 10'
0' 5' 10' 20' 30'

NO.	REVISION	BY

EROSION CONTROL PLAN
OF 467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-447
JOB NO. 26641
SHEET NO. 7 OF 11

SEQUENCE OF CONSTRUCTION

SEQUENCE NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to the start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6". Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. Soil tests are also recommended to determine actual lime and fertilizer needs.
3. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations.
4. All water pumped from work areas shall be pumped through a properly situated filter bag.
5. Cessation of earthmoving activity for 4 days or longer rquires temporary stabilization.
6. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
7. After project is completed and all disturbed areas have been stabilized, an as-built survey must be performed and provided to the Township.

CONSTRUCTION SEQUENCE:

1. At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer, and the Montgomery County Conservation District to a Pre-Construction meeting. Also, 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 buried utilities locations.
2. Saw cut edge of pavements prior to excavation of bituminous during the initial construction phase. maintain portion of the existing pavement (8' width) for temporary access to church doors from rear parking lot on south side of building. Remove asphalt from phase 2 after public has access to new foyer entrance.
3. Install rock construction entrance as shown on E&S Plan.
4. Follow demolition shown on the Demolition Plan, sheet 5 of 11, and remove all debris from site.
5. Begin foundation of building addition and internal renovations.
6. Install new exterior exit door located near the southwest corner of the existing building.
7. Construct and stabilize curbing throughout site.
8. Construct and stabilize concrete walkways.
9. Remove rock construction entrances and install bituminous base course.
10. Import topsoil and final grade site areas. Upon completion of the final grading, install landscaping and apply permanent seeding and mulch until proper vegetation cover is established.
11. Install final asphalt wearing course on all disturbed pavement areas, followed by pavement markings and installing signs.
12. After final site stabilization has been achieved, remove protection devices. Areas disturbed during removal of the BMP's must be stabilized immediately. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
13. After new additon foyer is functionable to the public, remove temporary access walk, top soil, seed and mulch phase 2.
14. Construction activities are expected to commence in the Fall of 2020 and be completed within one (1) year.

TEMPORARY SEEDING REQUIREMENTS

SPECIES	SEEDING RATE (lb./Ac.)
FOR SPRING SEEDING (UP TO JUNE 15)	
Annual Ryegrass	40
or spring oats,	96 (3 bu)
or spring oats plus ryegrass,	64 oats (2 bu) plus 20 lb annual or perennial ryegrass
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 to AUGUST 15)	
Annual Ryegrass,	40
or Japanese or foxtail millet,	35
or sudangrass,	40
or spring oats,	96 (3 bu)
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SUMMER AND FALL SEEDING (AUGUST 16 AND LATER)	
Annual Ryegrass,	40
or winter rye,	168 (3 bu)
or winter wheat,	180 (3 bu)
or spring oats	
(can be used but winter kills)	96 (3 bu)

NOTES:

1. Upon completion of an earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation. During the non-growing season, PADEP requires that 1.5 tons per acre of mulch be applied. Permanent stabilization must be accomplished within nine months after the end of the most construction season. Disturbed areas which are not at final grade and which will be disturbed one year shall be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finish grade or will not be redisturbed within one year must be seeded and mulched with permanent seed mixture and mulch.
2. MULCHING: Mulches alone help protect areas from erosion. Mulches also provide initial protection if area is to be seeded later. Use hay or straw at a rate of 3 tons per acre.
3. SITE PREPARATION: Apply 1 ton of agricultural-grade limestone per acre, plus fertilizer at the rate of 50-50-50 (50 pounds of N, 50 pounds of P2O5, and 50 pounds of K2O) per acre, and work in where possible.
4. Topsoil stockpiles must be seeded and mulched immediately.

PERMANENT SEEDING REQUIREMENTS

MIX No.	SPECIES	SEEDING RATE	MIX No.	SPECIES	SEEDING RATE
2	Tall Fescue, or Fine Fescue, or Kentucky Bluegrass, plus Redtop, or Perennial Ryegrass	75 lb./Ac. 40 lb./Ac. 30 lb./Ac. 3 lb./Ac. 20 lb./Ac.	4	Birdsfoot Trefoil, plus Reed Canarygrass	10 lb./Ac. 15 lb./Ac.
3	Birdsfoot Trefoil, plus Tall Fescue	10 lb./Ac. 35 lb./Ac.	10	Tall Fescue, plus Fine Fescue	60 lb./Ac. 15 lb./Ac.

NOTES:

1. Seeding rates are for pure live seed, seeding rate shall be adjusted by percent germination.
2. Mixture No. 2 is suitable for frequent mowing. Do not cut shorter than 4 inches.
3. Keep Redtop seeding rate to that indicated. This species has small seeds and is very competitive.
4. Diversion channels, detention basins, and sediment traps or berms shall be seeded and mulched immediately.
5. Due to the absence of soil tests, the site shall be prepared by the application of at least 6 tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P2O5, and 200 pounds of K2O) per acre. Work lime and fertilizer into the soil deeply where possible.
6. After seeding, mulch with hay or straw at a rate of 3 tons per acre.
7. For best results, grass and legume seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Legume seedings need a growing period of at least ten to twelve weeks to produce seedlings sufficiently large and hardy to survive the winter. Grasses generally require at least four to six weeks of growth prior to hard frosts. It is suggested that legumes be seeded before August 15 in southeastern Pennsylvania (corn maturity zone 4).
8. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. The depth of topsoil replaced should be equal to the predevelopment depths or at least 6". Soil tests are also recommended to determine acual lime and fertilizer needs.

RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS

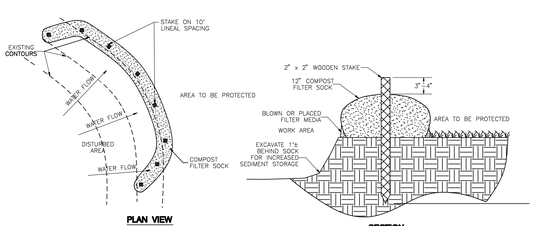
AREA	MIXTURE
Slopes and banks (unmowed)	3
(mowed)	2 or 10
Drainage swales	2, 3 or 4
Utility Right-of-Way	3
Lawns	2, 3 or 10

MULCHING REQUIREMENTS

All conservation and erosion control areas, whether seeded with a drill, broadcasted, or hydroseeded, should be mulched to reduce soil erosion and to aid seed germination and seedling establishment. Grass hay and cereal straw are preferred mulches and should be applied to provide a loose layer 0.75 to 1 inch deep. Generally, 2 tons of mulch per acre are sufficient. As a guideline, thickness of a uniformly distributed loose hay stem layer is approximately 1 inch. Straw or hay should not be applied in finished condition during application, a thicker layer is required. Twice these rates for mulch is recommended.

CAUTION: Hay mulch may introduce undesirable weeds; use clean mulch if weeds might be a problem.

Long straws and stems are more readily anchored in place and afford seedling plants more protection than does chopped straw or hay. Mulches of hay or straw may be tied down with asphalt netting of various types or with asphalt emulsion or cutback asphalt at a rate of 100 to 150 gallons per acre. Application of cellulose fiber over straw or hay mulch at a rate of 800 to 1000 pounds per acre also is an excellent way to tack or hold the mulch in place.



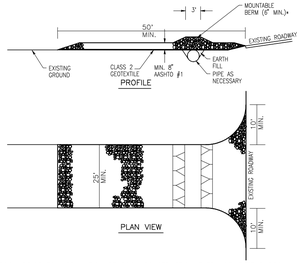
PLAN VIEW SECTION

NOTES:

1. Sock fabric shall meet standards of Table 4.1 (363-2134-008/March 31, 2012/Page 63). Compost shall mee the standards of Table 4.2 (363-2134-008/March 31, 2012/Page 64).
2. Compost sock shall be placed at existing level grade. Both ends of the sock shall be extended at least 8 feet up slope at 45 degrees to the main sock alignment as shown on detail. Maximum slope length above any sock shall not exceed that shown on Figure 4.2 (363-2134-008/March 31, 2012/Page 66). Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.
3. Traffic shall not be permitted to cross filter socks.
4. Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and disposed of in a manner described elsewhere in the plan.
5. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to the manufacturer's specifications of replaced within 24 hours of inspection.
5. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
6. Upon stabilization of the area tributary to the sock, stakes should be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

COMPOST FILTER SOCK DETAIL

N.T.S.



NOTES:

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

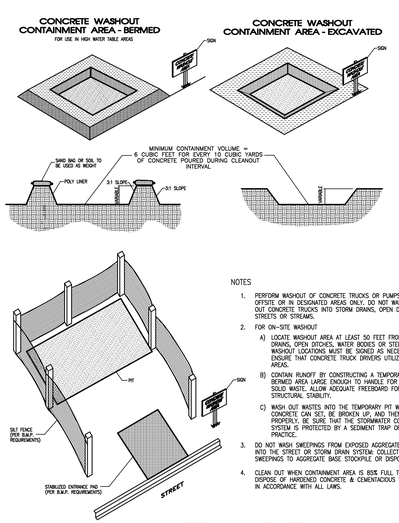
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

ROCK CONSTRUCTION ENTRANCE

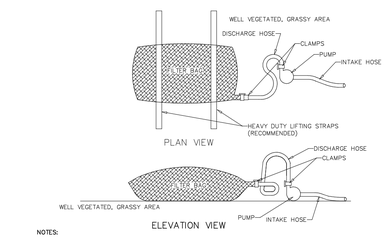
NOT TO SCALE



NOTES

1. PERFORM WASHOUT OF CONCRETE TRUCKS OR PUMPS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS.
2. FOR ON-SITE WASHOUT
   A) LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, WATER BODIES OR STEEP SLOPES. WASHOUT LOCATIONS MUST BE SIGNED AS NECESSARY TO ENSURE THAT CONCRETE TRUCK DRIVERS UTILIZE PROPER AREAS.
   B) CONTAIN RUNOFF BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO HANDLE FOR LIQUID AND SOLID WASTE. ALLOW ADEQUATE FREEBOARD FOR STRUCTURAL STABILITY.
   C) WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. BE SURE THAT THE STORMWATER COLLECTION SYSTEM IS PROTECTED BY A SEDIMENT TRAP OR SIMILAR PRACTICE.
3. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN SYSTEM. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE AS WASTE.
4. CLEAN OUT WHEN CONTAINMENT AREA IS 85% FULL TO CAPACITY. DISPOSE OF HARDENED CONCRETE & CEMENTACIOUS WASTE IN ACCORDANCE WITH ALL LAWS.

CONCRETE WASHOUT AREA



NOTES:

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

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

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

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

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

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

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

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

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE

NOTES

1. There are no known adverse soil conditions or geological formations that require special consideration or offer potential for pollution of the surface waters. If adverse conditions are encountered during construction, the project geotechnical consultant will take appropriate action.

PLAN EXCLUSIONS

1. There are no proposed temporary or permanent channels; therefore, no calculations or drainage areas are provided.
2. There are no riparian forest buffers; therefore, they are not shown on the plan and are not requested to be waived of the protection obligations or mapped.
3. This project is not within a Special Protection Watershed; therefore, there is no antidegradation analysis or ABACT.
4. This is not an HQ or EV Watershed; therefore, there are no boundaries for HQ or EV watersheds.

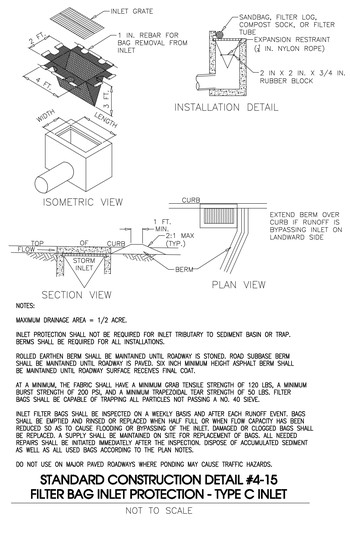
EROSION CONTROL MAINTENANCE PROCEDURES

Rock Construction Entrances:
The structure's thickness will be constantly maintained to the specific dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways, will be removed and returned to the construction site. Washing of the trucks within the roadway is not permitted.

Temporary Inlet Protection:
Sediment will be removed from the trap after each storm event.

Silt Sock:

1. The sock installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 the above ground height of the sock.
3. All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
4. Adhere to any manufacturer's recommendations for replacing filter fabirc socks due to weathering.



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

IMPORT OR EXPORT OF FILL

THIS SITE MAY REQUIRE EXPORTATION OF FILL. THE CONTRACTOR WILL BE RESPONSIBLE FOR TRANSPORTING EXCESS MATERIALS TO A PROPERLY PERMITTED SITE. THE RESPONSIBILITY FOR PERFORMING 'ENVIRONMENTAL DUE DILIGENCE' AND DETERMINATION OF 'CLEAN FILL' WILL REST WITH THE CONTRACTOR.

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 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).

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 THA ARE BELOW THE RESIDENTIAL LIMITS IN TABLE FP-1a AND FP-1b FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATE 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-001MUST BE RETAINED BY THE OWNER OF THE PROPOERY RECEIVING THE FILL. A COPY OF FORM-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

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 OWNSHIP, REVIEW OF PROPERTY US 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 A 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 DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WAS MANAGEMENT, WHICHEVER IS APPLICABLE; THES REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

UTILITY LINE TRENCH EXCAVATION NOTES

1. Limit advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
5. Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.
6. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

SOIL LIST, LIMITATIONS AND RESOLUTIONS:

SOIL NAME*	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND (UgB)	X	C/S		X		X	X	X	X	X	X	X				X
URBAN LAND (UugB)	X	C/S		X		X	X	X	X	X	X	X				X

SOIL LIMITATION RESOLUTIONS:

CUTBANKS CAVE – OSHA STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION.

CORROSIVE TO CONCRETE/STEEL – SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER.

DROUGHTY – USE NATIVE VEGETATION WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT.

EASILY ERODIBLE – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SOD OR EROSION CONTROL NETTING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.

FLOODING – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.

DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

HYDRIC/HYDRIC INCLUSIONS – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

LOW STRENGTH/LANDSLIDE PRONE – MECHANICALLY COMPACT BERMS AND GRADE WHEN MATERIAL IS NOT SATURATED.

SLOW PERCOLATION – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

PIPING – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT.

POOR SOURCE OF TOPSOIL – SEED, FERTILIZING, AND SOIL PREPARATION FOR ADVERSE CONDITIONS.

FROST ACTION – RECOMMENDED TO WORK DURING WARM WINTER MONTHS.

SHRINK–SWELL – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR SUITABILITY AND EXCHANGE SOIL IF DEEMED NECESSARY.

POTENTIAL SINKHOLE – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFILTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA.

PONDING – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.

WETNESS – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES.

LIMIT OF DISTURBANCE = 0.31 ACRES

CHAPTER 93 RECEIVING WATER CLASSIFICATION: TACONY/TOOKANY CREEK – WWF

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF ABINGTON
(formerly known as)
NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

COUNTY PARCEL NO. 30-00-14364-004
BLOCK – UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4643-01939

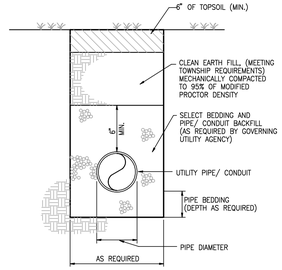
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 10'
0' 5' 10' 20' 30'

NO	REVISION	BY	DATE

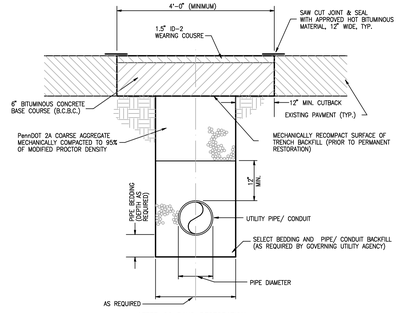
EROSION CONTROL DETAILS
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-448
JOB NO. 26641
SHEET NO. 8 OF 11



TYPICAL TRENCH RESTORATION DETAIL (FOR NON PAVED AREAS)

N.T.S.



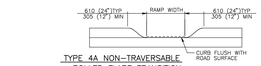
AFTER 90 DAYS RESTORATION

NOTES:

1. BEFORE 90 DAYS, ROAD SHALL BE TEMPORARILY RESTORED WITH 2A COURSE AGGREGATE AND 2" OF PennDOT ID-2 BINDER COURSE (TO GRADE) AND ALLOWED TO SETTLE 90 DAYS PRIOR TO PERMANENT RESTORATION, AS SHOWN ABOVE. PERMANENT RESTORATION OF TRENCHES SHALL BE COMPLETED ONLY AFTER APPROVAL BY THE TOWNSHIP ENGINEER.
2. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR TRENCHES IN TOWNSHIP RIGHT-OF-WAY (OUTSIDE OF CARTWAY) WHEN MORE THAN THREE (3) FEET FROM EDGE OF EXISTING CARTWAY, CURB, AND / OR SIDEWALK.
3. MINIMUM WIDTH OF ALL RESTORATION SHALL BE FOUR (4) FEET.
4. COLD PATCH SHALL BE APPLIED ON ALL TRENCH RESTORATIONS (PRIOR TO 90 DAYS) WHEN B.C.B.C./ID-2 BINDER COURSE ARE NOT AVAILABLE DUE TO WEATHER CONDITIONS.

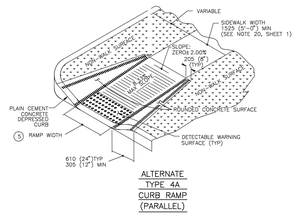
TYPICAL TRENCH RESTORATION DETAIL (FOR PAVED AREAS)

N.T.S.



TYPE 4A NON-TRAVERSABLE ROLLED FLARE TRANSITION

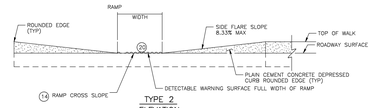
1. SIDE FLARES 10.00% MAX SLOPE
4. 8.33% MAX RAMP SLOPE
5. CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO THE MINIMUM 1220 (4'-0").
6. SLOPE VARIES SEE RAMP DETAILS
18. CURB RAMPS REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.



ALTERNATE TYPE 4A CURB RAMP (PARALLEL)

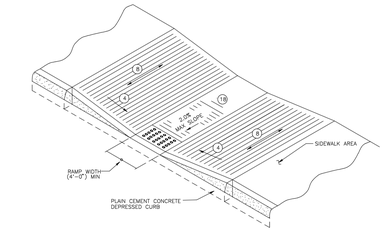
TYPE 4A CURB RAMP DETAIL

NTS



TYPE 2 ELEVATION

4. 8.33% MAX RAMP SLOPE
6. SLOPE: ZERO ± 2.00%
18. CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPEOF 2.00%
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE.
22. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. DO NOT EXCEED 2.00% CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING FROM LEVEL LANDING TO ROADWAY PROFILE.



TYPE 2 CURB RAMP DETAIL

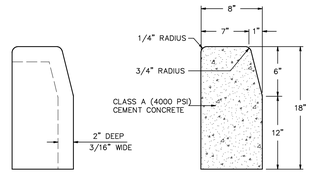
NTS

ADA ACCESSIBILITY NOTES:

1. All handicapped parking spaces and access aisles to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
2. An accessible route from the public street or sidewalk to a building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
3. Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). No ramps shall exceed 8% running slope or 2% cross slope.
4. In the case that a new sidewalk will be constructed in the R-O-W of a site, the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. This standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
5. It will be the responsibility of the General Contractor to ensure that the handicap parking spaces, accessible routes, and sidewalk/crosswalks are constructed to meet ADA requirements.
6. Any requirements listed above that can not be met shall be brought to the Engineer's attention immediatly. Anything not built to the above standards will require removal and replacement of the non-compliant areas at the General Contractor's cost.

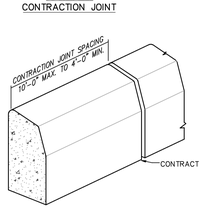
CONSTRUCTION NOTES:

1. All Elevations are based upon local NAVD 88 Datum.
2. Unless otherwise stated, all construction or material standards not specifically shown or referred to herein shall comply with the provisions of Pennsylvania Department of Transportation Publication 408, Publication 72 (Standards for Roadway Construction-RC Standards), Pennsylvania Code, Title 67, Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads), or any other applicable Pennsylvania Department of Transportation specification. Deviation from any standard specified in the ordinance or stated herein, shall be approved by the Township Engineer.
3. All concrete utilized in the construction of approved structures/facilities shall, as a minimum be PennDOT Class "A" (4,000 p.s.i - 28 day compressive strength) unless more stringent standards are specified elsewhere on the construction details or in PennDOT Publications 408 and/or 72.
4. Existing underground utilities were platted from utility company plans supplied to us in accordance with PA ONE CALL and are approximate only. Contractors are required by PA ONE CALL to determine the exact location of all underground utilities prior to commencing construction.
5. All utilities and services, including but not limited to gas, water, electric, sanitary and storm sewer, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the PA ONE CALL system and on-site investigations to locate all the underground utilities prior to earth disturbance.
6. Site grading shall be performed in accordance with these plans and specifications, and the recommendations by the on-site construction Geotechnical Engineer.
7. All excavated or fill areas shall be compacted to 95% of modified proctor maximum density per ASTM Test D-1557. Should subbase be deemed unsuitable by the Owner or Owner's representative, subbase is the be removed and filled with approved fill material compacted to 95% optimum density.
8. The Contractor shall be required to secure all necessary permits (including Conservation District and D.E.P., etc.) for all off-site haul and/or borrow sites.
9. All new curb on-site shall be concrete curb with six (6) inch reveal unless otherwise noted.
10.
11. The Contractor is responsible for coordination of the site plan documents and architectural design for exact building utility connection locations, grease trap requirements/details, door access, and exterior grading.
13. The Public shall not have access to active construction zone. Site Contractor shall provide orange protection fencing or temporary 6 Ft. high chain link fencing during construction activities.



DETAIL A CONTRACTION JOINT

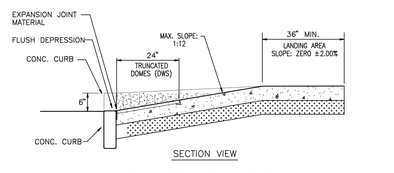
TYPICAL CROSS SECTION



1. Materials and construction shall meet the requirements of Publication 408, Section 630 for plain cement concrete curb and depressed curb, Section 640 for all plain cement concrete curb gutter, and Section 694 for concrete curb cut ramps.
2. Space contraction joints in uniform lengths or section.
3. Provide 3/4" wide premolded expansion joint material wherever concrete curb abuts curb, building, or other structures, and at least every 50 feet (Max.) with the top of joint filler flush with adjacent concrete surface.
4. Curb cut ramp dimensions and slopes should be adhered to unless existing conditions require special design based on roadway grades, with adjacent concrete surface.
5. Provide slip resistant texture on curb cut ramp by coarse brooming traverse to the slope of the ramp. Extend texture the full width and length of the curb cut ramp including flared side ramps.
6. Seal joints with an approved sealing material in accordance with Publication 408.
7. Dowel pin curb where curb abuts inlet hoods.

PLAIN CEMENT CONCRETE CURB

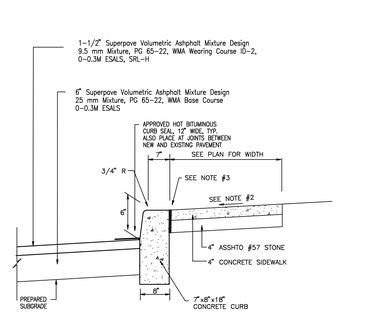
N.T.S.



SECTION VIEW

CONCRETE CURB DEPRESSION FOR SIDEWALK RAMPS

N.T.S.

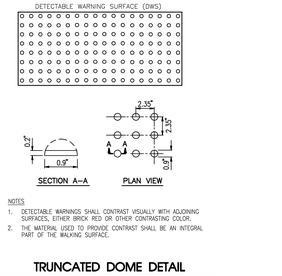


NOTES:

1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. PROVIDE A MINIMUM SLOPE OF 1/4" PER FOOT IN AT LEAST ONE DIRECTION ACROSS WALK.
3. PROVIDE 1/2" WIDE BITUMINOUS EXPANSION JOINT MATERIAL WHEREVER CONCRETE WALK ABUTS CURB, BUILDINGS, ETC.
4. MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST REVISION.

TYPICAL SITE ASPHALT PAVEMENT CONCRETE CURB, AND CONCRETE WALK SECTION

N.T.S.



SECTION A-A PLAN VIEW

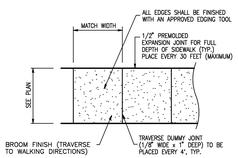
NOTES

1. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER BRICK RED OR OTHER CONTRASTING COLOR.
2. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

TRUNCATED DOME DETAIL

NTS

SECTION



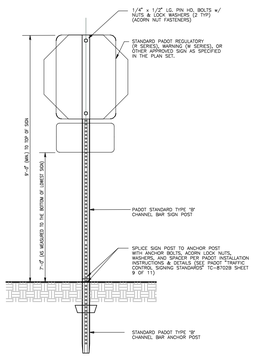
PLAN

NOTES:

1. CONCRETE TO BE 4000 PSI AT 28 DAYS.
2. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 3 FEET (MAXIMUM) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAYS APRONS, ETC.)
3. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
4. CONCRETE SIDEWALK SHALL BE PROPERLY CURED WITH WHITE CURING COMPOUND AS SPECIFIED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408.

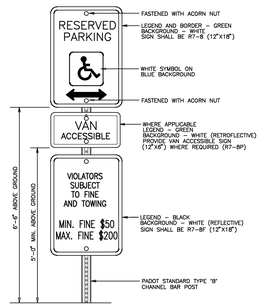
CONCRETE WALK DETAIL

N.T.S.



STANDARD SIGN POST DETAIL

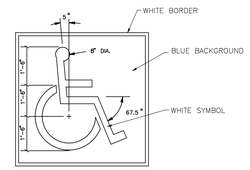
N.T.S.



NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

RESERVED PARKING SPACE w/ PENALTIES & VAN ACCESSIBLE SIGNS

N.T.S.



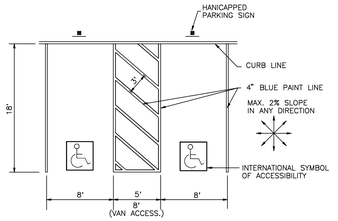
ALL LINES 5" WIDE

NOTE:

1. PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL - CENTER SYMBOL IN STALL

HANDICAP WHEELCHAIR SYMBOL

NTS



HANDICAP PARKING SPACE MARKINGS

NTS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

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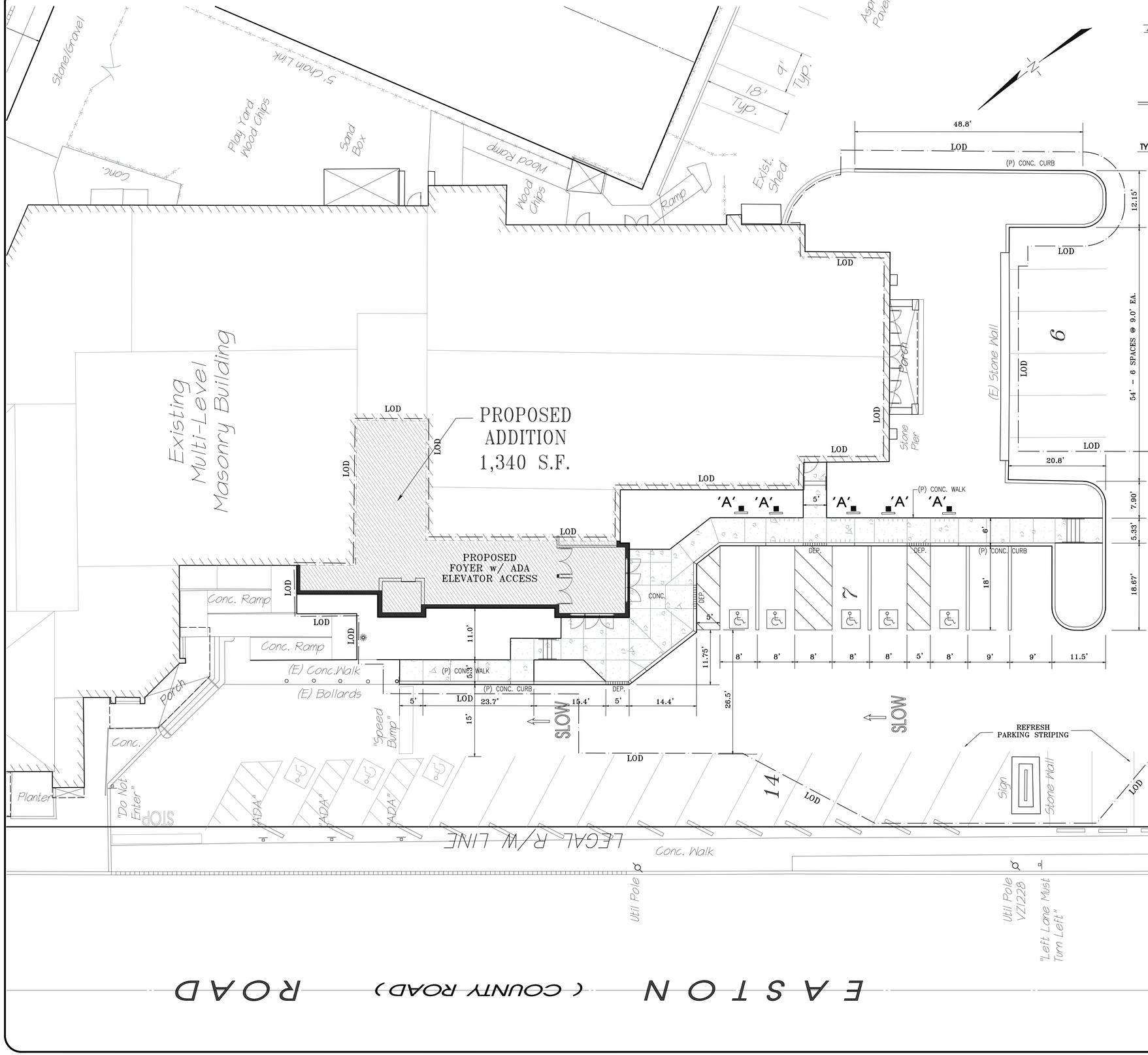
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SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK - PAGE 4943-01939

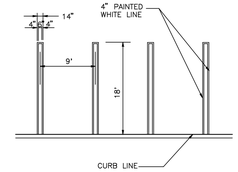
RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF ABINGTON (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR CHURCH ADMINISTRATOR 467 EASTON ROAD GLENSIDE, PA 19038

NO	DATE	REVISION	BY

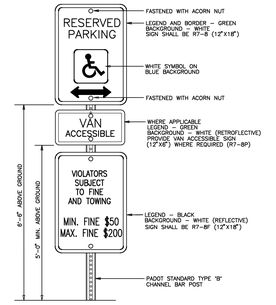
CONSTRUCTION DETAILS OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-449
JOB NO. 26641
SHEET NO. 9 OF 11



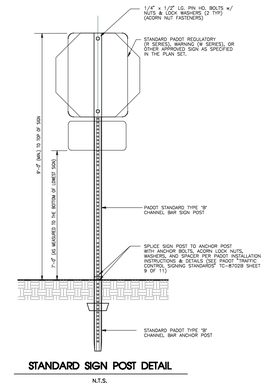


TYPICAL PARKING SPACE MARKING
NTS



NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS
N.T.S.



STANDARD SIGN POST DETAIL
N.T.S.

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	30"x30"
'A'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8P)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8F)	12"x18"

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 10'
0' 5' 10' 20' 30'

COUNTY PARCEL NO.
SC-4OI-H3A4-OO4

BLOCK - UNIT
3O-3O9-OO3

SITE ADDRESS
467 EASTON ROAD
GLENSIDE, PA 19038

DEED BOOK - PAGE
4943-01939

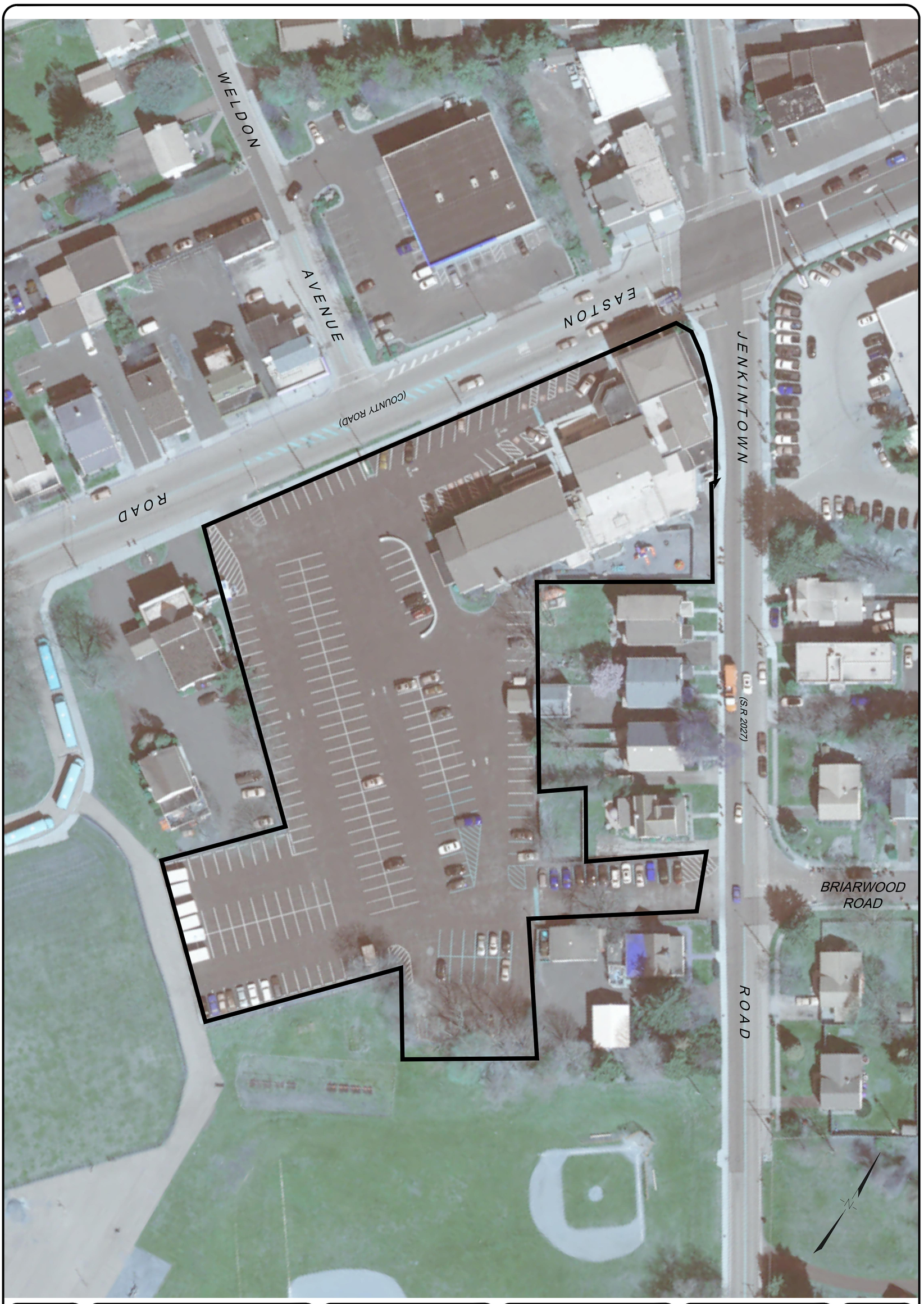
RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE
(formerly known as)
NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

NO	REVISION	BY
	DATE	

PAVEMENT MARKINGS & SIGN PLAN OF 467 EASTON ROAD

PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-450
JOB NO. 26641
SHEET NO. 10 OF 11



AERIAL EXHIBIT PLAN

OF

467 EASTON ROAD

PREPARED FOR

NEW LIFE PRESBYTERIAN CHURCH

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

CHARLES E. SHOEMAKER, INC.

ENGINEERS & SURVEYORS

1007 EDGE HILL ROAD

ABINGTON, PA. 19001

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

E-MAIL: staff@ceshoemaker.com

SCALE: 1"=30'

30' 0 30' 60'

RECORD OWNER

NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (Formerly know as) NEW LIFE ORHTHODOX PRESBYTERIAN CHURCH

C/O GREG RAYSOR

CHURCH ADMINISTRATOR

467 EASTON ROAD

GLENSIDE, PA 19038

COUNTY PARCEL NO. 30-00-14384-00-4

BLOCK - UNIT 30-309-003

SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038

DEED BOOK - PAGE 4943-01939

DATE	NO.	REVISION	BY

DATE JULY 7, 2020

DWG NO A-9-451

JOB NO. 26641

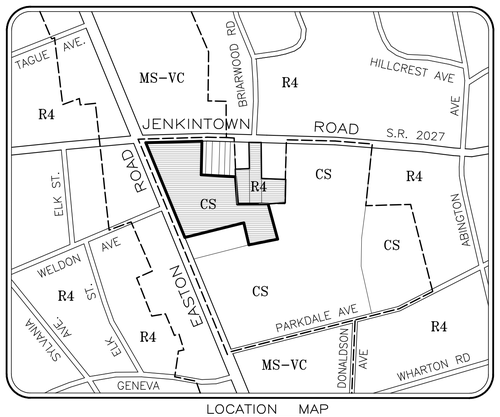
SHEET NO. 11 OF 11

MINOR
LAND DEVELOPMENT PLAN

NEW LIFE PRESBYTERIAN CHURCH

467 EASTON ROAD

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / DEVELOPER

NEW LIFE PRESBYTERIAN
CHURCH OF GLENSIDE
c/o GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE PA, 19038
215-576-0892x11

SITE ADDRESS

467 EASTON ROAD
GLENSIDE PA, 19038

ARCHITECT/LANDSCAPE ARCHITECT

ChurchArchitects, LLC
1325 Old Lincoln Highway
Langhorne, PA 19047
215-757-4548

* PLAN SHEETS 1, 2, 6, 9 & 10 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 3-5, 7-8, 11-12, AND LANDSCAPE/LIGHTING PLANS L-1 TO L-3 INCLUSIVE, ON RECORD AT ABINGTON TOWNHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

	SHEET No.	CIVIL SITE PLANS	LAST REVISED
*	1 OF 12	COVER SHEET	3/31/2021
*	2 OF 12	MINOR LAND DEVELOPMENT PLAN	3/31/2021
	3 OF 12	EXISTING SITE PLAN	3/31/2021
	4 OF 12	RESOURCE & SITE ANALYSIS PLAN	3/31/2021
	5 OF 12	SITE DEMOLITION PLAN	3/31/2021
*	6 OF 12	PCSM/SITE GRADING & UTILITY PLAN	3/31/2021
	7 OF 12	EROSION & SEDIMENT CONTROL PLAN	3/31/2021
	8 OF 12	EROSION CONTROL DETAILS	3/31/2021
*	9 OF 12	PCSM/CONSTRUCTION DETAILS	3/31/2021
*	10 OF 12	STORM SEWER PROFILE PLAN	3/31/2021
	11 OF 12	PAVEMENT MARKING & SIGN PLAN	3/31/2021
	12 OF 12	AERIAL EXHIBIT PLAN	3/31/2021

SHEET No.	LANDSCAPE PLANS (Church Architects, LLC)	
L-1	LANDSCAPE PLAN	2/17/2021
L-2	LANDSCAPE PLANTING SCHEDULE & DETAILS	2/17/2021
L-3	SITE LIGHTING IMPROVEMENTS	3/25/2021

ZONING HEARING BOARD APPROVAL:

THE ABINGTON TOWNSHIP ZONING HEARING BOARD GRANTED THE FOLLOWING DIMENSIONAL, LANDSCAPE AND STREET FURNATURE VARIANCES, ZHB CASE NO. 20-16 ON 12/15/2020.

SECTION 902, Fig. 9.4	FRONT YARD SETBACK OF 150 FEET
SECTION 1907.	FRONT YARD SETBACK OF A NON-CONFORMING STRUCTURE
SECTION 2601.0.1	PRINCIPAL BUILDING IN A SETBACK
SECTION 2601.0.4.h	PRINCIPAL BUILDING PROJECT INTO A YARD
SECTION 2103.E. Fig. 21.9	BUILDING COVERAGE FROM 16.6% TO 17.9%
SECTION 2402.B.2.c	TEN (10) EASTON ROAD STREET TREES
SECTION 2502.	STREET FURNITURE ALONG EASTON ROAD

OWNER OF RECORD	SITE ADDRESS	COUNTY PARCEL NO.	BLOCK/UNIT No.	DEED BOOK /PAGE No.
New Life Orthodox Presbyterian Church	467 Easton Road	30-00-14684-00-4	30-309-003	4943-01939
New Life Orthodox Presbyterian Church	Easton Road	30-00-33328-10-4	30-309-011	4943-01939
New Life Orthodox Presbyterian Church	Easton Road	30-00-33324-09-9	30-309-012	4943-01939
New Life Orthodox Presbyterian Church	Easton Road	30-00-33323-00-1	30-309-031	4943-01939

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20 ____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared XXXXXXX, who acknowledged himself to be the XXTITLEXX of New Life Presbyterian Church of Glenside, and that as TITLE, and being authorized to do so, he executed the foregoing plan by signing that the said organization is the owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon, and desire that the forgoing plan may be duly recorded.

_____ My Commission Expires

_____ Notary Public

MCPC No. 20-0135-001

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____ For the Director

Montgomery County Planning Commission

CERTIFICATION OF TRUE OWNERSHIP

I, XXXXX, XXTITLEXX of New Life Presbyterian Church do hereby certify that the title of the property is in the name of New Life Presbyterian Church of Glenside (formerly known as New Life Orthodox Presbyterian Church), as recorded in the office for recording of deeds in Deed Book 4943 Page 01939, Co. Parcel No. 30-00-14684-00-4 (Blk 309, Unit 003), No. 30-00-33328-10-4 (Blk. 309, Unit 011) No. 30-00-33324-09-9 (Blk. 309, Unit 012) & No. 30-00-33323-00-1 (Blk. 309, Unit 031).

_____ TITLE - XXXXXXXXX

LAND DEVELOPMENT WAIVERS GRANTED:

1. SECTION 146-11.A.(4) & 146-11.B.(3)
   IDENTIFICATION PLAN: Partial waiver from the requirement to provide tax parcel numbers, owner's names and approximate acreage information within 400 feet of the proposed site.
2. SECTION 146-11.B.(7)
   EXISTING FEATURES PLAN: Partial waiver from the requirement to show all public and private utilities within 400 feet of the proposed site.
3. SECTION 146-11.J.
   RECREATIONAL FACILITIES: Waiver from the requirement to provide recreational facilities.
4. SECTION 146-33.C.
   DRAINAGE LOCATION: Waiver to permit storm drainage pipes on-site to have a protective cover of less than 24 inches. These are roof dainage pipes in non-pavement areas not subject to vehicular loading.
5. SECTION 146-33.D.
   DRAINAGE SIZE, GRADE AND TYPE: Waiver to permit PVC storm pipes with less than 15 inch diameter and with grades less than 0.5 percent.
6. SECTION 146-39.A.(1)
   STREET SHADE TREES: Waiver from the requirement to provide eight (8) shade trees along Easton Road and four (4) shade trees along Jenkintown Road.
7. SECTION 146-39.B.(3)(o)[1]
   PARKING LOT LANDSCAPING: Waiver from the requirement to provide a minimum of 5% of the total area devoted to parking for interior parking lot landscaping.
8. SECTION 146-39.B.(3)(o)[2]
   PARKING LOT LANDSCAPING: Waiver from the requirement parking areas exceeding 10 stalls shall have at least one 2-1/2" deciduous or evergreen tree planted within the parking area plus one additional tree for each additional 15 spaces or portion thereof. The waiver is for eighteen (18) trees within the parking area.

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20 ____.

_____ President

Attest _____ Secretary

_____ Engineer

CIVIL ENGINEERS / LAND SURVEYORS

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHAD WILLIAM BRENSINGER — ENGINEER No.074209E

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

_____ _____ _____ _____

CES

COUNTY PARCEL NO. 30-00-14684-00-4 | BLOCK - UNIT 30-309-003 | SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038 | DEED BOOK - PAGE 4943-01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

CHARLES E. SHOEMAKER, INC. — CIVIL ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE 1" = 30'
0' 15' 30' 60' 90'

NO	DATE	REVISION	BY
1	3/31/2021	PENNDOT REVIEW 3/19/2021	GAT
2	2/17/2021	B&G TWO REVIEW #1, 2/14/2020	GAT

SITE PLAN OF *467 EASTON ROAD* PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-441
JOB NO. 26641
SHEET NO. 1 OF 12

LAND DEVELOPMENT WAIVERS GRANTED:

1. SECTION 146–11.A.(4) & 146–11.B.(3)
   IDENTIFICATION PLAN: Partial waiver from the requirement to provide tax parcel numbers, owner's names and approximate acreage information within 400 feet of the proposed site.
2. SECTION 146–11.B.(7)
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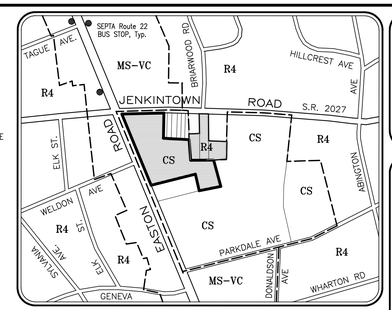
ZONING HEARING BOARD APPROVAL:

THE ABINGTON TOWNSHIP ZONING HEARING BOARD GRANTED THE FOLLOWING DIMENSIONAL, LANDSCAPE AND STREET FURNATURE VARIANCES, ZHB CASE NO. 20–16 ON 12/15/2020.

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SECTION 1907.	FRONT YARD SETBACK OF A NON–CONFORMING STRUCTURE
SECTION 2601.0.1	PRINCIPAL BUILDING IN A SETBACK
SECTION 2601.0.4.h	PRINCIPAL BUILDING PROJECT INTO A YARD
SECTION 2103.E. Fig. 21.9	BUILDING COVERAGE FROM 16.6% TO 17.9%
SECTION 2402.B.2.c	TEN (10) EASTON ROAD STREET TREES
SECTION 2502.	STREET FURNITURE ALONG EASTON ROAD

LEGEND

EXISTING		PROPOSED	
250	CONTOUR LINE	385	CONTOUR LINE
+ 394.01	SPOT ELEVATION	+ 402.96	SPOT ELEVATION
	FENCE LINE	LOD	LIMIT OF DISTURBANCE
FH	FIRE HYDRANT		CONCRETE WALK
PE592	UTILITY POLE	2.0%	FLOW ARROW AND SLOPE
GV	GAS VALVE	DEP.	CURB DEPRESSION
WV	WATER VALVE	'X'	TRAFFIC SIGN
CO	SEWER CLEAN OUT		NEW LAWN AREA
WCS	WATER CURB STOP		LIGHT STANDARD
RD	ROOF DRAIN		
S	SANITARY SEWER		
OHW	OVERHEAD WIRE		
E	UG ELECTRIC CONDUIT		
G	GAS LINE		
W	WATER LINE		
LAT	SANITARY SEWER LATERAL		
WS	WATER SERVICE		
	TRAFFIC SIGN		
D	DOWNSPOUT ON GRADE		
RDA	DOWNSPOUT BELOW GRADE		
RDB			



LOCATION MAP
SCALE: 1" = 800'

SITE AREAS:

'CS' COMMUNITY SERVICE	= 102,598 S.F.
'R4' RESIDENTIAL DISTRICT	= 28,240 S.F.
NET SITE AREA	= 130,838 S.F.

'CS' COMMUNITY SERVICE DISTRICT

LOT USE: SEC. 901, Use Matrix Chart; SEC. 2103.E. Use E–13A.
EXISTING USE: Place of Worship (Class 1) — PROPOSED USE: EXPANSION OF EXISTING USE

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
DIMENSIONAL STANDARDS:	SEC. 2103.E. Use E–13A.			
LOT AREA, Min.		10.0 Ac.	2.3553 Ac. ✱	2.3553 Ac.
LOT WIDTH @ BSBL, Min.		800 FT.	387 FT. ✱	387 FT.
LOT DEPTH, Min.		800 FT.	360 FT.	360 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.		150 FT.	8.4 FT. (Easton Road.) ✱ 0.0 FT. (Jenkintown Rd)	8.4 FT. (Easton Road.) 0.0 FT. (Jenkintown Rd)
SIDE YARD, Min.		150 FT.	7.5 FT. ✱	7.5 FT.
REAR YARD, Min.		150 FT.	151.8 FT.	151.8 FT.
LOT COVERAGE:				
BUILDING COVER, Max.		10 %	17,014 S.F./16.6% ✱	18,354 S.F./17.9% (+)1,340 S.F.
IMPERVIOUS COVER, Max.		25 %	95,014 S.F./92.6% ✱	94,546 S.F./92.2% (–)468 S.F.
GREEN AREA, Min.		75 %	7,584 S.F./7.4% ✱	8,052 S.F./7.8% (+)468 S.F.
BUILDINGS:				
BUILDING HEIGHT, Max.		45 FT.	39.8 FT.	39.8 FT.
BUILDING LENGTH, Max.		160 FT.	230.9 FT.	230.9 FT.
BUILDING SEPARATION, Min.		30 FT.	N/A	N/A
SEATING CAPACITY, Max.	SEC. 2103.E.E–13A.	>300 SEATS	350 SEATS	350 SEATS
STREET ACCESS	SEC. 2103.E.E–13A.1.	ARTERIAL ROAD	EASTON ROAD & JENKINTOWN RD	EASTON ROAD & JENKINTOWN RD
ACCESSORY USES	SEC. 2103.E.E–13A.2.	CUSTOMARY	CUSTOMARY	CUSTOMARY
COMMUNITY SERVICE DISTRICT:				
PARKING LOTS:	SEC. 903.B.			
LOCATION BETWEEN BUILDING & EASTON ROAD		PROHIBITED	EXISTING ✱	TO REMAIN
BLANK WALLS:	SEC. 903.D.			
WINDOW AREA (1)		10 %	0 % (Jenkintown Rd) ✱	0 % (Jenkintown Rd)
FACADES:	SEC. 903.E.			
BUILDING LENGTH, Max. (2)		160 FT./320 FT.	85.6 FT./230.9 FT.	85.6 FT./230.9 FT.
EXPANSION ≤25%:	SEC. 904.			
BUILDING COVER BY–RIGHT		25 %, Max. (Building)	--	(+) 7.9%
IMPERVIOUS. COVER BY–RIGHT. (3) (Fig. 9.4)		40 %, Max. (Impervious)	--	(–) 0.4%
ACCESSORY PARKING: WITHIN REQUIRED FRONT YARD	SEC. 905.G.4.	PROHIBITED	EXISTING ✱	TO REMAIN

✱ EXISTING NON–CONFORMING CONDITION — BUILDING & IMPERVIOUS EXPANSION PERMITTED BY–RIGHT

(1) Windows shall be located on each story of each wall facing a public way (street, sidewalk, trail, or parking area). For each wall facing a public street, minimum glazing area shall be at least 10%.
(2) Building facades may not be longer than 160' without a minimum 10–foot deep building offset. No building may be longer than 320' in length, regardless of the number of building offsets.
(3) Community service institutions permitted by right may, as a matter of right, increase building and impervious surface coverage by a total of 25% of the coverage existing, but not exceed the dimensional requirements of Figure 9.4. Any increase beyond 25% of such existing coverage up to the maximum permitted under Fig. 9.4 may be made only by conditional use approval.

EXISTING ON–SITE PARKING = 250 SPACES INCLUDING 8 ADA ACCESSIBLE SPACES

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

LOT USE: SEC. 601, Use Matrix Chart
EXISTING USE: Church Parking ✱

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
DIMENSIONAL STANDARDS:	SEC. 602			
LOT AREA, Min.		7,500 FT.	28,240 S.F.	28,240 S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	51.56 FT.	51.56 FT.
LOT DEPTH		100 FT.	229.5 FT.	229.5 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.		20 FT.	20 FT.	20 FT.
SIDE YARD, Min.		10 FT.	10 FT.	10 FT.
REAR YARD, Min.		25 FT.	25 FT.	25 FT.
LOT COVERAGE:				
BUILDING COVER, Max.		40 %	0.0%	0.0%
IMPERVIOUS COVER, Max.		55 %	23,850 S.F./84.5% ✱	23,850 S.F./84.5%
GREEN AREA, Min.		45 %	4,390 S.F./15.5% ✱	4,390 S.F./15.5%
BUILDINGS:				
BUILDING HEIGHT, Max.		35 FT.	--	--
BUILDING LENGTH, Max.		100 FT.	--	--
RESIDENTIAL DWELLING SEPARATION, Min.		20 FT.	N/A	N/A
DIMENSIONAL STANDARDS:	SEC. 603			
SIDE YARD, Min. (1)		20 FT.	N/A	N/A

✱ EXISTING NON–CONFORMING CONDITION
(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
2. Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geiod Model G2003U08 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988. Topography supplimented by PASDA Lidar contours. Reference to local Abington Sewer Datum (+) 1.02 Feet as measured at Manhole #488.
3. This plan and information provided was prepared with the benifit of a title report prepared by First American Title Insurance Company, File No. 13–13642–M–FA, effective January 25, 2013.
4. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALLor by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1–800–242–1776
5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100–year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.
7. Concrete survey monuments shall be set at all property corners not presently identified by an historical property marker or other permanent point should placement of a monument not be possible.
8. In accordance with Section 308, upon completion of construction, the developor shall be responsible for providing as–built plans of all stormwater management facilities shown on the approved plans.
9. In accordance with Section 905.E. of the Zoning Code, the Applicant has indicated there are no future revisions to the Master Facilities Plan anticipated at this time by the New Life Presbyterian Church.

EXISTING PARKING:
TOTAL PROVIDED = 250 SPACES
ADA PARKING = 8 SPACES

PROPOSED PARKING:
TOTAL PROVIDED = 250 SPACES
ADA PARKING = 8 SPACES

SITE AREA

AREA TO THE TITLE LINES
152,007 S.F. or 3.4896 Ac.
AREA TO LEGAL R/W LINES
130,838 S.F. or 3.0036 Ac.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1–800–242–1776 STOP CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20201530622

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

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com
SCALE 1" = 30'

COUNTY PARCEL NO. 30–00–14304–004
BLOCK – UNIT 30–309–003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4943–01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR CHURCH ADMINISTRATOR 467 EASTON ROAD GLENSIDE, PA 19038

NO	DATE	REVISION	BY
3	3/31/2021	PENNDOT REVIEW #1, 3/19/2021	GAT
2	2/17/2021	B&I DEL. REVIEW #1, 3/19/2020	GAT
1	9/16/2020	ZONING HEARING BOARD APPLICATION	GAT

MINOR LAND DEVELOPMENT PLAN
OF 467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A–9–442
JOB NO. 26641
SHEET NO. 2 OF 12

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!!

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20201530622

REFERENCE PLANS:

a) Plot Plan made for New Life Presbyterian Church by Lewis & Rodgers Architects dated April 25, 1988.

b) Final Plan, New Life Orthodox Presbyterian Church prepared by Eastern Engineers and Surveyors, Inc., dated April 11, 1990.

c) Plan Showing right-of-Way to be Acquired by Abington Townhip for Construction of a curb and sidewalk Through Property of New Life Orthodox Presbyterian Church, prepared by BCM Engineers dated June 16, 2011 recorded in Deed Book 5811, Page 0199.

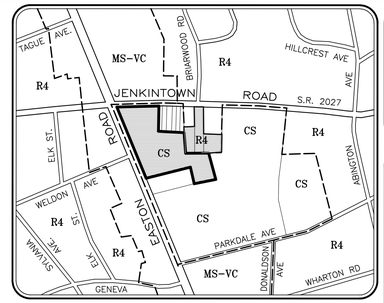
PA ONE CALL LIST OF UNDERGROUND USERS
ABINGTON TOWNSHIP
Serial No. 20201530622 — Date Contacted: 6/01/2020

NAME OF USER	USERS ADDRESS	CONTACT PERSON
Abington Township	1176 Old York Road Abington, PA 19001	Scott Marlin smarlin@abington.org
Comcast	4400 Wyane Avenue Philadelphia, PA 19140	Robert Harvey bob_harvey@cable.comcast.com
PECO ENERGY c/o USCI	450 S. Henderson Road, Suite B King of Prussia, PA 19406	Nikkia Simpkins nikkiasimpkins@usicllc.com
Abington Township Wastewater	1000 Fitzwatertown Road Abington, PA 19001	George Wrigley gwigley@abington.org
Aqua Pennsylvania, Inc.	762 W. Lancaster Aveune Bryn Mawr, PA 19010	Steve Pizzi sbpizzi@aquaamerica.com
Verizon Pennsylvania, LLC	1050 Virgina Drive Fort Washington, PA 19034	Darline Lepperd Johnson laura.d.lippincott@one.verizon.com

LEGEND

EXISTING

- 250 — CONTOUR LINE
- + 254.07 — SPOT ELEVATION
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- WATER CURB STOP
- ROOF DRAIN
- SANITARY SEWER
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- GAS LINE
- WATER LINE
- SANITARY SEWER LATERAL
- WATER SERVICE
- TRAFFIC SIGN
- DOWNSPOUT ON GRADE
- DOWNSPOUT BELOW GRADE



LOCATION MAP
SCALE: 1" = 800'

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF EASTON ROAD (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

COUNTY PARCEL NO. 30-00-14304-00-4
BLOCK – UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4943-01939

SITE AREAS:

'CS' COMMUNITY SERVICE	=	102,598 S.F.
'R4' RESIDENTIAL DISTRICT	=	28,240 S.F.
NET SITE AREA	=	130,838 S.F.

'CS' COMMUNITY SERVICE DISTRICT

LOT USE: SEC. 901, Use Matrix Chart; SEC. 2103.E.Use E–13A.
EXISTING USE: Place of Worship (Class 1)

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
DIMENSIONAL STANDARDS:	SEC. 904., Fig. 9.4		
LOT AREA, Min.		10.0 Ac.	2.3553 Ac. ✱
LOT WIDTH @ BSBL, Min.		800 FT.	387 FT. ✱
LOT DEPTH, Min.		800 FT.	360 FT. ✱
BUILDING SETBACKS:			
FRONT YARD, Min.		150 FT.	8.4 FT.(Easton Road.) ✱ 0.0 FT.(Jenkintown Rd) ✱
SIDE YARD, Min.		150 FT.	7.5 FT. ✱
REAR YARD, Min.		150 FT.	151.8 FT.
LOT COVERAGE:			
BUILDING COVER, Max.		10 %	17,014 S.F./16.6% ✱
IMPERVIOUS COVER, Max.		25 %	95,014 S.F./92.6% ✱
GREEN AREA, Min.		75 %	7,584 S.F./7.4% ✱
BUILDINGS:			
BUILDING HEIGHT, Max.		45 FT.	39.8 FT.
BUILDING LENGTH, Max.		160 FT.	230.9 FT.
BUILDING SEPARATION, Min.		30 FT.	N/A
SEATING CAPACITY, Max.	SEC. 2103.E.E–13A.	>300 SEATS	350 SEATS
STREET ACCESS	SEC. 2103.E.E–13A.1.	ARTERIAL ROAD	EASTON ROAD & JENKINTOWN RD
ACCESSORY USES	SEC. 2103.E.E–13A.2.	CUSTOMARY	CUSTOMARY
PARKING LOTS:	SEC. 903.B.		
LOCATION BETWEEN BUILDING & EASTON ROAD		PROHIBITED	EXISTING ✱
BLANK WALLS:	SEC. 903.D.		
WINDOW AREA (1)		10 %	0 %(Jenkintown Rd) ✱
FACADES:	SEC. 903.E.		
BUILDING LENGTH, Max. (2)		160 FT./320 FT.	85.6 FT./230.9 FT.
EXPANSION ≤25%:	SEC. 904.		
BUILDING COVER BY–RIGHT		25 %, Max. (Building)	--
IMPERVIOUS COVER BY–RIGHT (3) (Fig. 9.4)		40 %, Max. (Impervious)	--
ACCESSORY PARKING:	SEC. 905.G.4.		
WITHIN REQUIRED FRONT YARD		PROHIBITED	EXISTING ✱

✱ EXISTING NON–CONFORMING CONDITION

(1) Windows shall be located on each story of each wall facing a public way (street, sidewalk, trail, or parking area). For each wall facing a public street, minimum glazing area shall be at least 10%.

(2) Building facades may not be longer than 160' without a minimum 10–foot deep building offset. No building may be longer than 320' in length, regardless of the number of building offsets.

(3) Community service institutions permitted by right may, as a matter of right, increase building and impervious surface coverage by a total of 25% of the coverage existing, but not exceed the dimensional requirements of Figure 9.4. Any increase beyond 25% of such existing coverage up to the maximum permitted under Fig. 9.4 may be made only by conditional use approval.

EXISTING ON–SITE PARKING = 250 SPACES INCLUDING 8 ADA ACCESSIBLE SPACES

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

LOT USE: SEC. 601, Use Matrix Chart
EXISTING USE: Church Parking ✱

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
DIMENSIONAL STANDARDS:	SEC. 602		
LOT AREA, Min.		7,500 FT.	28,240 S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	51.56 FT.
LOT DEPTH		100 FT.	229.5 FT.
BUILDING SETBACKS:			
FRONT YARD, Min.		20 FT.	20 FT.
SIDE YARD, Min.		10 FT.	10 FT.
REAR YARD, Min.		25 FT.	25 FT.
LOT COVERAGE:			
BUILDING COVER, Max.		40 %	0.0%
IMPERVIOUS COVER, Max.		55 %	23,850 S.F./84.5% ✱
GREEN AREA, Min.		45 %	4,390 S.F./15.5% ✱
BUILDINGS:			
BUILDING HEIGHT, Max.		35 FT.	--
BUILDING LENGTH, Max.		100 FT.	--
RESIDENTIAL DWELLING SEPARATION, Min.		20 FT.	N/A
DIMENSIONAL STANDARDS:	SEC. 603		
SIDE YARD, Min. (1)		20 FT.	N/A

✱ EXISTING NON–CONFORMING CONDITION

(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

PARKING:
TOTAL EXISTING = 250 SPACES
ADA PARKING = 8 SPACES

SITE AREA

AREA TO THE TITLE LINES
152,007 S.F. or 3.4896 Ac.
AREA TO LEGAL R/W LINES
130,838 S.F. or 3.0036 Ac.

NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
2. Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geiod Model G2003U08 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988. Topography supplimented by PASDA Lidar contours. Reference to local Abington Sewer Datum (+) 1.02 Feet as measured at Manhole #488.
3. This plan and information provided was prepared with the benifit of a title report prepared by First American Title Insurance Company, File No. 13–13642–M–FA, effective January 25, 2013.
4. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALLor by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1–800–242–1776
5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100–year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.

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

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

SCALE 1" = 30'
0' 15' 30' 60' 90'

NO	DATE	REVISION	BY
1	9/15/2020	ZONING HEARING BOARD APPLICATION	GAT
2	2/17/2021	B&C DIC. REVIEW #1, 8/14/2020	GAT
3	3/31/2021	PENNDOT REVIEW #1, 3/19/2021	GAT

EXISTING SITE PLAN OF 467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A–9–443
JOB NO. 26641
SHEET NO. 3 OF 12

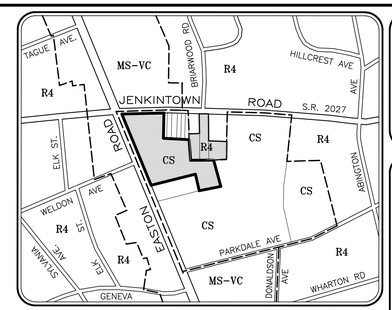
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SERIAL NO. 20201530622

LEGEND

EXISTING

- 250 — CONTOUR LINE
- + 354.07 — SPOT ELEVATION
- FENCE LINE
- FIRE HYDRANT
- PE392 — UTILITY POLE
- GV — GAS VALVE
- WV — WATER VALVE
- CO — SEWER CLEAN OUT
- WCS — WATER CURB STOP
- RD — ROOF DRAIN
- SANITARY SEWER
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- GAS LINE
- WATER LINE
- LAT — SANITARY SEWER LATERAL
- WATER SERVICE
- TRAFFIC SIGN
- RDA — DOWNSPOUT ON GRADE
- RDB — DOWNSPOUT BELOW GRADE
- SOIL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY
- T — TELEPHONE CONDUIT
- COM — COMMUNICATION CONDUIT
- LIGHT POST



LOCATION MAP
SCALE: 1" = 800'

SOIL CLASSIFICATIONS

SYMBOL	SOILS
UgB	Urban land, 0 to 8% slopes
UugB	Urban land–Udorthents, schist and gneiss complex, 0 to 8% slopes

On-site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

WOODLANDS

WOODLANDS TO BE PRESERVED

STEEP SLOPES

SLOPES <15%
SLOPES 15% – 25%
SLOPES >25%

PRECAUTIONARY SLOPE: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run.

PROHIBITIVE SLOPE: those slopes greater than 25% measured over a ten foot run.

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	DISTURBED AREA (S.F.)	PRESERVED AREA (S.F.)	% PRESERVED AREA (%)	MINIMUM PRESERVED AREA (%)
WOODLANDS (FOREST)	0	0	0	100%	25% MIN.
NATURAL SLOPES:					
15–25%	0	0	0	100%	75% MIN.
> 25%	0	0	0	100%	90% MIN.

SITE AREA

AREA TO THE TITLE LINES
152,007 S.F. or 3.4896 Ac.
AREA TO LEGAL R/W LINES
130,838 S.F. or 3.0036 Ac.

NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
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5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100–year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.
7. Soil classification taken from the USDA–NRCS Sole Survey of Montgomery County, PA., version 14 September 17, 2019. Soils on site are clsssified as: UgB – Urban Land, 0 to 8 percent slopes, and UugB – Urban Land–Udorthents, schist and gneiss complex, 0 to 8 percent slopes:

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

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF ABINGTON (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

COUNTY PARCEL NO. 30–00–14304–00–4
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SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4943–01939

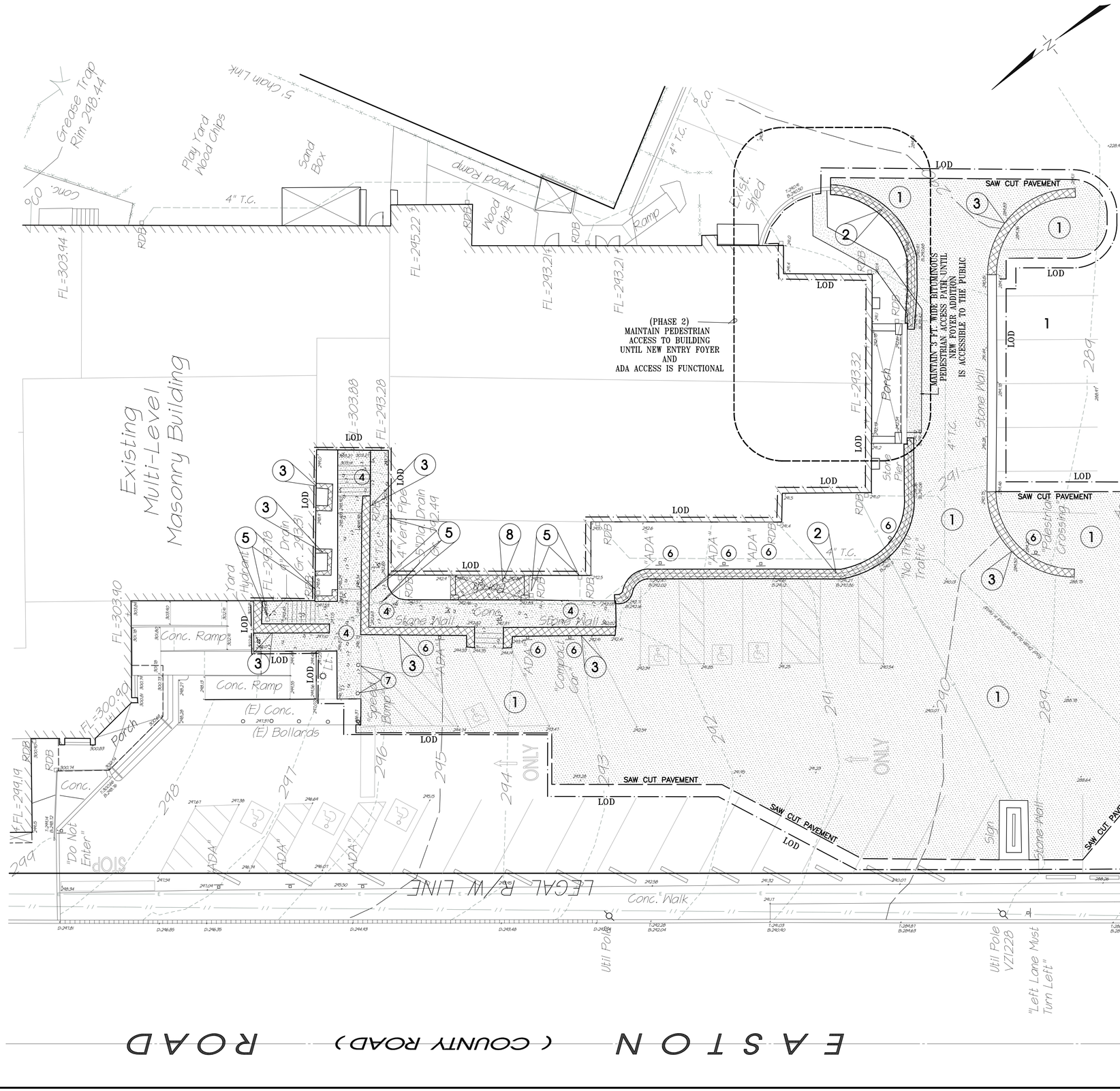
CHARLES E. SHOEMAKER, INC.
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PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@ceshoemaker.com

SCALE 1" = 30'
0' 15' 30' 60' 90'

BY	REVISION	NO	DATE
CAT	PENNDOT REVIEW #1, 3/19/2021	2	3/31/2021
CAT	B&G TWP REVIEW #1, 2/14/2020	1	2/17/2021

RESOURCE & SITE ANALYSIS PLAN
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A–9–444
JOB NO. 26641
SHEET NO. 4 OF 12



LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- WATER CURB STOP
- ROOF DRAIN
- SANITARY SEWER
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- GAS LINE
- WATER LINE
- SANITARY SEWER LATERAL
- WATER SERVICE
- TRAFFIC SIGN
- DOWNSPOUT ON GRADE
- DOWNSPOUT BELOW GRADE

PROPOSED

- CONCRETE CURB/WALL TO BE REMOVED
- PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
- PAVEMENTS TO BE REMOVED & DISPOSED
- LIMIT OF DISTURBANCE (LOD)
- CONC. WALKS TO BE REMOVED & DISPOSED

LIST OF DEMOLITION ITEMS:

1. REMOVE ASPHALT PAVEMENT
2. REMOVE CONCRETE CURB
3. REMOVE CONCRETE/STONE WALL
4. REMOVE CONCRETE WALK
5. REMOVE STORM DRAIN
6. REMOVE SIGN
7. REMOVE BOLLARD
8. REMOVE BUILDING STRUCTURE

DEMOLITION NOTES:

1. Contractor shall visit site prior to bid and investigate items requiring demolition to determine full extent of work required. Materials are noted generally on this plan.
2. Structures are noted generally on this plan. All concrete, lights, signs, trees, bituminous paving etc. and all miscellaneous debris materials demolished shall not be buried on the subject site and removed. All excavated material and debris (solid waste) shall be deposed of in accordance with all Township, County, State, and Federal laws and applicable codes. The Contractor shall properly remove and dispose of hazardouse/unsuitable material off-site in accordance with all applicable codes, ordinances, and laws.
3. Contractor shall ensure all permits and approvals have been obtained and valid. Copies of approved Erosion Control Plans, Details, and Reports are to remain on-site for review. Erosion and sedimentation controls must be in place prior to commencing excavation activities.
4. Tree protection fencing shall be in place, inspected, and approved by the Township Landscape Architect prior to any site disturbance. See Landscape Plans for tree protection fencing details and installation guidelines.
5. This plan is to be used in conjuntion with the Erosion Control Plan, Erosion Control Detail Plan and "Stormwater Management And Erosion Control Narrative".
6. All Maintenance and Protection of Traffic during construction shall be in accordance with applicable Figures as provided in PennDOT Publication 213, "Work Zone Traffic Control Guidelines", January 2006, or most current.
7. The General Site Contractor shall be responsible for the coordination of interrupted utility services if necessary, including ELECTRIC, TELEPHONE, GAS, AND WATER Etc., between the the Owner, and the local utility companies. All utilities and services, including but not limited to gas, water, electric, sanitary, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the requirements of the applicable utility notification system to locate all the underground utilities.
8. Existing underground utility pipes to be abandoned shall be completely removed unless specifically noted otherwise by the Township engineer or utility provider.
9. Charles E. Shoemaker, Inc. assumes no responsibility for the information shown or not shown regarding underground storage tanks and environmental issues.
10. Site materials which are removed through demolition such as bituminous paving shall be recycled, or disposed of in accordance with the Department of Environmental Protection Solid Waste Management Regulations per 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at this site.
11. A complete inspection for contaminants, by a licensed environmental testing agency, of all buildings and/or structures to be removed shall be done in accordance with all applicable Local, State, and Federal environmental regulations. All environmental work including hazardous materials, soils, asbestos, or other referenced or implied herein is solely the responsibility of the Owner's Environmental Consultant.
12. In the absence of specific requirements, the Contractor shall perform earth movement activities, demolition and removal of all foundation walls, footings, and other materials within the limits of disturbance in accordance with direction by Owner's Geotechnical Engineer.
13. The Contractor is responsible to safeguard the site as necessary to perform the demolition in such a manner as to prevent the unauthorized entry of persons at any time.
14. The Demolition Contractor is responsible for all repairs of damage to all items that are to remain as a result of his activities.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHAD WILLIAM BRENSINGER
No. 074209E

COUNTY PARCEL NO. 30-00-14304-00-4
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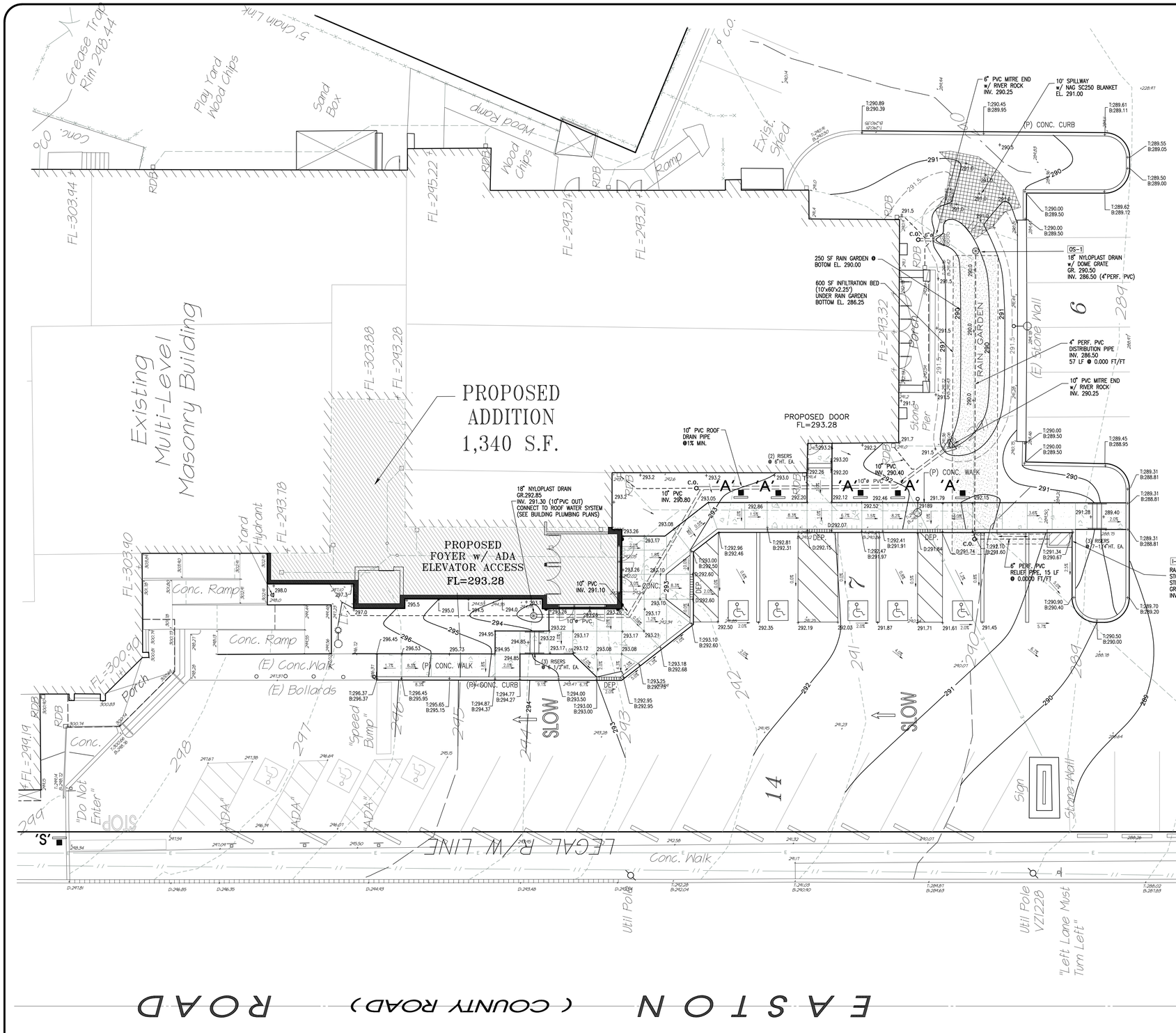
SCALE 1" = 10'
0' 5' 10' 20' 30'

DATE	NO	REVISION	BY
3/31/2021	2	PENNDOT REVIEW #1, 3/19/2021	CAT
2/17/2021	1	B&J DWG REVIEW #1, 2/14/2021	CAT

DEMOLITION PLAN OF 467 EASTON ROAD

PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-445
JOB NO. 26641
SHEET NO. 5 OF 12



L E G E N D

EXISTING		PROPOSED	
385	CONTOUR LINE	385	CONTOUR LINE
+402.96	SPOT ELEVATION	+ 402.96	SPOT ELEVATION
-x-x-x-x-x-	FENCE	LOD	LIMIT OF DISTURBANCE
FH	FIRE HYDRANT		CONCRETE WALK
PE592	UTILITY POLE	2.0%	FLOW ARROW AND SLOPE
GV	GAS VALVE	DEP.	CURB DEPRESSION
WV	WATER VALVE	10" ø PVC	ROOF DRAINAGE SYSTEM
CO	SEWER CLEAN OUT		LIGHT STANDARD
WCS	WATER CURB STOP		
	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
	TRAFFIC SIGN		
RDA	DOWNSPOUT ON GRADE		
RDB	DOWNSPOUT BELOW GRADE		

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

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SERIAL NO. 20201530622

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, have reviewed and hereby
(Municipal official or designee)
certify that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, _____, on this date _____, acknowledge that any revision
(Applicant/Owner)
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.

DESIGN ENGINEER CERTIFICATION

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

POST - CONSTRUCTION STORMWATER BMP's PER PADEP – MS4 REQUIREMENTS

BMP #	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	RAIN GARDENS (VEGETATED BMPS)	SOUTH END OF BUILDING	PROPERTY OWNER	BEDS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PLANTED BEDS AS REQUIRED. PLANT MATERIAL SHOULD BE MAINTAINED IN GOOD HEALTH AND REPLACED AND TRIMMED AS NECESSARY.
2	SEEPAGE BED	UNDER RAIN GARDEN SOUTH END OF BUILDING	PROPERTY OWNER	INLETS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. REMOVE ACCUMULATED SEDIMENT AS REQUIRED. IN AREAS WITH VEGETATED OVERLAY, VEGETATION SHOULD BE MAINTAINED AND IN GOOD CONDITION.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHAD WILLIAM BRENSINGER ENGINEER No.074209E

COUNTY PARCEL NO. 30-00-14304-00-4
BLOCK – UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4943–01939

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF GLENSIDE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR CHURCH ADMINISTRATOR 467 EASTON ROAD GLENSIDE, PA 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

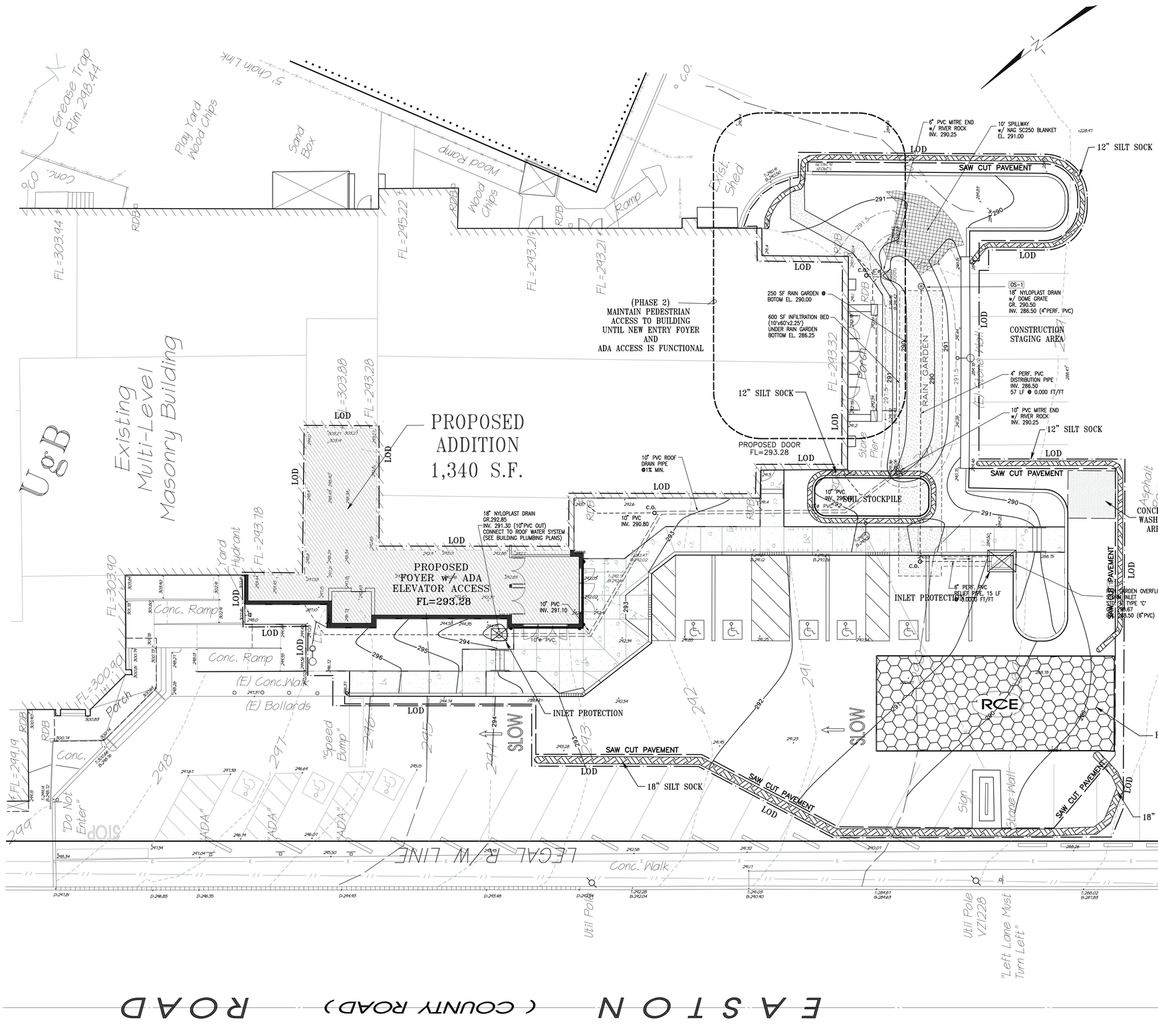
SCALE 1" = 10'
0' 5' 10' 20' 30'

BY	REVISION	NO	DATE
CWB	PENNOM REVIEW FL. 3/19/2021	2	3/31/2021
CWB	B&G TWG REVIEW FL. 9/14/2020	1	2/17/2021
CAT			

POST CONSTRUCTION STORMWATER MANAGEMENT

SITE GRADING & UTILITY PLAN
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-446
JOB NO. 26641
SHEET NO. 6 OF 12



LEGEND

EXISTING		PROPOSED	
385	CONTOUR LINE	385	CONTOUR LINE
+402.96	SPOT ELEVATION	+ 402.96	SPOT ELEVATION
-X-X-X-X-	FENCE	LOD	LIMIT OF DISTURBANCE
FH	FIRE HYDRANT		12" COMPOST SILT SOCK
PE592	UTILITY POLE	RCE	ROCK CONSTRUCTION ENTRANCE
GV	GAS VALVE		INLET FILTER
WV	WATER VALVE		CONCRETE WASHOUT AREA
CO	SEWER CLEAN OUT		PERMANENT EROSION CONTROL BLANKET NORTH AMERICAN GREEN SC250 OR EQUAL
WCS	WATER CURB STOP		LIGHT STANDARD
	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
	TRAFFIC SIGN		
RDA	DOWNSPOUT ON GRADE		
RDB	DOWNSPOUT BELOW GRADE		
	SOIL LINE		

NOTES:

1. Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
2. Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geiod Model G2003U08 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988. Reference to local Abington Sewer Datum (+) 1.02 Feet as measured at Manhole #488.
3. This plan and information provided was prepared with the benifit of a title report prepared by First American Title Insurance Company, File No. 13-13642-M-FA, effective January 25, 2013.
4. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALLor by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776
5. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
6. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.
7. Soil classification taken from the USDA-NRCS Sole Survey of Montgomery County, PA., version 14 September 17, 2019. Soils on site are clsssified as: UgB - Urban Land, 0 to 8 percent slopes:

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20201530622

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD WILLIAM BRENSINGER
ENGINEER No.074209E

COUNTY PARCEL NO. 30-00-14304-00-4
BLOCK - UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
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RECORD OWNER
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SCALE 1" = 10'
0' 5' 10' 20' 30'

NO	DATE	REVISION	BY
1	2/17/2021	BBJ DNG REVIEW #1, 8/14/2020	CAT
2	3/31/2021	PENNDOT REVIEW #1, 3/19/2021	CAT

EROSION CONTROL PLAN OF 467 EASTON ROAD

PREPARED FOR

NEW LIFE PRESBYTERIAN CHURCH

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-447
JOB NO. 26641
SHEET NO. 7 OF 12

SEQUENCE OF CONSTRUCTION

SEQUENCE NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to the start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6". Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. Soil tests are also recommended to determine actual lime and fertilizer needs.
3. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations.
4. All water pumped from work areas shall be pumped through a properly situated filter bag.
5. Cessation of earthmoving activity for 4 days or longer rquires temporary stabilization.
6. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
7. After project is completed and all disturbed areas have been stabilized, an as-built survey must be performed and provided to the Township.

CONSTRUCTION SEQUENCE:

1. At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer, and the Montgomery County Conservation District to a Pre-Construction meeting. Also, 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 buried utilities locations.
2. Saw cut edge of pavements prior to excavation of bituminous during the initial construction phase. Maintain a 3 foot wide temporary asphalt path for access to church doors on south side of the building to the parking lot. Provide pedestrian protection from construction activities such as fencing and or barriers. Remove asphalt from phase 2 after public has access to new foyer entrance.
3. Install rock construction entrance as shown on E&S Plan.
4. Follow demolition shown on the Demolition Plan, sheet 5 of 11, and remove all debris from site.
5. Begin foundation of building addition and internal renovations.
6. Install new exterior exit door located near the southwest corner of the existing building.
7. Construct and stabilize curbing throughout site.
8. Install storm sewer inlets, pipes and roof water connections, including rain garden underdrain.
9. Construct and stabilize concrete walkways.
10. Remove rock construction entrances and install bituminous base course.
11. Remove temporary pedestrian path and final grade rain garden and amended soils.
11. Import topsoil and final grade site areas. Upon completion of the final grading, install landscaping and apply permanent seeding and mulch until proper vegetation cover is established.
12. Install final asphalt wearing course on all disturbed pavement areas, followed by pavement markings and installing signs.
13. After final site stabilization has been achieved, remove protection devices. Areas disturbed during removal of the BMP's must be stabilized immediately. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
14. Construction activities are expected to commence in the Spring of 2021 and be completed within one (1) year.

TEMPORARY SEEDING REQUIREMENTS

SPECIES	SEEDING RATE (lb./Ac.)
FOR SPRING SEEDING (UP TO JUNE 15)	
Annual Ryegrass	40
or spring oats,	96 (3 bu)
or spring oats plus ryegrass,	64 oats (2 bu) plus 20 lb annual or perennial ryegrass
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 to AUGUST 15)	
Annual Ryegrass,	40
or Japanese or foxtail millet,	35
or sudangrass,	40
or spring oats,	96 (3 bu)
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SUMMER AND FALL SEEDING (AUGUST 16 AND LATER)	
Annual Ryegrass,	40
or winter rye,	168 (3 bu)
or winter wheat,	180 (3 bu)
or spring oats	
(can be used but winter kills)	96 (3 bu)

NOTES:

1. Upon completion of an earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation. During the non-growing season, April 16 through September 14, all areas shall be immediately seeded and mulched. Thereafter, seeding shall be performed after the end of the non-growing season. Disturbed areas which are not at final grade and which will be disturbed one year shall be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finish grade or will not be redisturbed within one year must be seeded and mulched with permanent seed mixture and mulch.
2. MULCHING: Mulches alone help protect areas from erosion. Mulches also provide initial protection if area is to be seeded later. Use hay or straw at a rate of 3 tons per acre.
3. SITE PREPARATION: Apply 1 ton of agricultural-grade limestone per acre, plus fertilizer at the rate of 50-50-50 (50 pounds of N, 50 pounds of P2O5, and 50 pounds of K2O) per acre, and work in where possible.
4. Topsoil stockpiles must be seeded and mulched immediately.

PERMANENT SEEDING REQUIREMENTS

MIX No.	SPECIES	SEEDING RATE	MIX No.	SPECIES	SEEDING RATE
2	Tall Fescue, or	75 lb./Ac.	4	Birdsfoot Trefoil, plus	10 lb./Ac.
	Fine Fescue, or	40 lb./Ac.		Reed Canarygrass	15 lb./Ac.
	Kentucky Bluegrass,	30 lb./Ac.			
	plus Redtop, or	3 lb./Ac.	10	Tall Fescue, plus	60 lb./Ac.
	Perennial Ryegrass	20 lb./Ac.		Fine Fescue	15 lb./Ac.
3	Birdsfoot Trefoil, plus	10 lb./Ac.			
	Tall Fescue	35 lb./Ac.			

NOTES:

1. Seeding rates are for pure live seed, seeding rate shall be adjusted by percent germination.
2. Mixture No. 2 is suitable for frequent mowing. Do not cut shorter than 4 inches.
3. Keep Redtop seeding rate to that indicated. This species has small seeds and is very competitive.
4. Diversion channels, detention basins, and sediment traps or berms shall be seeded and mulched immediately.
5. Due to the absence of soil tests, the site shall be prepared by the application of at least 6 tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P2O5, and 200 pounds of K2O) per acre. Work lime and fertilizer into the soil deeply where possible.
6. After seeding, mulch with hay or straw at a rate of 3 tons per acre.
7. For best results, grass and legume seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Legume seedings need a growing period of at least ten to twelve weeks to produce seedlings sufficiently large and hardy to survive the winter. Grasses generally require at least four to six weeks of growth prior to hard frosts. It is suggested that legumes be seeded before August 15 in southeastern Pennsylvania (corn maturity zone 4).
8. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil. The depth of topsoil replaced should be equal to the predevelopment depths or at least 6". Soil tests are also recommended to determine acual lime and fertilizer needs.

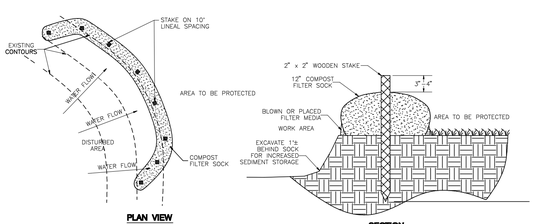
RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS

AREA	MIXTURE
Slopes and banks (unmowed)	3
(mowed)	2 or 10
Drainage swales	2, 3 or 4
Utility Right-of-Way	3
Lawns	2, 3 or 10

MULCHING REQUIREMENTS

All conservation and erosion control areas, whether seeded with a drill, broadcasted, or hydroseeded, should be mulched to reduce soil erosion and to aid seed germination and seedling establishment. Grass hay and cereal straw are preferred mulches and should be applied to provide a loose layer 0.75 to 1 inch deep. Generally, 2 tons of mulch per acre are sufficient. As a guideline, a thickness of loose, undisintegrating straw or hay stems is adequate if soil/sky forms of straw or hay should not be used in finished areas during application or later because they contain seeds of other species. Straw mulch is recommended.
CAUTION: Hay mulch may introduce undesirable weeds; use clean mulch if weeds might be a problem.

Long straws and stems are more readily anchored in place and afford seedling plants more protection than does chopped straw or hay. Mulches of hay or straw may be tied down with asphalt emulsion or with asphalt emulsion or cutback asphalt at a rate of 100 to 150 gallons per acre. Application of cellulose fiber over straw or hay mulch at a rate of 800 to 1000 pounds per acre also is an excellent way to tack or hold the mulch in place.



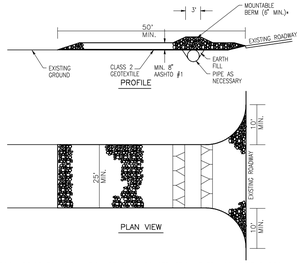
PLAN VIEW SECTION

NOTES:

1. Sock fabric shall meet standards of Table 4.1 (363-2134-008/March 31, 2012/Page 63). Compost shall mee the standards of Table 4.2 (363-2134-008/March 31, 2012/Page 64).
2. Compost sock shall be placed at existing level grade. Both ends of the sock shall be extended at least 8 feet up slope at 45 degrees to the main sock alignment as shown on detail. Maximum slope length above any sock shall not exceed that shown on Figure 4.2 (363-2134-008/March 31, 2012/Page 66). Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.
3. Traffic shall not be permitted to cross filter socks.
4. Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and disposed of in a manner described elsewhere in the plan.
5. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to the manufacturer's specifications of replaced within 24 hours of inspection.
5. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
6. Upon stabilization of the area tributary to the sock, stakes should be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

COMPOST FILTER SOCK DETAIL

N.T.S.



NOTES:

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

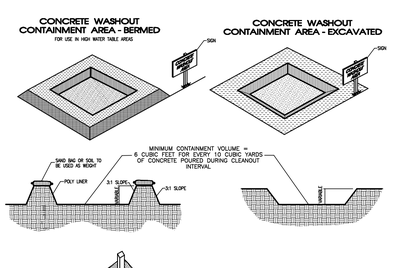
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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

ROCK CONSTRUCTION ENTRANCE

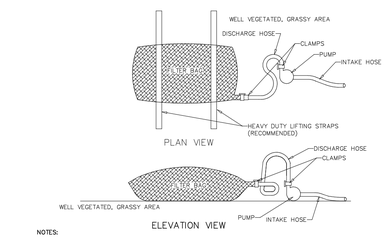
NOT TO SCALE



NOTES

1. PERFORM WASHOUT OF CONCRETE TRUCKS OR PUMPS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS.
2. FOR ON-SITE WASHOUT
   A) LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, WATER BODIES OR STEEP SLOPES. WASHOUT LOCATIONS MUST BE SIGNED AS NECESSARY TO ENSURE THAT CONCRETE TRUCK DRIVERS UTILIZE PROPER AREAS.
   B) CONTAIN RUNOFF BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO HANDLE FOR LIQUID AND SOLID WASTE. ALLOW ADEQUATE FREEBOARD FOR STRUCTURAL STABILITY.
   C) WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. BE SURE THAT THE STORMWATER COLLECTION SYSTEM IS PROTECTED BY A SEDIMENT TRAP OR SIMILAR PRACTICE.
3. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN SYSTEM. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE AS WASTE.
4. CLEAN OUT WHEN CONTAINMENT AREA IS 85% FULL TO CAPACITY. DISPOSE OF HARDENED CONCRETE & CEMENTACIOUS WASTE IN ACCORDANCE WITH ALL LAWS.

CONCRETE WASHOUT AREA



NOTES:

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

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

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

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

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

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

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

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

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE

NOTES

1. There are no known adverse soil conditions or geological formations that require special consideration or offer potential for pollution of the surface waters. If adverse conditions are encountered during construction, the project geotechnical consultant will take appropriate action.

PLAN EXCLUSIONS

1. There are no proposed temporary or permanent channels; therefore, no calculations or drainage areas are provided.
2. There are no riparian forest buffers; therefore, they are not shown on the plan and are not requested to be waived of the protection obligations or mapped.
3. This project is not within a Special Protection Watershed; therefore, there is no antidegradation analysis or ABACT.
4. This is not an HQ or EV Watershed; therefore, there are no boundaries for HQ or EV watersheds.

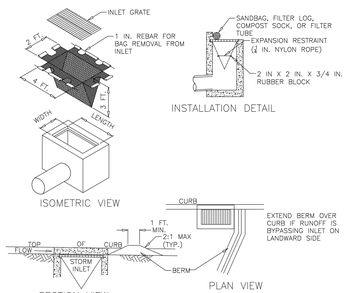
EROSION CONTROL MAINTENANCE PROCEDURES

Rock Construction Entrances:
The structure's thickness will be constantly maintained to the specific dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways, will be removed and returned to the construction site. Washing of the trucks within the roadway is not permitted.

Temporary Inlet Protection:
Sediment will be removed from the trap after each storm event.

Silt Sock:

1. The sock installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 the above ground height of the sock.
3. All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
4. Adhere to any manufacturer's recommendations for replacing filter fabirc socks due to weathering.



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

IMPORT OR EXPORT OF FILL

THIS SITE MAY REQUIRE EXPORTATION OF FILL. THE CONTRACTOR WILL BE RESPONSIBLE FOR TRANSPORTING EXCESS MATERIALS TO A PROPERLY PERMITTED SITE. THE RESPONSIBILITY FOR PERFORMING 'ENVIRONMENTAL DUE DILIGENCE' AND DETERMINATION OF 'CLEAN FILL' WILL REST WITH THE CONTRACTOR.

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 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).

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 THA ARE BELOW THE RESIDENTIAL LIMITS IN TABLE FP-1a AND FP-1b FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATE 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-001MUST BE RETAINED BY THE OWNER OF THE PROPOERY RECEIVING THE FILL. A COPY OF FORM-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

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 OWNSHIP, REVIEW OF PROPERTY US 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 A 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 DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WAS MANAGEMENT, WHICHEVER IS APPLICABLE; THES REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

UTILITY LINE TRENCH EXCAVATION NOTES

1. Limit advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
5. Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.
6. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

SOIL LIST, LIMITATIONS AND RESOLUTIONS:

SOIL NAME*	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND (UgB)	X	C/S		X		X	X	X	X	X	X	X				X
URBAN LAND (UugB)	X	C/S		X		X	X	X	X	X	X	X				X

SOIL LIMITATION RESOLUTIONS:

CUTBANKS CAVE – OSHA STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION.

CORROSIVE TO CONCRETE/STEEL – SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER.

DROUGHTY – USE NATIVE VEGETATION WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT.

EASILY ERODIBLE – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SOD OR EROSION CONTROL NETTING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.

FLOODING – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.

DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

HYDRIC/HYDRIC INCLUSIONS – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

LOW STRENGTH/LANDSLIDE PRONE – MECHANICALLY COMPACT BERMS AND GRADE WHEN MATERIAL IS NOT SATURATED.

SLOW PERCOLATION – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

PIPING – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT.

POOR SOURCE OF TOPSOIL – SEED, FERTILIZING, AND SOIL PREPARATION FOR ADVERSE CONDITIONS.

FROST ACTION – RECOMMENDED TO WORK DURING WARM WINTER MONTHS.

SHRINK–SWELL – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR SUITABILITY AND EXCHANGE SOIL IF DEEMED NECESSARY.

POTENTIAL SINKHOLE – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFILTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA.

PONDING – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.

WETNESS – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES.

LIMIT OF DISTURBANCE = 0.31 ACRES

CHAPTER 93 RECEIVING WATER CLASSIFICATION: TACONY/TOOKANY CREEK – WWF

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHAD WILLIAM BRENSINGER
ENGINEER No.074206E

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF ABINGTON (formerly known as) NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

COUNTY PARCEL NO.	BLOCK – UNIT	SITE ADDRESS	DEED BOOK – PAGE
30-00-14364-004	30-309-003	467 EASTON ROAD GLENSIDE, PA 19038	4443-01939

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

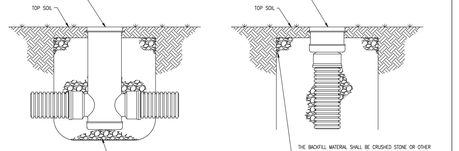
SCALE 1" = 10'
0' 5' 10' 20' 30'

BY	DATE	REVISION	NO
CAT	3/31/2021	PENNDOT REVIEW #1.	2
CAT	2/17/2021	B&A ENG REVIEW #1.	1
	8/14/2020	3/19/2021	

EROSION CONTROL DETAILS
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-448
JOB NO. 26641
SHEET NO. 8 OF 12

NON TRAFFIC INSTALLATION



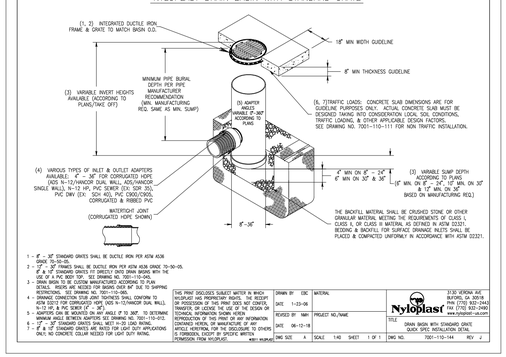
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DRAWN BY: GJA | MATERIAL:
DATE: 9-30-99
REVISED BY: NMH | PROJECT NO./NAME:
DATE: 03-11-16
DWG SIZE: A | SCALE: 1:40 | SHEET: 1 OF 1 | DWG NO.: 7001-110-111 | REV: F

Nyloplast — 3131 VERONA AVE. BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



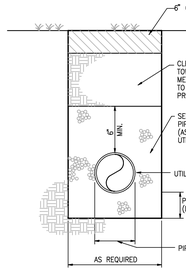
1 – 4" – 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 – 3" – 24" FINNED SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 – 4" – 30" STANDARD INLETS SHALL BE DUCTILE IRON CONSTRUCTED WITH THE USE OF 4 PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN
4 – 4" – 30" INLETS ARE DESIGNED TO ACCEPT 4" – 30" PIPE SIZES DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-045.
4 – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE PIPE WITH N-12/HANCOR DUAL WALL, ADS N-12 WT IB, ADVANCED DRAINAGE SYSTEMS PVC DWV (3.34, SCH 40), PVC CSD/CUTSOL CORRUGATED & RIBBED PVC
5 – ADAPTERS CAN BE INSTALLED ON ANY ANGLE IN 22.5° INCREMENTS. MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-015.
6 – 12" – 24" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 – 30" – 36" STANDARD GRATES SHALL MEET H-10 LOAD RATING. APPLICATIONS ONLY: NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY: CDC | MATERIAL:
DATE: 1-23-06
REVISED BY: NMH | PROJECT NO./NAME:
DATE: 06-12-18
DWG SIZE: A | SCALE: 1:40 | SHEET: 1 OF 1 | DWG NO.: 7001-110-144 | REV: J

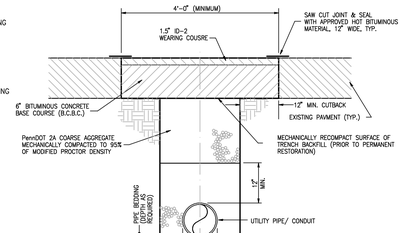
Nyloplast — 3131 VERONA AVE. BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL



TYPICAL TRENCH RESTORATION DETAIL (FOR NON PAVED AREAS)

N.T.S.

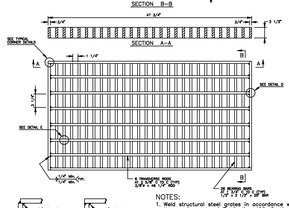


AFTER 90 DAYS RESTORATION

NOTES:
1. BEFORE 90 DAYS, ROAD SHALL BE TEMPORARILY RESTORED WITH 2A COURSE AGGREGATE AND 2" OF PennDOT ID-2 BINDER COURSE (TO GRADE) AND ALLOWED TO SETTLE 90 DAYS PRIOR TO PERMANENT RESTORATION, AS SHOWN ABOVE. PERMANENT RESTORATION OF TRENCHES SHALL BE COMPLETED ONLY AFTER APPROVAL BY THE TOWNSHIP ENGINEER.
2. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR TRENCHES IN TOWNSHIP RIGHT-OF-WAY (OUTSIDE OF CARTWAY) WHEN MORE THAN THREE (3) FEET FROM EDGE OF EXISTING CARTWAY, CURB, AND / OR SIDEWALK.
3. MINIMUM WIDTH OF ALL RESTORATION SHALL BE FOUR (4) FEET.
4. COLD PATCH SHALL BE APPLIED ON ALL TRENCH RESTORATIONS (PRIOR TO 90 DAYS) WHEN B.C.B.C./ID-2 BINDER COURSE ARE NOT AVAILABLE DUE TO WEATHER CONDITIONS.

TYPICAL TRENCH RESTORATION DETAIL (FOR PAVED AREAS)

N.T.S.

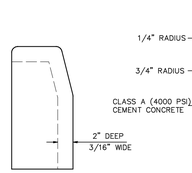


NOTES:
1. Weld structural steel grates in accordance with the requirements of Publication 408, Section 1105.03(K).
2. Provide transverse bars, meeting the requirements of Section 1105.02(K).
3. Provide bicycle-safe, structural steel or cast iron vane grates for installation where bicycle traffic is anticipated, such as curbed roadways in urban areas or roadways specifically established and signed as bikeways or having bike lanes. Alternate bicycle-safe grates may be used if they have been crash tested in accordance, as specified in Note 1, and shall conform to the dimensional requirements for proper installation with the current concrete top units.
4. Fabricate slots by burning, drilling, shearing or punching. Have the bottom of slot burned or drilled slots conform to the shape of the rod.
5. Provide structural steel grates with the grate spacing located flush along the top surface of the grate.

NOTE:
ALL INLETS IN CARTWAYS OR WHERE BICYCLE TRAFFIC IS ANTICIPATED ARE TO HAVE BICYCLE SAFE GRATES INSTALLED.

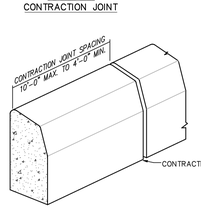
STRUCTURAL STEEL GRATE BICYCLE SAFE

NTS



DETAIL A
CONTRACTION JOINT

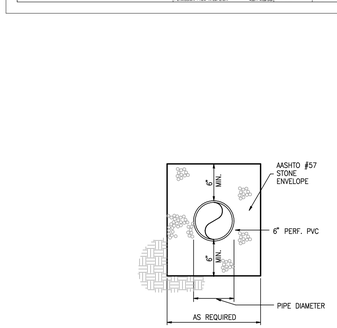
TYPICAL
CROSS SECTION



PLAIN CEMENT CONCRETE CURB

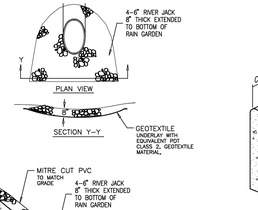
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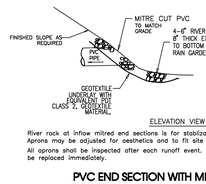
1. Materials and construction shall meet the requirements of Publication 408, Section 630 for plain cement concrete curb and depressed curb, Section 640 for all plain cement concrete curb gutter, and Section 694 for concrete curb cut ramps.
2. Space contraction joints in uniform lengths or section.
3. Provide 3/4" wide premolded expansion joint material wherever concrete sidewalk abuts any rigid pavement, sidewalk, or structure every 50 feet (Max.) with the top of joint filler flush with adjacent concrete surface.
4. Curb cut ramp dimensions and slopes should be adhered to unless existing conditions require special design based on roadway grades. with adjacent concrete surface.
5. Provide transverse texture on curb cut ramp by coarse broaming traverse to the slope of the ramp. Extend texture the full width and length of the curb cut ramp including flared side ramps.
6. Seal joints with an approved sealing material in accordance with Publication 408.
7. Dowel pin curb where curb abuts inlet hoods.



SEEPAGE BED
RELIEF PIPE DETAIL

N.T.S.





ELEVATION VIEW

River rock at inflow mitred end sections is for stabilization and not subject to concentrated flows. Aprons may be adjusted for aesthetics and to fit site conditions.

All aprons shall be inspected after each runoff event. Displaced stone within the apron shall be replaced immediately.

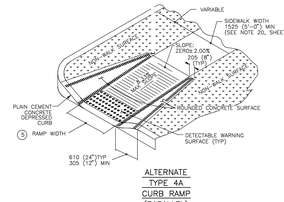
PVC END SECTION WITH MITRE CUT DETAIL

N.T.S.



TYPE 4A NON-TRAVERSABLE ROLLED FLARE TRANSITION

1. SIDE FLARES 10.00% MAX SLOPE
4. 8.33% MAX RAMP SLOPE
5. CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO THE MINIMUM 1220 (4'-0").
6. SLOPE VARIES SEE RAMP DETAILS
18. CURB RAMPS REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.



ALTERNATE
TYPE 4A
CURB RAMP
(PARALLEL)

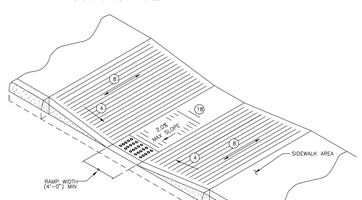
TYPE 4A CURB RAMP DETAIL

NTS



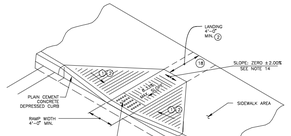
TYPE 2
ELEVATION

4. 8.33% MAX RAMP SLOPE
8. SLOPE: ZERO ± 2.00%
18. CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPEOF 2.00%
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE.
20. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND NOT TO EXCEED 8.33% MAXIMUM. DO NOT EXCEED 2.00% CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING FROM LEVEL LANDING TO ROADWAY PROFILE.



TYPE 2 CURB RAMP DETAIL

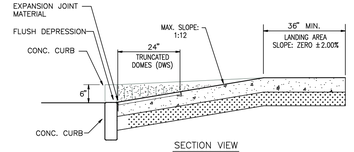
NTS



1. SIDE FLARES 10.00% MAX. SLOPE
2. IF THE LANDING IS INDICATED TO BE LESS THAN 4'-0", THE LANDING MUST BE AT LEAST AS WIDE AS THE RAMP.
18. CURB RAMPS REQUIRE A TURNING SPACE WITH A MINIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

TYPE 1 CURB RAMP DETAIL

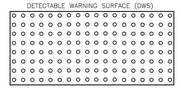
NTS

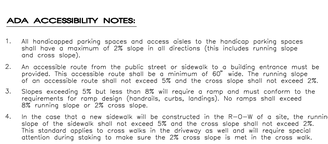


SECTION VIEW

CONCRETE CURB DEPRESSION
FOR SIDEWALK RAMPS

N.T.S.

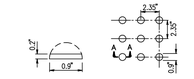




NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. PROVIDE A MINIMUM SLOPE OF 1/4" PER FOOT IN AT LEAST ONE DIRECTION ACROSS WALK.
3. PROVIDE 1/2" WIDE BITUMINOUS EXPANSION JOINT MATERIAL WHEREVER CONCRETE WALK ABUTS CURBS, BUILDINGS, ETC.
4. MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST REVISION.

TYPICAL SITE ASPHALT PAVEMENT
CONCRETE CURB, AND CONCRETE WALK SECTION

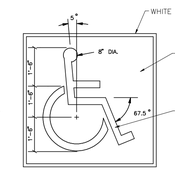
N.T.S.



NOTES
1. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER BRICK RED OR OTHER CONTRASTING COLOR.
2. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

TRUNCATED DOME DETAIL

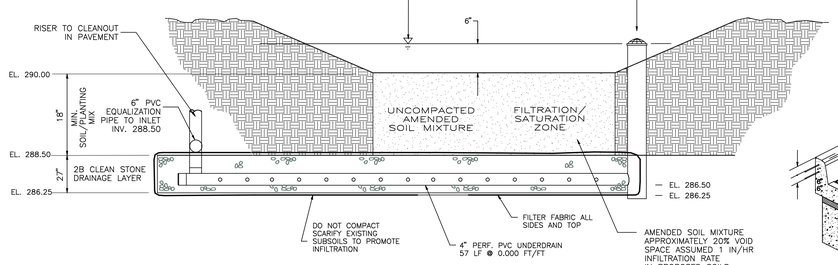
NTS



NOTE:
1. PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL - CENTER SYMBOL IN STALL

HANDICAP WHEELCHAIR SYMBOL

NTS

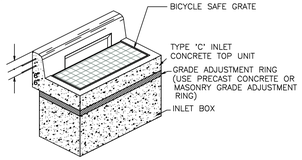


NOTE: SEE LANDSCAPE PLANS FOR PLANTING INFORMATION.

PLANTING SOIL MIXTURE:
pH – 5.5 to 7.0
Organic Matter – 4 to 10 percent
Sand – 50 to 75 percent
Silt – 15 to 40 percent
Clay – Less than 10 percent
Gravel – Less than 10 percent

RAIN GARDEN CROSS SECTION

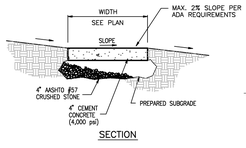
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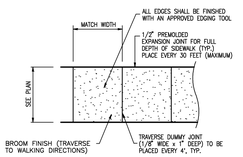
4' TYPE 'C' INLET DETAIL

TYPICAL INLET DETAILS

NTS



SECTION

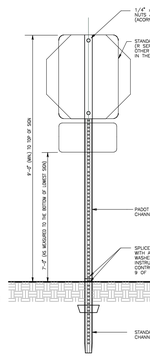


PLAN

NOTES:
1. CONCRETE TO BE 4000 PSI AT 28 DAYS.
2. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 3 FEET (MAXIMUM) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAYS APRONS, ETC.)
3. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
4. CONCRETE SIDEWALK SHALL BE PROPERLY CURED WITH WHITE CURING COMPOUND AS SPECIFIED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408.

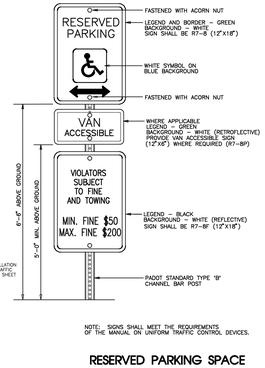
CONCRETE WALK DETAIL

N.T.S.



STANDARD SIGN POST DETAIL

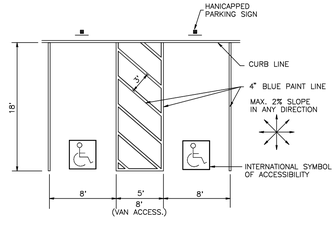
N.T.S.



NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS

N.T.S.



HANDICAP PARKING SPACE MARKINGS

NTS

ADA ACCESSIBILITY NOTES:

1. All handicapped parking spaces and access aisles to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
2. An accessible route from the public street or sidewalk to a building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
3. Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). No ramps shall exceed 8% running slope or 2% cross slope.
4. In the case that a new sidewalk will be constructed in the R-O-W of a site, the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. This standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
5. It will be the responsibility of the General Contractor to ensure that the handicap parking spaces, accessible routes, and sidewalk/crosswalks are constructed to meet ADA requirements.
6. Any requirements listed above that can not be met shall be brought to the Engineer's attention immediately. Anything not built to the above standards will require removal and replacement of the non-compliant areas at the General Contractor's cost.

CONSTRUCTION NOTES:

1. All Elevations are based upon local NAVD 88 Datum.
2. Unless otherwise stated, all construction or material standards not specifically shown or referred to herein shall comply with the provisions of Pennsylvania Department of Transportation Publication 408, Publication 72 (Standards for Roadway Construction—RC Standards), Pennsylvania Code, Title 67, Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads), or any other applicable Pennsylvania Department of Transportation specification. Deviation from any standard specified in the ordinance or stated herein, shall be approved by the Township Engineer.
3. All concrete utilized in the construction of approved structures/facilities shall, as a minimum be Class "A" (4,000 p.s.i. — 28 day compressive strength) unless more stringent standards are specified elsewhere on the construction details or in PennDOT Publications 408 and/or 72.
4. Existing underground utilities were plotted from utility company plans supplied to us in accordance with PA ONE CALL and are approximate only. Contractors are required by PA ONE CALL to determine the exact location of all underground utilities prior to commencing construction.
5. All utilities and services, including but not limited to gas, water, electric, sanitary and storm sewer, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the PA ONE CALL system and on-site investigations to locate all the underground utilities prior to earth disturbance.
6. Site grading shall be performed in accordance with these plans and specifications, and the recommendations by the on-site construction Geotechnical Engineer.
7. All excavated or fill areas shall be compacted to 95% of modified proctor maximum density per ASTM Test D-1557. Should subbase be deemed unsuitable by the Owner or Owner's representative, subbase is the be removed and filled with approved fill material compacted to 95% optimum density.
8. The Contractor shall be required to secure all necessary permits (including Conservation District and D.E.P., etc.) for all off-site haul and/or borrow sites.
9. All new curb on-site shall be concrete curb with six (6) inch reveal unless otherwise noted.
10.
11. The Contractor is responsible for coordination of the site plan documents and architectural design for exact building utility connection locations, grease trap requirements/details, door access, and exterior grading.
13. The Public shall not have access to active construction zone. Site Contractor shall provide orange protection fencing or temporary 6 Ft. high chain link fencing during construction activities.

RECORD OWNER
NEW LIFE PRESBYTERIAN CHURCH OF EASTON ROAD (formerly known as) NEW LIFE ORTHODOX PRESBYTERIAN CHURCH
C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

COUNTY PARCEL NO. 30-00-14304-00-4
BLOCK – UNIT 30-309-003
SITE ADDRESS 467 EASTON ROAD GLENSIDE, PA 19038
DEED BOOK – PAGE 4943-01939

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHAD WILLIAM BRENSINGER — ENGINEER No.074209E

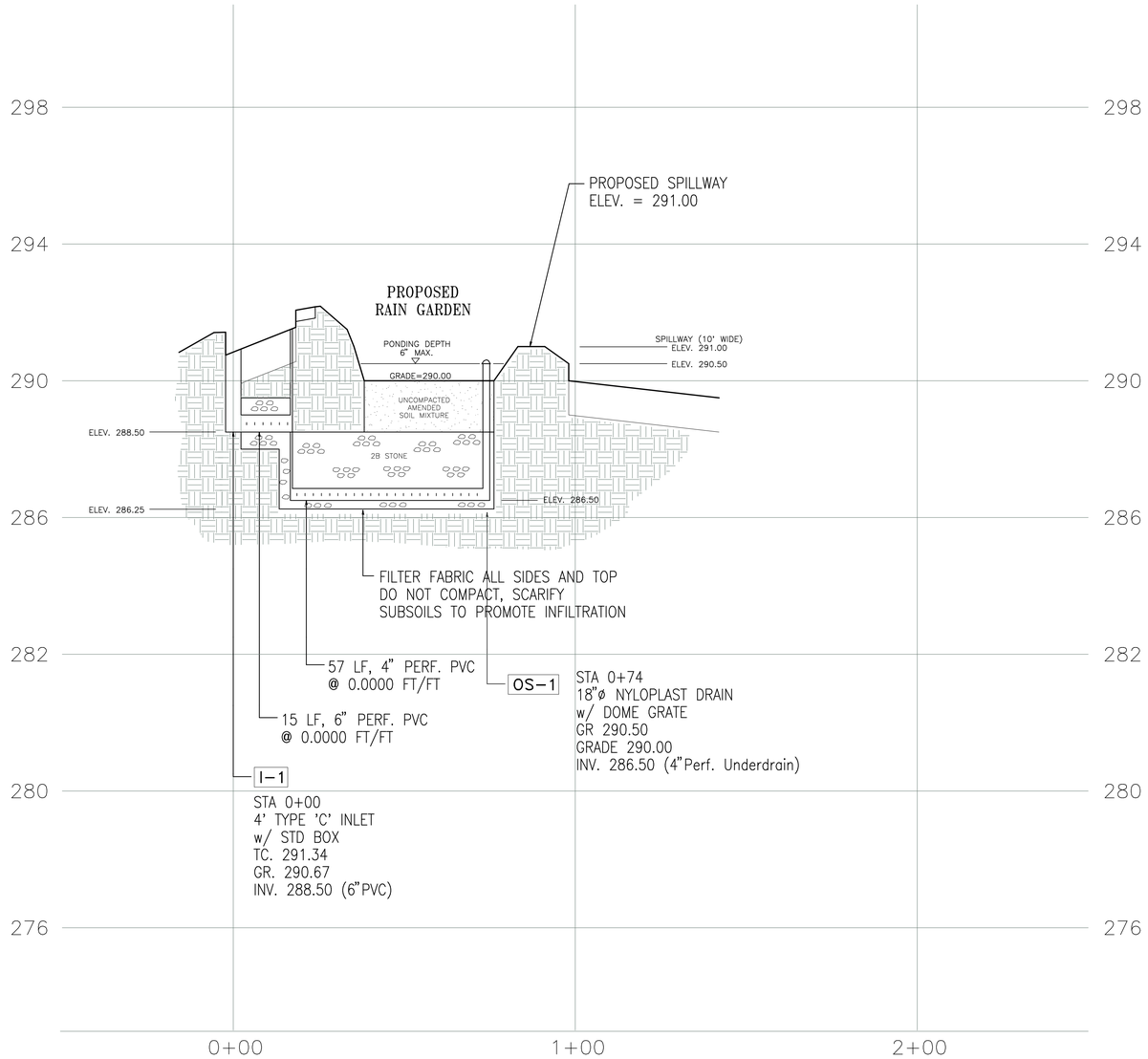
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2/17/2021	1	B&J DWG. REVIEW #1, 8/14/2020	CAT

POST CONSTRUCTION STORMWATER MANAGEMENT

CONSTRUCTION DETAILS OF 467 EASTON ROAD

PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JULY 7, 2020
DWG NO. A-9-449
JOB NO. 26641
SHEET NO. 9 OF 12



PROPOSED OS-1 TO INLET I-1

SCALE: 1" = 2' VERTICAL
1" = 20' HORIZONTAL
0' 10' 20' 40' 60'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHAD WILLIAM BRENSINGER
ENGINEER No.074208E

COUNTY PARCEL NO.
30-00-14364-004
BLOCK – UNIT
30-309-003
SITE ADDRESS
467 EASTON ROAD
GLENSIDE, PA 19038
DEED BOOK – PAGE
4943-01939

RECORD OWNER
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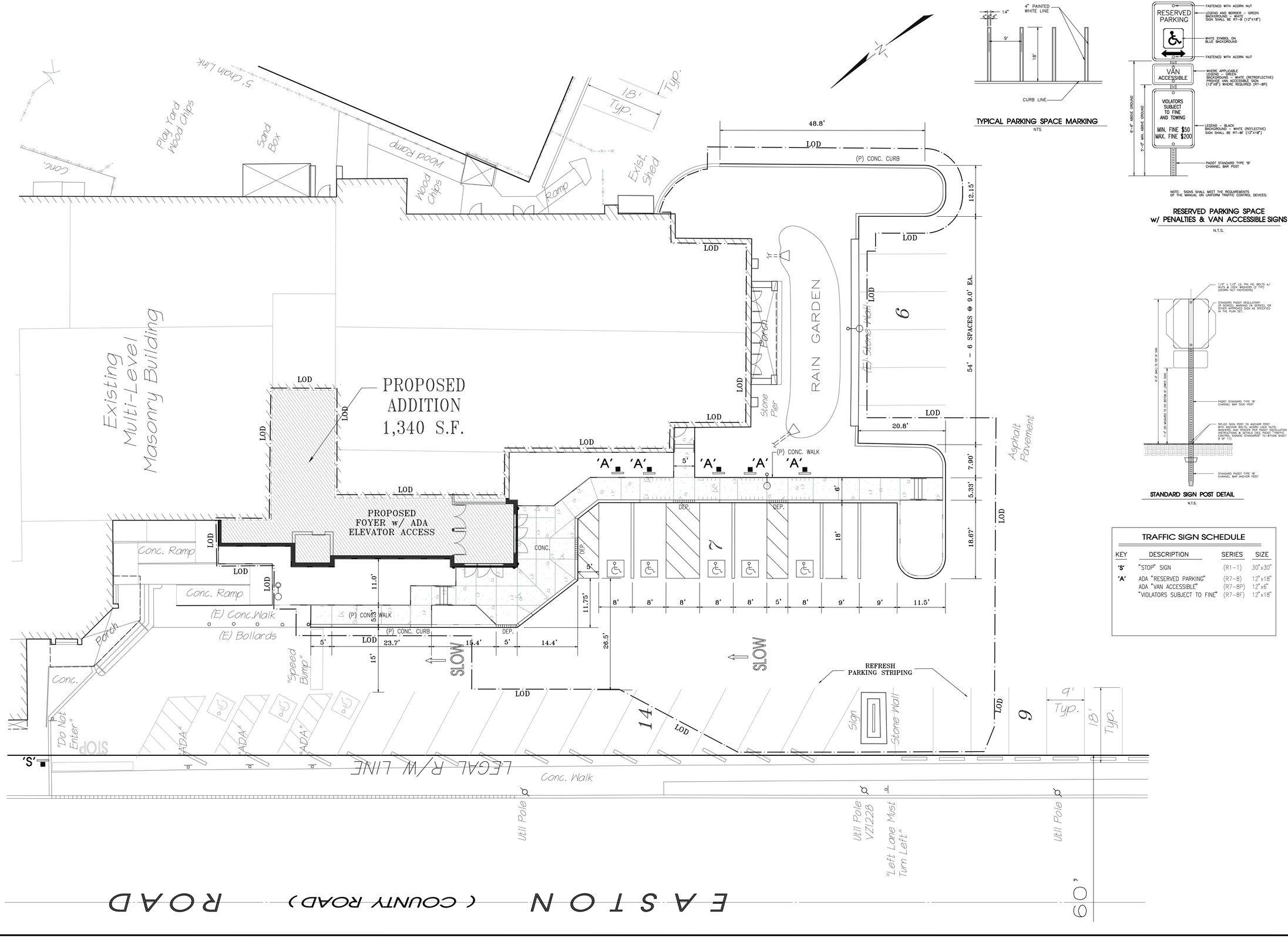
CHARLES E. SHOEMAKER, INC.
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1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

NO	DATE	REVISION	BY

POST CONSTRUCTION STORMWATER MANAGEMENT

STORM SEWER PROFILE PLAN OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE
MARCH 31, 2021
DWG NO.
A-9-452
JOB NO.
26641
SHEET NO.
10 OF 12



TYPICAL PARKING SPACE MARKING
NTS

NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS
N.T.S.

STANDARD SIGN POST DETAIL
N.T.S.

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	30"x30"
'A'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8P)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8F)	12"x18"

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
CHAD WILLIAM BRENSINGER
No.074208E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 10'
0' 5' 10' 20' 30'

COUNTY PARCEL NO.
59-00-14364-00-4

BLOCK – UNIT
30-309-003

SITE ADDRESS
467 EASTON ROAD
GLENSIDE, PA 19038

DEED BOOK – PAGE
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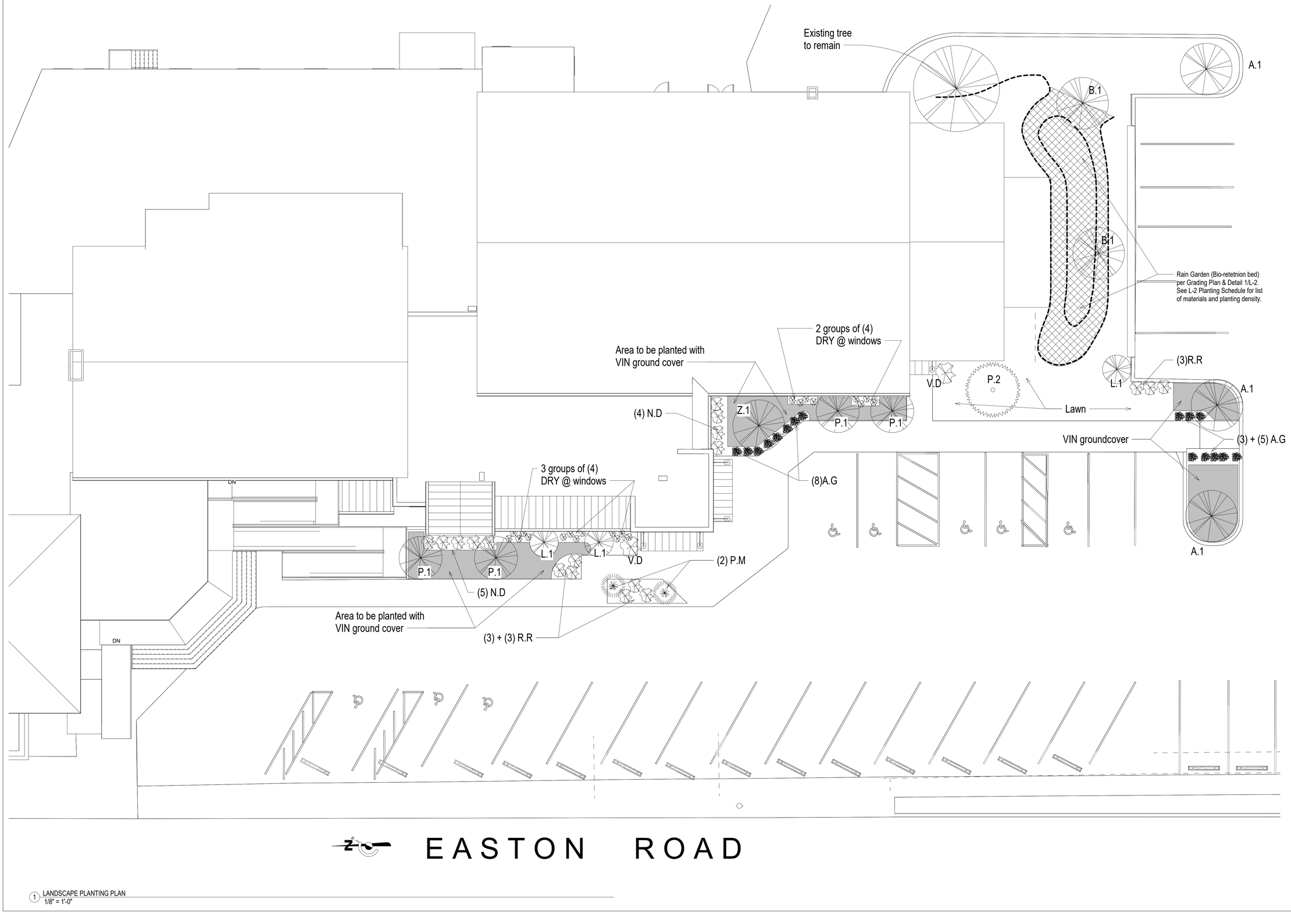
RECORD OWNER
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C/O GREG RAYSOR
CHURCH ADMINISTRATOR
467 EASTON ROAD
GLENSIDE, PA 19038

NO	DATE	REVISION	BY
2	3/31/2021	PENNDOT REVIEW #1, 3/19/2021	CJAT
1	2/17/2021	B&J ENG REVIEW #1, 8/14/2020	CJAT

PAVEMENT MARKINGS & SIGN PLAN
OF
467 EASTON ROAD
PREPARED FOR
NEW LIFE PRESBYTERIAN CHURCH
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020
DWG NO. A-9-450
JOB NO. 26641
SHEET NO. 11 OF 12

TAGUE AVENUE
EASTON ROAD
BRIARWOOD ROAD
HARVEY ROAD
HILLCREST AVENUE
JENKINTOWN ROAD (S.R 2027)
(COUNTY ROAD)
SYLVANIA AVENUE
WELDON AVENUE
ELK AVENUE
PARKDALE AVENUE



1 LANDSCAPE PLANTING PLAN
1/8" = 1'-0"

STRATEGICALLY DESIGNED
CHURCH FACILITIES
ChurchArchitects LLC
1325 Old Lincoln Hwy.
Langhorne, PA 19047
1.215.757.4548
ChurchArchitects.com

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA

NEW LIFE PRESBYTERIAN CHURCH
467 N. EASTON RD.
GLENSIDE, PA 19038

No.	Description	Date

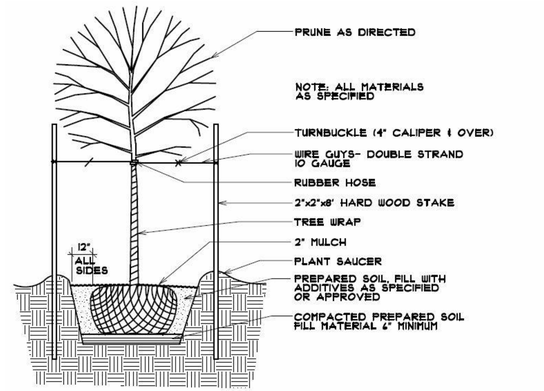
LANDSCAPE PLAN

Project number	P2018-521
Date	02/17/2021
Drawn by	trp
Checked by	TP

L-1

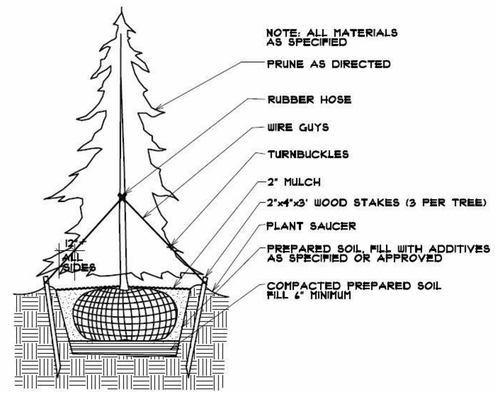
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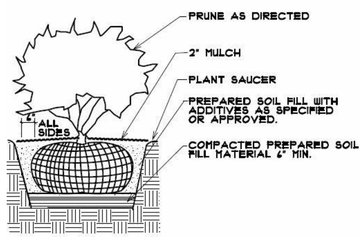
TYPICAL DECIDUOUS TREE PLANTING DETAIL
N.T.S.

D01-PLNT

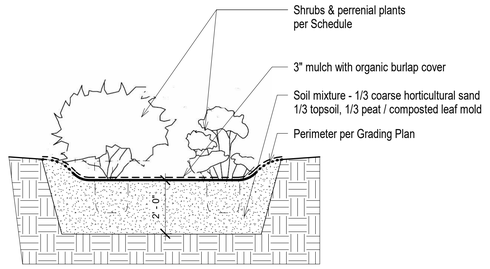


EVERGREEN TREE PLANTING DETAIL
N.T.S.

D01-PLNT



TYPICAL SHRUB DETAIL



1 RAIN GARDEN (BIO-RETENTION) PLANTING DETAIL
3/8" = 1'-0"

PLANTING SCHEDULE

	PLAN KEY	QTY.	COMMON NAME	BOTANICAL NAME	ROOT	CAL.	HT.	SPRD.	REMARKS
	A.1	3	October Glory Red Maple	Acer rubrum 'October Glory'	B&B	3" - 4"	-	-	Matched height and spread
	B.1	2	Heritage River Birch	Betula nigra 'Heritage'	B&B	-	7'-8'	-	Multi-stemmed / Rain Garden
	L.1	3	Arapaho Crape Myrtle	Laegerstromia x 'Arapaho'	#7	-	5'- 6'	-	Multi-stemmed
	P.1	4	Jap. Cherry Amanogawa	Prunus ser. 'Amanogawa'	#10	2"+	6'-7'	-	Matched height and spread
	P.2	1	Columnar Norway Spruce	Picea abies 'Cupressina' '	B&B	-	7'-8'	3' - 4'	Heavy specimen
	Z.1	1	Green Vase Zelkova	Zelkova ser. 'Green Vase'	B&B	3" - 4"	-	-	
	A.G	16	Magic Daydream Abelia	Abelia x grandiflora 'Opstal103'	#2	-	12"+	12"+	Evenly spaced / plant as hedge
	N.D	9	Heavenly Bamboo	Nandina domestica	#5	-	30"+	-	
	P.M	2	Dwarf Black Spruce	Picea mariana 'Nana'	#5	-	24"+	24"+	
	R.R	9	White Knockout Rose	Rosa x "Radwhite'	#3	-	18"+	-	
	V.D	2	David Viburnum	Viburnum davidii	#5	-	24"+	24"+	
	DRY	20	Autumn Fern	Dryopteris erythrosora	#2	-	-		
	VIN	550s.f.	Evergreen Periwinkle	Vinca minor	Flats				Plant 8" o.c. in areas noted; mulch
Rain Garden Plantings	C.A	6	Summersweet	Clethra alnifolia	#3				
	C.S	4	Redtwig Dogwood	Cornus sericea	#3				
	I.V	6	Sparkleberry Holly	Ilex verticilatta 'Sparkleberry'	#3				Provide 1 male for pollination
	ASC	12	Butterfly Milkweed	Aesclepias tuberosa	2 Qt				
	HIB	4	Swamp Rose	Hibiscus moscheutos	#3				
	IRP	8	Sweet Iris	Iris pallida	2 Qt				
	IRV	8	Blue Flag Iris	Iris versicolor	2 Qt				

Plants to be randomly distributed throughout the Rain Garden area as directed by Architect to create a naturalized appearance.

LANDSCAPE SPECIFICATIONS

D05-NOTE

1.1 General Landscape Requirements:
- A. Layout beds, hedges, and areas of planting and mark location of major trees for review by Architect prior to planting.
- B. Plant size and Quality: Provide sizes of plants as indicated or scheduled, and conforming to the standards of the American Association of Nurserymen in grading nursery stock for shape and quality. Plant materials indicated which are not available at the time of planting or which would be at risk if planted during stipulated installation season may be considered for substitution if approved by Architect; otherwise, the Contractor shall be responsible to furnish and plant listed materials when available or proper to plant same, and shall extend the warranty on those materials from the date of their acceptance.
  1. Furnish balled and burlapped (B&B) trees and shrubs, except container-grown plants may be furnished if indicated size is below limit established by the American Association of Nurserymen. Burlap and twine shall be 100% organic hemp/jute or other natural fiber which will readily decompose after planting.
  2. Furnish ground cover plants as rooted cuttings or in removable containers or integral peat pots.
  3. Perennial plants and the like shall be furnished in removable pots and shall be of field grown quality.
- C. Provide topsoil to supplement that available for reuse at site. Topsoil shall be clean, fertile, screened, friable, natural loam obtained from a local, well drained source.
- D. Provide fertilizer, peat humus and other soil amendments of a type which are known to improve pH conditions of soil for particular plant material to be planted. Mix peat humus with topsoil in the ratio of 1:3 for use in planting trees, shrubs, and groundcovers. For perennial borders and flower beds. mix equal parts topsoil, coarse sand, composted leaves or manure, and milled spagnum/peat moss. For basis of quantity, assume existing topsoil which has not been stripped is 4 inches in depth.
  1. Fertilize topsoil for planting trees, shrubs, and ground cover with a 5-10-5 (5 percent nitrogen, 10 percent phosphorus and 5 percent potash) commercial fertilizer, applied and mixed at rates recommended by the manufacturer per cubic foot of soil/humus mixture.
  2. Fertilize perennial plants and bare root groundcover plants with aliquid application of Ortho Up-Start or approved equal formulation designed to promote establishment of plant root systems: apply at dilution and rates per manufacturer's recommendations.
- E. Apply pre-emergant weed control (Surflan or approved equal) at rates recommended by manufacturer to all planting beds upon completion of planting

1.2 Planting Trees:
- A. Excavate planting pits to a width 1-1/2 times diameter of tree ball and not less than 6 inches deeper than tree ball. Place and compact a layer of topsoil in pit to locate collar of tree slightly above finish grade. Orientation of all major trees shall be as directed by Architect. Backfill around ball with topsoil, rod and tamp to eliminate voids and air pockets, watering thoroughly as layers are placed. Build a 3 inch high berm (saucer) of topsoil beyond edge of excavation. Apply a 2 inch thick mulch, of double shredded hardwood bark. Final orientation shall be approved by Architect prior to staking.
- B. Prune trees to remove damaged branches, improve natural shape*, thin out structure* and remove not more than 15 percent of branches. Do not prune back terminal leader.
  *Does not apply to specimen trees & shrubs unless approved or directed by Architect.
- C. Guy and stake trees 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors. as per details.

1.3 Planting Shrubs:
- A. Excavate planting pits or trenches to width of 1-1/2 times diameter of plant balls or containers, and 3 inches deeper than required for positioning at proper height. Lightly compact a layer of topsoil in bottom before placing plants. Backfill around plants with topsoil, rod and tamp to eliminate voids and air pockets. Water thoroughly as layers are placed. Form grade slightly dished, and bermed at edges of excavation. Apply a 2 inch thick mulch of double shredded hardwood bark.
- B. Prune shrubs to remove damaged branches and correct any imperfections in shape, removing not more than 15 percent of branches.

1.4 Planting Perrenials, Ground Covers, & Annuals:
- A. Till soil to depth of 8 inches in areas where topsoil has not been stripped. Add 4 inches new soil mix, and till into cultivated areas.
- B. Loosen subgrade to depth of 4 inches in areas where topsoil has been stripped, and spread topsoil/humus mix to depth of 8 inches.
- C. Space plants as indicated. Dig holes large enough to allow for spreading of roots. Compact backfill to eliminate voids, and leave grade slightly dished at each plant. Water thoroughly. Apply a 2 inch mulch of shredded hardwood bark over entire planting bed, lifting plant foilage above mulch.
  1. During periods of hot sun or strong wind at time of planting, provide protective white fabric cover ("Remey" or approved equal) for one week.
- D. Perrennial plants and the like listed in the schedule shall be well rooted, blooming size plants, filling out containers as is appropriate for healthy field grown plants.

1.5 Landscape Maintenance:
- A. Maintain landscape for a period of 120 days immediately following complete installation of each major category of work. Include watering/weeding, restoration of grade, pruning of trees and shrubs, protection from insects and diseases, fertilizing, and operations as needed to ensure healthy, vigorous growth.
- B. Prior to end of warranty period, return to site and remove tree staking.

Additional Requirements

1.6 Waranty
- A. Warranty plants, shrubs, and trees for a period of twelve months against death and unhealthy condition. Replace at optimum planting time, unless directed otherwise by Architect.

STRATEGICALLY DESIGNED CHURCH FACILITIES
ChurchArchitects LLC
1325 Old Lincoln Hwy.
Langhorne, PA 19047
1.215.757.4548
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NEW LIFE PRESBYTERIAN CHURCH
467 N. EASTON RD.
GLENSIDE, PA 19038

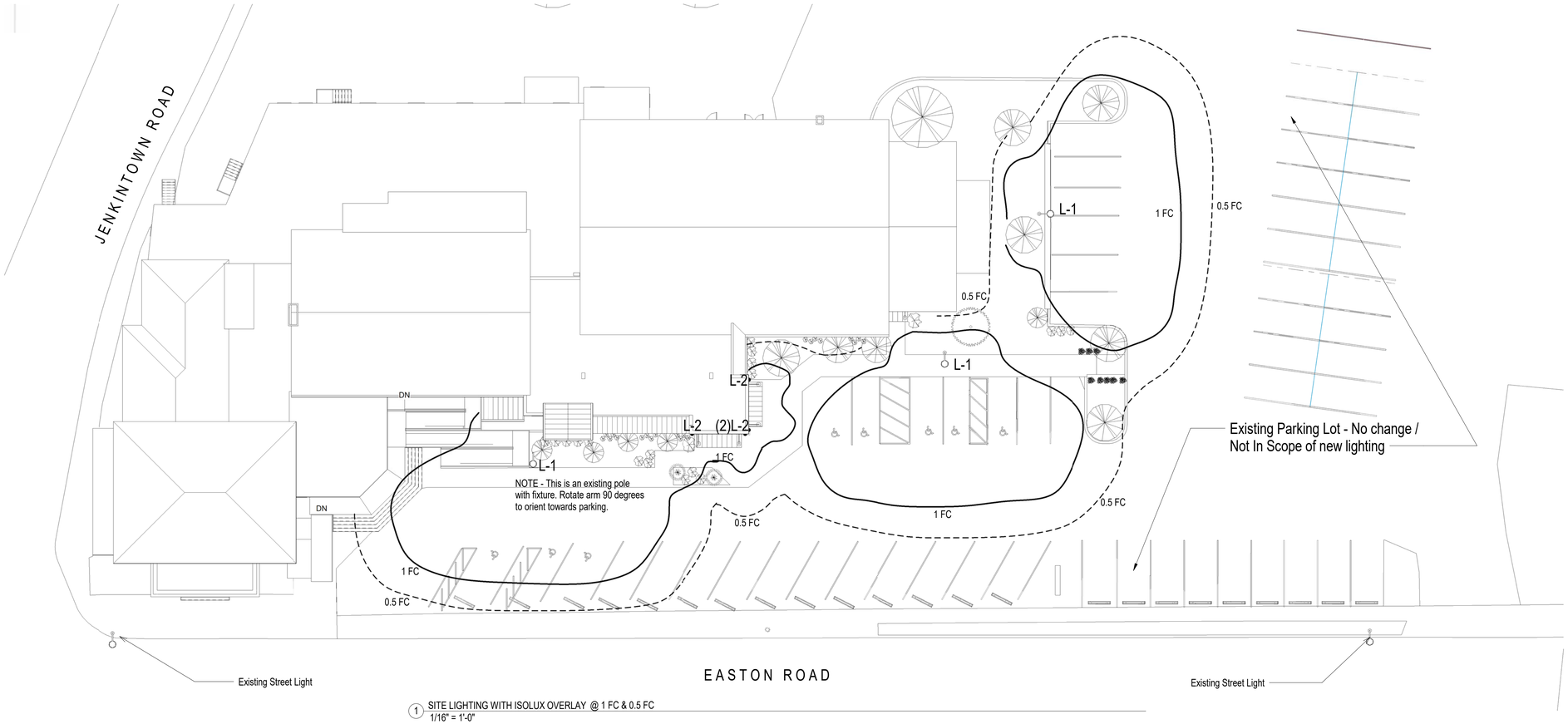
No.	Description	Date

LANDSCAPE PLANTING SCHEDULE & DETAILS

Project number	P2018-521
Date	02/17/2021
Drawn by	trp
Checked by	TP
Scale	As indicated

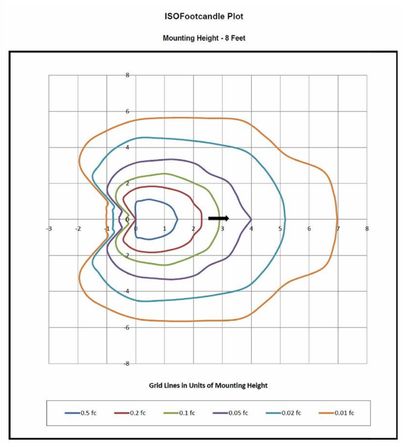
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1 SITE LIGHTING WITH ISOLUX OVERLAY @ 1 FC & 0.5 FC
1/16" = 1'-0"

Fixture L2 Wall Sconce at entryways - 8' mounting height, L16 series



S9365 Series



DIMENSIONS



W	H	D	MC	BASE MODEL NO.
6"	21"	4"	10 1/2"	S9365-L12
6"	27"	4"	13 1/2"	S9366-L16

SPECIFICATIONS
Driver: 0-10V dimming to 1%, 120/277
Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

FEATURES
- Opal Acrylic Lens
- Solid Aluminum Bar Stock Material
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

ORDER AS A COMPLETE UNIT:
Model No. + Lamp Code + CCT + Finish + Option Code

S9365-L12 S9366-L16	+	27K 30K 35K 40K	+	PT BA	+	Option

FINISHES
BA Brushed Aluminum — PT Powder Coated Finishes*

*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

OPTIONS
EML Remote 10W Emergency LED Battery Backup (Requires Additional Power Cable)

LIGHT OUTPUT
LXX = ~ 75 LPW Delivered Lumens (Example: L12= 12 x 75 = 900 Lumens)

** Try our new **Shimmer Metalic Paints**, Formulated for Exterior Conditions

Fixture L1 Area light - pole mounted with arm at 18' above grade



EML25
Munich Pendant
Eurotique Family

Catalog Number	EML25RT63LED525MA4KGCF120R3ANBK
Notes	New Life Presbyterian Church
Type	Type 3 Distribution

Hit the Tab key or mouse over the page to see all interactive elements.

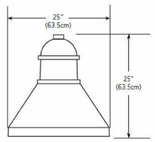
Introduction

The Munich is a European-styled pendant luminaire suitable for use with a variety of Eurotique decorative arms and poles.

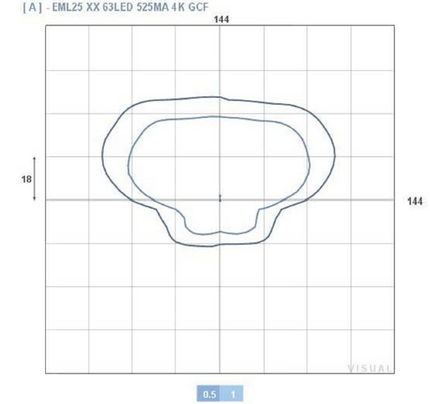
Intended for use in pedestrian areas such as retail environments, public parks, city centers and commercial areas or other spaces with decorative requirements and a contemporary theme.

Specifications

EPA: 1.2ft²
Height: 25"
Diameter: 25"
Weight: 60 lbs



[A] - EML25 XX 63LED 525MA 4K GCF



Ordering Information

EXAMPLE: EML25 ST 63LED 350MA 4K GCF 120 R3 DDBXD

EML25

Series	Base	Performance Package		Color Temperature		Lens Option		Voltage	Distribution		Finish	
EML25	ST Smooth	49LED 350MA	5,000 lumens	3K	3000K	GCF	Glass clear flat	MVOLT	R2	Type 2	DDBXD	Super durable dark bronze
	RT Ringed	49LED 525MA	6,700 lumens	4K	4000K	GCSG	Glass clear sag	120	R3	Type 3	DBLXD	Super durable black
	FLT Fluted	63LED 350MA	6,000 lumens	5K	5000K			208	R4	Type 4	DNAXD	Super durable natural aluminum
		63LED 525MA	8,200 lumens					240	R5	Type 5	DWHXD	Super durable white
								277			ANBK	Antique black

[A] - EML25 XX 63LED 525MA 4K GCF R2 480 XX XXX



Manufacturer	Lithonia Lighting	Configuration	Single
Lamp Lumens	8202	Orientation	Single
Lamp Quantity	1	Mounting Height	18
Light Loss Factor	1	Arm Length	1
Input Power	111.4	Tilt	10
Max Illuminance	4	Area > 0.5fc	4484

STRATEGICALLY DESIGNED
CHURCH FACILITIES
ChurchArchitects LLC
1325 Old Lincoln Hwy.
Langhorne, PA 19047
1.215.757.4548
ChurchArchitects.com

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

NEW LIFE PRESBYTERIAN CHURCH
467 N. EASTON RD.
GLENSIDE, PA 19038

No.	Description	Date

Site Lighting at Improvements

Project number	P2018-521
Date	03/25/2021
Drawn by	trp
Checked by	TP
Scale	1/16" = 1'-0"

L-3

3/26/2021 9:41:09 AM

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Police

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Appointment of (1) new officer.

EXECUTIVE SUMMARY:

Over the last several month's vacancies have been created within the Department due to retirement of Lt. Earl Saurman, Detective Lisa Burton and Detective Rick Kondan. This manpower challenge has been exacerbated by the fact that the Department is also experiencing a personnel shortage, due to several officers being out with extended, long-term injuries and illnesses, placing a significant strain on the Department. Although it will be several months until the approved new hire will be on patrol, it is essential to start this process for one (10 new officer at this time.

This is a budgeted position the Department planned for by administering and Entry Level Police Officer Examination. The written examination for the position of Police Officer on July 9, 10 and 11, 2020. The Physical Agility Test was administered on August 15th, 2020. The Oral Interviews were conducted August 31st, 202 through September 18th, 2020.

The Civil Service Commission certified the new, current list on October 15, 2020. From that list, the Department will fill one of those vacancies by appointing Jakob Henze to the position of Probationary Police Officer.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider appointing candidate Jakob Henze from the Civil Service Eligibility list to the position of Probationary Police Officer provided he successfully completes the Background, Physical, Psychological tests and all entry requirements of the Municipal Police Officers' Education and Training Commissioner Act120 Training effective July 19, 2021. *(Deputy Chief Porter)*

ABINGTON TOWNSHIP CIVIL SERVICE COMMISSION

Edward Nolan, Chairman
Philip Beal, Vice Chairman
Diane Misko, Secretary
Valerie O. Ward, Alternate

ELIGIBILTY LIST: PATROL OFFICER CANDIDATES
Written Examination: July 9, 10, and 11, 2020

Rank	Last Name	First Name	Written Score	W 40%	Oral Score	Oral 60%	Military	Total
1	GUTIERREZ	JOSE	85.15	34.06	96.00	57.60		91.66
2	SEYDEL	TIMOTHY	87.03	34.81	92.60	55.56		90.37
3	BOYD	SEAN	91.29	36.51	73.00	43.80	10.00	90.31
4	MORRIS	JUSTIN	84.53	33.81	92.60	55.56		89.37
5	MORICONI	NICHOLAS	85.90	34.36	90.00	54.00		88.36
6	HENZE	JAKOB	89.49	35.80	87.00	52.20		88.00
7	CONNELLY	TIMOTHY	93.64	37.46	84.00	50.40		87.86
8	SEYMOUR	GLENN	92.90	37.16	83.60	50.16		87.32
9	ROTH	KAITLYN	89.08	35.63	85.30	51.18		86.81
10	RAUBENSTINE	PATRICK	87.99	35.20	86.00	51.60		86.80
11	CAMP	TYLER	93.95	37.58	81.60	48.96		86.54
12	PULTRO	JOSHUA	84.78	33.91	70.00	42.00	10.00	85.91
13	DWYER	JAMES	83.16	33.26	71.00	42.60	10.00	85.86
14	MOLLER	WILLIAM	87.29	34.92	84.30	50.58		85.50
15	MALONEY	KYLE	88.72	35.49	82.00	49.20		84.69
16	GUAGLIONONA	BRETT	84.63	33.85	84.60	50.76		84.61
17	RICHARDSON	BRANDON	90.38	36.15	80.60	48.36		84.51

ABINGTON TOWNSHIP CIVIL SERVICE COMMISSION

Edward Nolan, Chairman
Philip Beal, Vice Chairman
Diane Misko, Secretary
Valerie O. Ward, Alternate

ELIGIBILTY LIST: PATROL OFFICER CANDIDATES
Written Examination: July 9, 10, and 11, 2020

Rank	Last Name	First Name	Written Score	W 40%	Oral Score	Oral 60%	Military	Total
18	OFNER	MATTHEW	91.93	36.77	79.30	47.58		84.35
19	MUK	AKHMAT	90.44	36.18	80.00	48.00		84.18
20	CASHIN	CHRISTOPHER	90.17	36.07	79.60	47.76		83.83
21	PAPPAS	STEPHANI	83.58	33.43	83.60	50.16		83.59
22	KRAMER	KEVIN	94.29	37.72	76.30	45.78		83.50
23	DUNBAR	GINGER	87.87	35.15	79.30	47.58		82.73
24	RICKUS	BRIAN	87.27	34.91	79.60	47.76		82.67
25	RILEY	MICHELE	88.20	35.28	78.60	47.16		82.44
26	NEEDHAM	LOGAN	86.88	34.75	79.30	47.58		82.33
27	DEVLIN	BRIAN	92.82	37.13	75.30	45.18		82.31
28	FINNEY	STUART	84.83	33.93	80.30	48.18		82.11
29	CRESS	CALLAN	83.76	33.51	81.00	48.60		82.11
30	DALY	MICHAEL	91.61	36.64	75.30	45.18		81.82
31	BLACKBURN	KYLE	88.67	35.47	76.00	45.60		81.07
32	DEVINE	JONATHAN	86.32	34.53	77.00	46.20		80.73
33	WESZTERGOM	JOSEPH	88.92	35.57	75.00	45.00		80.57
34	RIOS	EDGAR	89.93	35.97	74.30	44.58		80.55

ABINGTON TOWNSHIP CIVIL SERVICE COMMISSION

Edward Nolan, Chairman
Philip Beal, Vice Chairman
Diane Misko, Secretary
Valerie O. Ward, Alternate

ELIGIBILTY LIST: PATROL OFFICER CANDIDATES
Written Examination: July 9, 10, and 11, 2020

Rank	Last Name	First Name	Written Score	W 40%	Oral Score	Oral 60%	Military	Total
35	JACKER	JENNIFER	93.73	37.49	71.60	42.96		80.45
36	NEDWICK	AUSTIN	88.16	35.26	75.30	45.18		80.44
37	KONWAY	JOHN	93.32	37.33	71.60	42.96		80.29
38	SALLY	THOMAS	89.35	35.74	74.00	44.40		80.14
39	DAY	KEVIN	84.16	33.66	77.30	46.38		80.04
40	BODIN	ILYES	82.95	33.18	78.00	46.80		79.98
41	RUZZI	GENE	85.76	34.30	75.60	45.36		79.66
42	GONZALEZ	STEVEN	91.72	36.69	70.00	42.00		78.69
43	WARG	KEVIN	87.81	35.12	72.60	43.56		78.68
44	GOLIA	JUSTIN	88.02	35.21	72.30	43.38		78.59
45	BROWN	ELIJAH	87.96	35.18	72.30	43.38		78.56
46	PANCHELLA	ANTHONY	85.41	34.16	73.30	43.98		78.14
47	CANNON	WADE	90.08	36.03	70.00	42.00		78.03
48	VIGHETTI	MICHAEL	89.61	35.84	70.30	42.18		78.02
49	BERARDI	STEVEN	88.83	35.53	70.60	42.36		77.89
50	TUTHILL	KYLE	88.32	35.33	70.60	42.36		77.69
51	SCOTT	MCKENZIE	82.54	33.02	74.00	44.40		77.42

ABINGTON TOWNSHIP CIVIL SERVICE COMMISSION

Edward Nolan, Chairman
Philip Beal, Vice Chairman
Diane Misko, Secretary
Valerie O. Ward, Alternate

ELIGIBILTY LIST: PATROL OFFICER CANDIDATES
Written Examination: July 9, 10, and 11, 2020

Rank	Last Name	First Name	Written Score	W 40%	Oral Score	Oral 60%	Military	Total
52	TAVANI	VINCENT	83.62	33.45	73.00	43.80		77.25
53	ACOSTA	JORGE	83.84	33.54	71.00	42.60		76.14
54	FUSCO	NICHOLAS	82.33	32.93	72.00	43.20		76.13
55	GARCED	ANTHONY	82.02	32.81	71.60	42.96		75.77

Date of Written Examination: July 9, 10, and 11, 2020

Date of Physical Agility Test: August 15, 2020

Date of Oral Examination: August 31 - September 18, 2020

Date Eligibility List Adopted: October 15, 2020

Date Eligibility List Expires: October 15, 2021

Edward Nolan, Chairman Philip Beal, Vice Chariman Diane Misko, Secretary Valerie O. Ward, Alternate

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Police

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Conditional Appointment to the Rank of Sergeant

EXECUTIVE SUMMARY:

This is a budgeted position to fill the Supervisory vacancy created by the retirement of Deputy Chief Kelley Warner.

A Sergeant's Promotional Exam was scheduled and conducted by the Civil Service Commission. A Civil Service Eligibility list for the Rank of Sergeant was certified on February 10, 2020 and extended by the Civil Service Commission on February 2, 2021.

Officer Duntzee is the next eligible candidate on the Certified Civil Service Eligibility list. He is a graduate of Penn State University, State College and 12 year veteran of the Department that has served as a Field Training Officer and a Juvenile Detective.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider approving the promotion of Officer Ryan Duntzee to the rank of Probationary Sergeant effective July 19, 2021 providing he successfully completes the remaining portions of the promotional process. *(Deputy Chief Porter)*

ABINGTON TOWNSHIP CIVIL SERVICE COMMISSION

Edward Nolan, Chairman
Philip Beal, Vice Chairman
Diane Misko, Secretary
Valerie O. Ward, Alternate

CERTIFIED PROMOTIONAL LIST - SERGEANT

Rank	Candidate	WrittenScore	Written Weighted	Oral Score	Oral Weighted	Evaluation	Seniority	Total
1	Space, Anthony	97	43.65	92.95	41.83	9.50	1	**95.98**
2		94	42.30	88.57	39.86	8.40	1	**91.56**
3		95	42.75	83.43	37.54	7.30	1	**88.59**
4		95	42.75	79.81	35.91	6.10	2	**86.76**
5		94	42.30	78.86	35.49	7.00	1	**85.79**
6		95	42.75	75.33	33.90	7.50	1	**85.15**
7		94	42.30	75.24	33.86	5.10	3	**84.26**
8		93	41.85	77.81	35.01	6.00	1	**83.86**
9		93	41.85	78.00	35.10	3.20	1	**81.15**
10		85	38.25	76.48	34.42	6.40	2	**81.07**
11		82	36.90	81.33	36.60	5.70	1	**80.20**
12		89	40.05	74.10	33.35	4.90	1	**79.30**
13		87	39.15	73.05	32.87	5.10	0	**77.12**
14		80	36.00	76.10	34.25	4.10	2	**76.35**
15		80	36.00	70.86	31.89	5.90	1	**74.79**
16		65	29.25	74.57	33.56	6.40	1	**70.21**

Date of Written Examination: October 30, 2019

Dates of Oral Examination: October 31 - November 1, 2019

Date Eligibility List Adopted: February 10 ,2020

Date Eligibility Expires: February 10, 2021

Edward Nolan
Edward Nolan, Chairman

Philip Beal, Vice Chairman

Diane Misko, Secretary

Valerie O. Ward, Alternate

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Police

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Civil Service Rules and Regulations Revision

EXECUTIVE SUMMARY:

The Municipal Police Officers' Education and Training Commission updated their Physical Fitness standards which are detailed within the Abington Township Police Department's Civil Service Rules and Regulations. Those standards have been updated in the Civil Service Rules and Regulations to reflect the changes by the Municipal Police Officers' Education and Training Commission. Those changes can be found on page 16 of the document.

PREVIOUS BOARD ACTIONS:

The Board of Commissioners previously approved Civil Service Rules and Regulations on August 11, 2011.

RECOMMENDED BOARD ACTIONS:

Consider approving revisions made to the Municipal Police Officer's Education and Training Commission Physical Fitness Testing Standards outlined in Section 4.5 of the Civil Service Rules and Regulations. *(Deputy Chief Porter)*

ABINGTON TOWNSHIP

CIVIL SERVICE COMMISSION
RULES AND REGULATIONS

May 2021

SECTION 1. DEFINITION OF TERMS

1.1 Definitions

Unless otherwise expressly stated, the following words and phrases, whenever used in these Rules and Regulations, shall be construed to have the meaning indicated herein:

(a) Applicant - Any individual who applies in writing to the Commission in response to a legally advertised notice of vacancy and/or examination for any full time position as a police officer in the Police Department.

(b) Alternate Commissioner – An individual appointed by the Township Commissioners in a First Class Township to serve as an "Alternate Civil Service Commissioner." Properly appointed Alternate Commissioners shall have all the same powers and duties as a properly appointed Commissioner set forth in the First Class Township Code when serving in the place of an unavailable Civil Service Commissioner.

(c) Appointing Authority - The Board of Commissioners of Abington Township, County of Montgomery, Pennsylvania.

(d) Certification - The submission to the Appointing Authority pursuant to its request of three (3) names taken from the eligibility list created by the Civil Service Commission.

(e) Chairperson - The Chairperson of the Civil Service Commission of Abington Township, County of Montgomery, Pennsylvania,

(f) Commission - The Civil Service Commission of Abington Township, County of Montgomery, Pennsylvania.

(g) Eligible - A person whose name is recorded on a current eligible list or furlough list.

(h) Eligible List - The list of names of persons who have passed all examinations for a particular position in the Police Department.

(i) Examination - The series of examinations given to candidates to determine their qualifications for a position in the Police Department.

(j) Furlough List - The list containing the names of persons temporarily laid off from positions in the Police Department because of a reduction in the number of police officers.

(k) Patrol Officer - For purposes of these Rules, an entry level sworn full-time position in the police department.

(1) Probationer - An officer in the Police Department who has been appointed from an eligible list, but who has not yet completed the one (1) year work-test period.

(m) Rank - Recognized ranks in the Police Department are: (1) Patrol Officer; (2) Sergeant; (3) Lieutenant; (4) Captain; and (5) Chief of Police.

(n) Reduction in Rank - A change to a different position or rank where the employee fulfilled all of the requirements of these Rules and Regulations for both the prior and current position or rank. However, a decrease in salary without a change to a different position or rank shall not necessarily constitute a reduction in rank.

(o) Removal - The permanent separation of a Police Officer from the Police Department.

(p) Secretary - The Secretary of the Civil Service Commission of Abington Township, County of Montgomery, Pennsylvania.

(q) Suspension - The temporary separation without pay of a Police Officer from the Police Department.

1.2 Gender

The words he, his, him, and men when used in these Rules and Regulations represent both the masculine and feminine genders.

SECTION 2. THE COMMISSION

2.1 1 Civil Service Commission

(a) The Commission shall consist of three (3) Commissioners who shall be qualified electors of Abington Township and shall be appointed by the Board of Commissioners of Abington Township initially to serve for the terms of two (2), four (4), and six (6) years, and as terms thereafter expire shall be appointed for terms of six (6) years. Any vacancy occurring in the Commission for any reason whatsoever shall be filled by the Abington Township Board of Commissioners for the unexpired term within the period of ninety (90) days after such vacancy occurs.

Each member of the Commission, before entering upon the discharge of the duties of their office, shall take an oath or affirmation to support the Constitution of the United States and of the Commonwealth of Pennsylvania and to perform their official duties with fidelity. No Civil Service Commissioner shall receive compensation.

(b) The Board of Commissioners may appoint no more than three qualified electors of the Township to serve as alternate members of the commission. The term of office shall be six years. An alternate shall be entitled to participate in all proceedings and discussions of the commission to the same and full extent as provided by law for commission members, including specifically the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties set forth in the First

Class Township Code and as otherwise provided by law. Alternates shall hold no other office in the township. Any alternate may participate in any proceeding or discussion of the commission, but shall not be entitled to vote as a member of the commission unless designated as a voting alternate member pursuant to Section 628 of the First Class Township Code.

2.2 Offices Incompatible with Civil Service Commissioner

No Commissioner shall at the same time hold an elective or appointed office under the United States government, the Commonwealth of Pennsylvania, Abington Township, or any political subdivision of the Commonwealth of Pennsylvania.

2.3- Organization of Commission; Quorum

(a) The commission first appointed shall organize within ten days of its appointment and shall elect one of its members as its chairperson and one as its secretary. The commission shall thereafter meet and organize on the first Monday of January of each even-numbered year. Three members of the commission shall constitute a quorum and no action of the commission shall be valid unless it shall have the concurrence of at least two members.

(b) If, by reason of absence or disqualification of a member, a quorum is not reached, the chairman shall designate as many alternate members of the commission to sit on the commission as may be needed to provide a quorum. Any alternate member of the commission shall continue to serve on the commission in all proceedings involving the matter or case for which the alternate was initially designated until the commission has made a final determination of the matter or case. Designation of an alternate shall be made on a case-by-case basis in rotation according to declining seniority among all

alternates. No action of the comm1ss1on shall be valid unless it shall have the concurrence of at least two members.

(c) For purposes of hiring and promoting police officers under these Rules, each step of the hiring or promotional process requiring official action by the commission shall be considered a separate "matter or case" under Subsection (b), above, and each step of the hiring or promotional process need not be voted upon or approved by the same composition of commissioners or alternate commissioners, as the case may be, provided that the quorum requirement has been satisfied.

2.4 Duties of Chairperson

The Chairperson, or in his or her absence, the Vice-Chairperson, shall preside at all meetings and hearings of the Commission, decide all points of order or procedure and perform any duties required by law or these Rules and Regulations.

2.5 Duties of Secretary

The Secretary shall conduct or oversee the handling of all official correspondence of the Commission, disseminate all notices required by law and these Rules and Regulations, and maintain the records of each examination or other official action of the Commission, and perform or oversee all other duties required by law or these Rules and Regulations.

2.6 Meetings

Except for the biennial organizational meeting, all meetings shall be held either at the call of the Chairperson or at the call of two (2) members of the Commission. The Commission shall have the discretion to determine whether meetings shall be open to the public when not specifically regulated by law or these Rules and Regulations. The Secretary of the Commission

shall give each Commissioner and alternate Commissioner as much notice as reasonably possible but in no case less than forty-eight (48) hours of each and every meeting of the Commission.

2.7 Clerks and Supplies

The governing body shall furnish the Commission with such supplies and clerical assistance as may be necessary for the Commission to fulfill its duties. In addition, the Commission may retain counsel, and any other consultants or experts as are necessary. The elected and appointed officials of Abington Township shall assist the Commission with all reasonable and appropriate efforts including compensation for any counsel or experts retained by the Commission. Physicians, psychiatrists, psychologists and other qualified medical professionals shall be appointed by the Township Commissioners.

2.8 Amendment of Rules and Regulations

The Commission may amend, revise, void or replace these Rules and Regulations for any. reason by action of a majority of the Commission at any properly convened meeting of the Commission. Before any changes to these Rules and Regulations becoming effective, those changes must be approved by the Abington Township Board of Commissioners. These Rules and Regulations, and any amendments thereto shall be made available to the public and to members of the Police Department for distribution or inspection.

2.9 Minutes and Records

The Commission shall keep minutes of its proceedings and records of examinations and other official actions. A complete copy of all records of the Commission shall be preserved in the office of the Township Manager or his designee. Records shall be disposed of according to the Retention and Disposition Schedule for Records of Pennsylvania Municipalities issued by the Local Government Records Committee under the authority of the Municipal Records Act, 1968

P.L. 961, Number 428, 53 P.S. 9001. Records of the Commission shall be open to public inspection in accordance with relevant laws, contracts and policies of Abington Township and the Abington Township Civil Service Commission. The Secretary shall keep minutes of its proceedings showing the vote of each member upon each question. If the member is absent or fails to vote, the Secretary shall indicate that fact in the minutes.

2.10 Investigations

The Commission shall have the power to make investigations concerning all matters relating to the administration and enforcement of these Rules and Regulations. The Chairperson of the Commission is authorized to administer oaths and affirmations in connection with such investigations.

2.11 Subpoenas

The Commission shall have the power to issue subpoenas over the signature of the Chairperson, or designee, to acquire the attendance of witnesses and the production of records and papers pertaining to any investigation or inquiry. The fees of such witnesses for attendance and travel shall be the same as for witnesses appearing in the Courts and shall be paid from appropriations for the incidental expense of the Commission. All officers in public service and employees of Abington Township shall attend and testify when required to do so by the Commission.

If any person shall refuse or neglect to obey any subpoena issued by the Commission, upon conviction of such refusal or neglect in a summary proceeding, that person shall be sentenced to pay a fine not to exceed one hundred dollars ($100.00), and in default of the payment of such fine and cost shall be imprisoned not to exceed thirty (30) days.

If any person shall refuse or neglect to obey any subpoena, the Commission may apply by petition to the Court of Common Pleas, County of Montgomery, Pennsylvania for its subpoena, requiring the attendance of such persons before the Commission or the court to testify and to produce any records and papers necessary, and in default thereof shall be held in contempt of court.

2.12 Annual Report

The Commission shall make an annual report to the Abington Township Board of Commissioners containing a full accounting for any expenditures of public monies. The annual report shall be available for public inspection. In addition, the Commission may produce an annual report containing a brief summary of its work during the year.

SECTION 3. APPLICATIONS

3.1 Eligibility for Examination

In order to be eligible for participation in any examination for a position with the Police Department, every applicant must submit a completed preliminary application form to the Commission before the deadline stated by the Commission. The applicant must make an oath or affirmation that the application is completed truthfully, and the applicant is subject to the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities. For applicants who pass the written exam and the agility test, a detailed formal application must be completed.

3.2 Discrimination (EEO Statement)

Abington Township is an equal opportunity employer. It is the policy of Abington Township and the Commission to grant equal employment opportunities to qualified persons without regard to race, religion, color, national origin, gender, age, veteran's status, marital status

or non-job-related physical or mental handicap or disability. Abington Township and the Commission will provide equal opportunities in employment and promotion.

3.3 Availability

Preliminary application forms shall be available to all interested persons online at the Abington website, www.AbingtonPD.org, and from such other offices and officers that the Commission, from time to time, may choose to designate.

3.4 Age

All applicants for the position of Patrol Officer must have reached their twenty-first (21st) birthday on or before the deadline for submitting completed applications.

3.5 General Qualifications - All Applicants

Every applicant for the position of Patrol Officer in the Police Department shall possess at the time of filling the application a High School Diploma or equivalent Every applicant for the position of Patrol Officer shall be a United States citizen, be physically and mentally fit to perform the full duties of a police officer, and possess a valid motor vehicle operator's license at the time of filing the application and at all times in the process. Furthermore, all applicants must comply with the Police Department's Personal Appearance Policy, General Order 41.3.4, on tattoos, branding, and body piercing. A copy of the Personal Appearance Policy shall be posted on the Police Department 's website with the preliminary application form.

3.6 General Qualifications - Sergeants, Lieutenants, and Captains

(a) All applicants for a promotional position shall have continuous prior service with the Police Department of Abington Township as follows:

(1) An applicant for the position of Sergeant shall have at least four (4) years as a full-time Patrol Officer with the Police Department by the deadline established for submitting applications;

(2) An applicant for the position of Lieutenant shall have at least two (2) years of experience as a Sergeant with the Police Department by the deadline established for submitting applications;

(3) An applicant for the position of Captain shall have at least two (2) years of experience as a Lieutenant with the Police Department by the deadline established for submitting applications.

3.7 Rejection of Applicant

The commission may refuse to examine, or, if examined, may refuse to certify as eligible after examination, any applicant who is found to lack any of the minimum qualifications for examination prescribed in these Rules for the particular position for which the applicant has applied. In addition, the commission may refuse to examine, or if examined, may refuse to certify any applicant who is physically or mentally unfit to perform the full duties of the position applied for, or who is a habitual substance abuser, who is guilty of any crime involving moral turpitude, or of infamous or notoriously disgraceful conduct, or who has been dismissed from public service for delinquency or misconduct in office, or who is affiliated with any group whose policies or activities are subversive to the forms of government set forth in the constitutions and laws of the United States and the Commonwealth of Pennsylvania or has provided false information during the process.

3.8 Public Notice

For all initial appointments and promotions, the Commission shall conspicuously post, at least three (3) weeks prior to the deadline for accepting applications, in the Abington Township

Municipal Building Administration Office and the Abington Township Police Department notice of the time and place of the initial examination, together with the information as to the type of position to be filled, the requirements for that position, how applications may be submitted, and the deadline for filing applications. Moreover, the above information for Patrol Officer appointments will be posted on the Township's website, www.AbingtonPD.org. In addition, at least three (3) weeks prior to the deadline for accepting applications, publication of the notice for Patrol Office appointments shall occur in at least one (1) newspaper of general circulation or a newspaper circulating generally in Abington Township.

3.9 Recording and Filing Applications

The application process for Patrol Officer will be a two part process. The first step requires an applicant to complete a preliminary application on line and pay the application fee. For applicants who successfully complete the written exam and the physical agility test, for the second step, the applicant must complete and submit, by the specified deadline, a formal application and provide, if Veterans Preference is being sought, a photocopy of his DD-214 Form or other proof of Honorable Discharge from the United States Armed Forces.

3.10 Hearing for Disqualified Applicants

If any applicant or person is aggrieved by the refusal of the Commission to examine or to certify the applicant as eligible after examination, the Commission shall at the request of the applicant, within ten (10) days appoint a time and place for a public hearing, with or without counsel, at which time the commission shall take testimony and review its refusal to provide examination or certification. The hearing which shall be conducted pursuant to the procedures set forth in the Local Agency Law, 2 Pa.C.S.A. § 101 *et seq.* The applicant or aggrieved party must make their request for a hearing in writing within ten (10) calendar days of the date when the

party knew or should have known of the Commission's action which is being challenged. The decision of the Commission shall be final.

3.11 Fees

The Commission requires that a reasonable fee be charged in connection with the filing of an application for Patrol Officer. There shall be no fee assessed in connection with any promotional examination. Effective upon the adoption of these Rules and Regulations, there shall be a fee of no more than Seventy-Five Dollars ($75.00) assessed to all entry level applicants filing a preliminary application for the position of Patrol Officer. The amount of the fee shall be set by the Commission at the time the test is announced.

SECTION 4. EXAMINATION AND GRADING PROCEDURE

4.1 General Examination Requirements for the Position of Patrol Officer.

The examination for Patrol Officer shall consist of a written and a Verbal/Writing Assessment which will be graded on a one hundred (100) point scale with the written examination representing forty percent (40%) of the final score and the assessment representing sixty percent (60%) of the final score, unless otherwise provided in the public announcement of the examination. In addition," each applicant will undergo a physical fitness test, and a background investigation. This physical fitness test will be graded on a pass/fail basis for every applicant. After an applicant has been extended an offer of employment, final appointment shall be contingent upon the applicant's successful completion of the background investigation as well as passing a medical and psychological examination.

4.2 General Examination Requirements for Promotions.

A. Unless otherwise established by the Commission, the examination for the positions of Sergeant, Lieutenant and Captain shall be a written examination and a Verbal/Writing Assessment which will be graded on a one hundred (100) point scale with the written examination representing forty-five percent (45%) of the final score and the Verbal/Writing Assessment representing forty-five percent (45%) of the final score, unless otherwise provided in the public announcement of the examination. Each applicant shall earn up to ten (10) points based upon the previous year's Departmental Performance Evaluation. Based upon the guidelines established in the announcement of the position, the Civil Service Commission may require each applicant to undergo a physical fitness test. After a candidate has been extended an offer of promotion, the promotion shall become final contingent upon the candidate passing a medical and psychological examination.

4.3 Notice of Examination

The Commission shall appoint a written examination administrator, an oral examination administrator, a Verbal/Writing Assessment administrator, and physical fitness examiner to conduct the appropriate examination required by these Rules and Regulations.

(a) An entry level applicant selected from the eligibility list by the Township Commissioners shall receive a conditional offer of employment. The offer of employment shall be conditioned upon the conditional employee undergoing a physical and psychological medical examination and a determination that the conditional employee is capable of performing all the essential functions of the position. A promotional applicant for the position of Sergeant, Lieutenant, or Captain may be required to undergo a physical and psychological medical examination. Physical

examinations shall be under the direction of a physician or other qualified medical professional. Psychological medical examinations shall be under the direction of a psychiatrist or psychologist.

(b) The physician or other qualified medical professional and the psychiatrist or psychologist shall be appointed by the Township Commissioners, or their designee, and shall render an opinion as to whether the conditional appointee has a physical or mental condition which calls into question the person's ability to perform all of the essential functions of the position for which the person was conditionally appointed.

(c) If the opinion rendered by the physician, other qualified medical professional, psychiatrist or psychologist calls into question the conditional appointee's ability to perform all essential functions of a position, a person designated by the Township Commissioners shall meet with the conditional appointee for the purpose of having one or more interactive discussions on whether the conditional appointee can, with or without reasonable accommodation, perform all the essential functions of the position.

(d) If, at the conclusion of the interactive discussion under subsection (c), the Township Commissioners determine that the conditional appointee is not qualified, the Township Commissioners shall give written notice to the conditional appointee and the Civil Service Commission.

(e) As used in this section, the following definitions shall apply:

(f) "Medical examination" shall mean any examination, procedure, inquiry or test designed to obtain information about medical history or a physical or mental condition which might disqualify an applicant if it would prevent the applicant from

performing, with or without a reasonable accommodation, all of the essential functions of the position.

(g) "Physician" shall have the meaning given to it m 1 Pa.C.S. § 1991 (relating to definitions).

(h) "Qualified medical professional" shall mean an individual, m collaboration with or under the superv1s10n or direction of a physician, as may be required by law, who is licensed:

(1) As a physician assistant pursuant to the Act of December 20, 1985 (P.L. 457, No. 112), known as the "Medical Practice Act of 1985," or the Act of October 5, 1978 (P.L. 1109, No. 261), known as the "Osteopathic Medical Practice Act"; or

(2) As a certified nurse practitioner pursuant to the Act of May 22, 1951 (P.L. 317, No. 69), known as 'The Professional Nursing Law."

4.4 Written Examination

The written examination for applicants for Patrol Officer shall be graded on a one- hundred (100) point scale. The Civil Service Commission will determine the specific criteria for passing the written examination at the time examination is announced. Passing candidates shall continue in the application process and proceed to the physical agility test. Within sixty (60) days after the administration of the written examination, all applicants shall be given written notice of their test results and the passing applicants shall be scheduled for a physical agility test.

4.5 Physical Fitness Testing

A. An applicant for the position of Patrol Officer must meet the relevant age and gender standard for all four of the following requirements:

Municipal Police Officers' Education and Training Commission
30th Percentile Age & Gender Adjusted Rankings
Physical Fitness Test Battery
Entry Level Standards

	Age 18-29		Age 30-39		Age 40-49		Age 50-59		Age 60+	
Event	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
300 Meter Run	62.1	75	63	82	77	106.7	87	106.7	87	106.7
	Time measured in seconds.									
Bench Press	.93	.56	.83	.51	.76	.47	.68	.42	.63	.4
	Six attempts to complete one repetition = Body Weight X Ratio.									
Sit-Ups	35	30	32	22	27	17	21	12	17	4
	Total number of repetitions performed in one minute.									
1.5 Mile Run	13:15	15:46	13:44	16:42	14:34	17:29	15:50	19:10	15:50	19:10
	Time measured in minutes and seconds.									

B. An applicant for the position of Sergeant, Lieutenant, Captain, and Chief, if the candidate for Chief is referred for a non-competitive examination pursuant to Section 5.5, must meet the relevant age and gender standard for three of the following four requirements:

Municipal Police Officers' Education and Training Commission
10th Percentile Age & Gender Adjusted Rankings
Physical Fitness Test Battery
Entry Level Standards

	Age 18-29		Age 30-39		Age 40-49		Age 50-59		Age 60+	
Event	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Sit Ups (1 Min Reps)	30	21	26	15	22	10	15	6	10	1
	Total number of repetitions performed in one minute.									
300 Meter Run	74.0	97.0	75.0	100.0	90.0	122.0	102.0	complete	complete	complete
	Time measured in seconds.									
Push Ups	18	8	13	6	9	4	6	4c	4	4c
	Total number of repetitions performed in one minute.									
1.5 Mile Run (Time)	97.0	75.0	15:56	20:13	17:04	21:52	19:24	23:55	23:27	26:32
	Time measured in minutes and seconds.									

4.6 Verbal/Writing Assessment for Patrol Officer

The applicants for Patrol Officer who passed the written examination and the physical agility test shall be given a Verbal/Writing Assessment which will be graded on a one hundred (100) point scale with a score of seventy percent (70%) or higher necessary for passing. The assessment shall require applicants to provide oral and/or written responses to uniform questions. Within thirty (30) days after the applicants' assessment, they shall be informed of the results of the Assessment.

4.7 Verbal/Writing Assessment for Sergeants, Lieutenants, and Captains

A. All applicants for Sergeant, Lieutenants, and Captain shall be given a Verbal/Writing Assessment which will be graded on a one hundred (100) point scale. The assessment shall, in addition to any other issues deemed appropriate by the Commission or its designee(s), require applicants to provide oral and/or written responses regarding how they would handle responding to relevant law enforcement situations and other matters which reasonably test the officer's ability to perform police work in a supervisory capacity. The manner in which the assessment process is conducted, as well as the identity of the individuals who will actually administer the assessment, may be determined by the Commission on an ad hoc basis.

B. Due to the impact of Act 75 of 2010 becoming effective immediately, the result of any examination administered by this Commission on or after June 1, 2010, for promotion to

Sergeant, Lieutenant, and/or Captain, shall be used as the examination result for the same promotional test for which the application period opens on or after June 19, 2011 and closes by September 30, 2011.

4.8 Seniority Points for Promotions

All candidates for promotion to Sergeant, Lieutenant or Captain shall have their total score increased by seniority points based on continuous service as an Abington Township Police Officer as follows: at least five (5) complete years of service – one (1) additional point; at least ten (10) complete years of service – two (2) additional points; and at least fifteen (15) complete years of service -three (3) additional points.

4.9 Veterans' Preference Points

Pursuant to the Veterans' Preference Act, any applicant for the position of Patrol Officer who qualifies as a "soldier" under this Act, shall have ten (10) points added to their total score if that applicant had received passing scores in all other areas of testing and qualification. Any applicant claiming veterans' preference shall be responsible for providing any and all relevant documents to the commission. Veterans' Preference shall not apply to the promotional process.

SECTION 5. CERTIFICATION OF THE LIST OF ELIGIBLES AND APPOINTMENT

5.1 Creation of Eligibility List

At the completion of the examination requirements set forth in Section 4, the Commission shall rank all passing applicants receiving the highest score at the top of the eligibility list and the applicant receiving the lowest passing score at the bottom of the list. Applicants who qualify for veterans' preference points shall have those points added to their passing score prior to being ranked on the eligibility list. In the case of tied scores, the tie will be

broken by giving preference to the applicant who submitted a final completed application first. In the event the tie is still not broken, the applicants shall be ranked in alphabetical order by surname. For appointments to Patrol Officer, placement on the eligibility list will be contingent upon successfully passing the Background Investigation and Polygraph Examination detailed in Sections 5.2 and 5.3 below.

The eligibility list shall be valid for one (1) year from the date the Commission ranks all passing applicants, assigns veterans points and formally adopts the eligibility list. The Commission may, at its sole discretion, by a vote of the majority of the Commission at a duly authorized commission meeting, extend the list up to an additional twelve (12) months. In the absence of a lawful extension by the Commission, the list shall expire. The Commission may, at its sole discretion, void an eligibly list at any time for any reason.

5.2 Background Investigation

The Commission shall request the Chief of Police or his/her designee to conduct a background investigation of each eligible applicant for Patrol Officer subject to inclusion on the certified list of three under Section 5.4. The background investigation shall include interviews with the applicant's family, acquaintances, current and former employers, current and former neighbors, references and current and former teachers and school officials. In addition, the applicant's credit history and record of criminal history shall be investigated. The applicant may be interviewed directly when the information collected during the background investigation requires clarification or explanation. Furthermore, the applicant must pass a polygraph as part of the background investigation.

All applicants shall execute an appropriate authorization for release of personal information, and cooperate fully in providing information upon request to ensure a thorough and complete investigation. After completion of the background investigation, the Chief of Police or his designee shall make a recommendation to the Commission as to whether or not the applicant is an appropriate candidate for consideration for appointment as a Police Officer.

Appropriateness of the applicant shall be considered upon the criteria set forth in Section 3.9 of these Rules and Regulations. This recommendation shall be in writing and if the recommendation is to disqualify, then a detailed written explanation of the reasons for disqualification must be included. The Commission shall make the final determination as to whether or not the information collected during the background investigation warrants rejection of the candidate.

5.3 Polygraph Testing

All remaining Patrol Officer applicants subject to inclusion on a certified list of three shall undergo a polygraph test(s). If the examiner shall deem any of the applicant's responses to be deceptive, the examiner shall inform the applicant immediately and give the applicant the opportunity to explain, deny, or admit the deception. If the applicant denies being deceptive or if the examiner finds an explanation to be unsatisfactory, the applicant shall be given the opportunity to re-answer the question or, if determined by the examiner to necessary, to re-take the test.

5.4 Appointment

The appointing authority of Abington Township may fill any vacancy m an existing position m the Police Department which occurs as a result of expans10n of the Police Department, retirement, resignation, disability or death, by the reappointment or reinstatement of

a former employee who has been furloughed. Except for medical and psychology examinations, no other testing shall be required for a furloughed employee.

If no furlough list exists or if positions remain to be filled after all names on the furlough list have been offered re-employment, every position, except that of Chief of Police shall be filled only in the following manner:

(1) The appointing authority of Abington Township shall notify the Commission of any vacancy which is to be filled and shall request the certification of three (3) names from the list of eligibles;

(2) If three (3) names are not available, then the Commission shall certify the name(s) remaining on the list;

(3) The Abington Township Board of Commissioners shall make an appointment from each one (1) of the three (3) names certified with reference to the merits and fitness of the candidates. However, for initial appointment to the position of Patrol Officer, when one (1) of the three (3) applicants on the certified list is a veteran, that applicant shall be selected.

(4) The Board of Commissioners of Abington Township may, at its sole discretion, appoint any applicant for Patrol Officer who has passed the required examinations for appointment or promotion although the applicant's name does not appear on the certified list of three (3) when the applicant qualifies for veteran's preference.

5.5 Appointment of Chief of Police

In the case of a vacancy in the office of Chief of Police, the appointing authority has full discretion in selecting the individual to fill the position of Chief of Police. If the appointing

authority requests the Commission to subject that person to a non-competitive examination, and if that person successfully passes the non-competitive examination, then the Commission shall notify the appointing authority of the results of the examination and that person may only be removed from the position of Chief of Police for the reasons set forth in Section 6.1.

5.6 Medical and Psychological Examinations

After the appointing authority selects an applicant from the certified list of three (3) for appointment to a vacant position, the candidate shall submit to a medical examination and a psychological examination by the appropriate medical experts. The applicant shall be notified of his conditional appointment contingent upon passing both the medical examination and the psychological examination. If the candidate successfully passes the medical examination and the psychological examination, then that employee shall be appointed or promoted to the vacant position in the Police Department to which the applicant has applied. Failure to pass either examination, after completion of the interactive discussion process in Section 4.3, shall result in the candidate being rejected from consideration. The rejected candidate may appeal this decision under Section 3.10.

The Commission shall then certify another name to be included with the two (2) previously certified names for consideration by the appointing authority.

5.7 Probationary Period

Every successful applicant appointed to the position of Patrol Officer or to a promotional position with the Police Department shall serve a one (1) year probationary period. For Patrol Officers, the probationary period shall commence on the date the officer receives his MPOETC certification as an Abington Township Police Officer. For all promotions, the probationary period shall commence on the appointment date determined by the Board of Commissioners.

During the probationary period, the probationary Patrol Officer may be dismissed only for cause for the reasons set forth in Section 3.7. A promoted officer, during probation, may be returned to a prior rank only for cause for the reasons set forth in Section 3.7. However, at the end of the one (1) year probationary period, if the conduct of the probationer has not been satisfactory to the Board of Commissioners of Abington Township, the probationer shall be notified in writing that the appointment will not be permanent. At that time, a newly hired Patrol Officer's employment shall end, and a promoted officer shall return to his previous rank. Any officer who is not informed in writing that his performance has been unsatisfactory, shall receive a permanent appointment to the new position. Any probationer who is notified in writing that his appointment will not be made permanent has no rights of appeal under these Rules and Regulations.

5.8 Provisional Appointments

Whenever there are urgent reasons for the filling of a vacancy in any position in the Police Department and there are no names on an eligibility list for such appointment, the Board of Commissioners of Abington Township may nominate a person to the Commission for non..: competitive examination. Such nominee may be certified by the Commission as qualified after such non-competitive examination and he may be appointed provisionally to fill such vacancy. It shall thereupon become the duty of the Commission within three (3) weeks to hold a competitive examination and certify a list of eljgibles and then a regular appointment shall then be made from the name or names submitted by the Commission; provided, that nothing within this section shall prevent the appointment, without examination, of persons temporarily as police officers in cases of riot or other emergency.

SECTION 6. SUSPENSIONS, REMOVALS AND REDUCTIONS IN RANK

6.1 Grounds for Disciplinary Action

(a) No person who has received a permanent appointment to a position in the Police Department pursuant to these Rules and Regulations may be suspended without pay or removed and no person promoted in rank pursuant to these Rules and Regulations may be reduced in rank except for the following reasons:

(1) physical or mental disability affecting the person's ability to continue in service, in which case the person shall receive an honorable discharge from service;

(2) neglect or violation of any official duty;

(3) violation of any law of this Commonwealth which provides that such violation constitutes a misdemeanor or felony;

(4) inefficiency, neglect, intemperance, disobedience of orders or unbecoming conduct;

(5) intoxication while on duty; or

(6) engaging in or participating in the conducting of any political or election campaign other than the individual's exercises of his own right of suffrage.

(b) No Police Officer shall be removed for religious, racial or political reasons, or in violation of any Federal, State or local law. A statement of any charges made against any police officer so employed shall be furnished to the officer within five (5) days after those charges have been adopted by the Board of Commissioners of Abington Township.

6.2 Furloughs

(a) If for reasons of economy or other valid reasons, it shall be deemed necessary by the Board of Commissioners of Abington Township to reduce the number of Police Officers in the Police Department, then the Board of Commissioners of Abington Township shall apply the following procedure:

(1) if there are any employees eligible for retirement under the terms of any retirement or pension law, then such reductions in numbers shall be made by retirement of such employees starting with the oldest employee and following in order of age respectively;

(2) If the number of full-time officers eligible for retirement is insufficient to effect the necessary reduction in numbers, or if there are no persons eligible for retirement, or if no retirement plan or pension fund exists, the reductions shall be effected by furloughing the person or persons, including probationers, last appointed to the Police Department.

(b) Such removal shall be accomplished by furloughing in numerical order commencing with the person last appointed until such reduction shall have been accomplished. In the event that the appointing authority decides to increase the Police Department, the furloughed police officers shall be reinstated in order of their seniority in the Police Department if the furloughed Police Officer accepts reinstatement in writing within thirty (30) days of receiving notice of the opening.

(c) Any furloughed employee must accept reinstatement in writing within thirty (30) days of receiving notice of the opening or shall forego the reinstatement.

6.3 Notice of Suspension, Removal or Reduction in Rank

Whenever an Officer is suspended, removed or reduced m rank, by the Board of Commissioners of Abington Township, the specific charges warranting such actions shall be stated in writing. The charges shall be stated clearly and in sufficient detail to enable the officer to understand the charges and to allow the officer an opportunity to respond to those charges. The charges shall specify the subsection of Section 6.1 which provides the basis for the disciplinary -action as well as an explanation of the factual circumstances upon which the appointing authority relied in finding a violation of Section 6.1

Within five (5) days after the Board of Commissioners of Abington Township has voted to impose the disciplinary action, a written statement of the charges shall be delivered to the officer either by personal service or by certified and registered mail. In addition, the charges shall notify the officer of the right to appeal under Section 6.4 of these Rules and Regulations. A copy of the statement of charges shall also be served upon the members of the Civil Service Commission

6.4 Hearings on Suspension, Removals and Reductions in Rank

(a) The officer who has been suspended, removed or reduced in rank may appeal the decision of the appointing authority by written notice to the Secretary, Abington Township Civil Service Commission, 1176 Old York Road, Abington, PA 1 9001 requesting a hearing. This request shall be received by the Commission within ten (10) days after the employee received notice of the discipline. The officer may make written answers to any charges filed not later than the date fixed for the hearing. Failure

of the officer to provide written answers to any of the charges shall not be deemed an admission by the officer.

(b) The Commission shall schedule a hearing within ten (10) days from the officers written request for a hearing unless continued by the Commission for cause at the request of the Commission, the Board of Commissioners of Abington Township, or the officer. At any such hearing, the officer against whom the charges have been made may be present and represented by counsel, may call witnesses and present testimony and documentation in defense. Abington Township may also be represented by counsel, call witnesses and present evidence as is necessary to support the charges. A stenographic record of all testimony shall be taken at every hearing and preserved by the Commission. In the event the charges are dismissed, the record shall be sealed and not be available for public inspection.

(c) In conducting a hearing under these Rules and Regulations, the Commission's standard of review shall be to determine whether sufficient evidence has been presented to support the statutory reason for the disciplinary action. If the Commission finds that sufficient evidence has been introduced to support the charge, the Commission shall not modify the penalty imposed by the Board of Commissioners of Abington Township unless it finds that the penalty imposed was arbitrary, discriminatory or an abuse of the Board of Commissioners discretion. In considering the appropriateness of the discipline, the Commission shall not substitute its judgment for that of the Board of Commissioners. The Commission may request post-hearing briefs, and shall issue a written decision containing specific findings of facts and conclusions of law within sixty (60) days of receipt of the hearing transcript. .

6.5 Hearing Procedure

(a) All testimony shall be given under oath administered by the chairperson, or in the absence of the chair, the vice-chairperson. The Commission shall have the power to issue subpoenas as set forth in Section 2.11. The hearing shall be open to the public unless, prior to the commencement of the hearing, a written or oral request to close the hearing is made by either the charged officer or Abington Township.

(b) If the Commission sustains the charges, the officer who was suspended, removed or reduced in rank may file an appeal with the Court of Common Pleas within thirty (30) days from the date of entry by the Commission of its final order. No order of suspension shall be made by the Commission for a period longer than one (1) year. In the event that the Commission fails to uphold the charges, then the person sought to be suspended, removed or demoted shall be reinstated with full pay for the period of the suspension, removal or demotion, and no charges relating to the suspension, removal or reduction in rank shall be officially recorded in the officer's record.

RESOLVED, this _____day of _____, 2021.

ATTEST:

CIVIL SERVICE COMMISSION OF
ABINGTON TOWNSHIP

_____
Secretary

_____
Chairperson

Approved by the Board of Commissioner of Abington Township on the _____ day of _____.

ATTEST:

SIGNED ON BEHALF OF THE
BOARD OF COMMISSIONERS
OF ABINGTON TOWNSHIP

_____
Secretary
Richard J. Manfredi

_____
President
John Spiegelman

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Climate Collaborative Resolution

EXECUTIVE SUMMARY:

Collaborative of Greater Philadelphia is an integrative initiative to address climate change in our region by accelerating effective climate actions. The Collaborative's signatories represent a wide range of organizations including businesses, colleges and universities, cultural organizations, government authorities and other entities committed to working together to grow the impact of individual actions and collectively cut carbon pollution faster and more efficiently than each signatory could achieve on its own. The sole requirement of joining the Collaborative is committing to adopt a public-facing climate-related goal, which is included in this resolution as community greenhouse gas emissions reduction targets. The Environmental Advisory Council strongly recommends joining the Collaborative as an effective measure to support its pledge to assist with the Township's Ready for 100 Resolution and be better positioned to recommend strategies and garner resources that are proven, scalable and have the potential for near-term action as part of developing the Township's Local Climate Action Plan (LCAP). Abington's LCAP, currently in development, includes the delivery of an energy transition plan as outlined in the Township's Ready for 100 Resolution (https://tinyurl.com/ATRF100).

This resolution establishes community greenhouse gas emissions targets (the second milestone of a local climate action plan (https://tinyurl.com/CAP5Milestones) to: 1. Accelerate effective actions to address climate change 2. Comply with the CCGP requirement to adopt a public-facing climate-related goal 3. Adopt community emissions targets to receive a technical review by ICLEI (the technical assistance subcontractor for the PA DEP) of the draft Climate Action Plan (CAP) by June 30, 2021

(https://tinyurl.com/LCAPDeadlines) prior to submitting the draft plan to comply with the PA DEP Local Climate Action Program (https://tinyurl.com/PADEP-LCAP) July 31, 2021 requirement and garner potential other benefits to implement the CAP https://tinyurl.com/LCAPBenefits) later this year.

Note: A comment and response document and an executive summary are to be included as supporting documents to the resolution when considered by the Board of Commissioners.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Refer the proposed EAC DRAFT Resolution joining the Climate Collaborative of Greater Philadelphia (CCGP), an Initiative to Accelerate Effective Climate Actions, to a public information session to be held by the EAC, with this matter to be reconsidered at the regular business meeting of the Board on July 8, 2021. *(Mr. Manfredi)*

RESOLUTION No. 2021-XXX
Abington Township, Pennsylvania
Climate Collaborative of Greater Philadelphia Resolution

An Initiative to Accelerate Effective Climate Actions

WHEREAS: Climate change is an urgent unfolding crisis that presents a serious threat to global stability, human existence, and Earth's living ecosystems;

WHEREAS: Increasingly more frequent and more extreme weather events due to the ongoing change in the global climate, pose immediate and local risks;

WHEREAS: The increase in global heat caused by the release of greenhouse gases (GHG) into the atmosphere, due in large part to the use of fossil fuels, is a major contributor to the ongoing change in the global climate;

WHEREAS: Climate change tests our infrastructure, emergency, and social services; access to food, water, and energy supplies; heightens disruption of services, commerce, and quality of life jeopardizing community health and safety;

WHEREAS: The 2015 United Nations Climate Change Conference in Paris resulted in a consensus among all 195 countries to limit the increase in global average temperatures to well below 2°C, ensure that greenhouse gas (GHG) emissions will not exceed sinks (total carbon capture) by the second half of this century and become carbon neutral between 2050 and 2100; and

WHEREAS: The UN Intergovernmental Panel on Climate Change (IPCC) released a special report in 2018, on the impacts of global warming and the need to reduce global GHG emissions well before 2030 to hold warming to 1.5 degrees Celsius as beyond that, even half a degree will significantly worsen the risks of drought, floods, extreme heat, and poverty for hundreds of millions of people;

WHEREAS: To stay within 1.5 degrees Celsius, the 2018 IPCC report indicated that global net human-caused emissions would need to fall 45% from 2010 levels by 2030 and reach “net-zero,” offsetting carbon emissions with carbon removal, by 2050;

WHEREAS: In 2018, the United States’ Fourth National Climate Assessment made clear that climate change will wreak havoc across the United States, and the current pace and scale of national climate action is not sufficient to avert substantial damage to the economy, environment, and human health over the coming decades;

WHEREAS: The 2017 Montgomery County Hazard Mitigation Plan evaluated “Flood, Flash Floods, and Ice Jams” particularly in the “Wissahickon Creek, including the Sandy Run” and “Winter Storms” as the two highest perceived hazardous threats;

WHEREAS: The 2015 "Growing Stronger: Toward a Climate Ready Philadelphia" Climate Adaptation Plan, depicts historical climate change since 2010 for the region to include the warmest summers and wettest years on record, an increase in hurricanes and a 2012 first time ever derecho, projections by the end of the century of four to 10 times as many days per year above 95 degrees Fahrenheit and as many as 16 days a year above 100 degrees Fahrenheit, creating an increase in health-related problems such as asthma, cardiovascular disease, COPD, and other respiratory diseases from higher levels of ozone, as well as adverse effects on regional transit, watersheds, stormwater and wastewater management; moreover and most recently, a June 2020 Montgomery County derecho that killed three citizens;

WHEREAS: Abington Township has demonstrated its commitment to reducing its energy consumption and GHG emissions by:

- Having a robust recycling and composting program for waste diversion and materials reuse, achieving one of the highest municipal recycling rates in Pennsylvania
- Leading as one of the first Delaware Valley municipalities to retrofit traffic lights to LEDs
- Acting upon the Township's 2016 3 STAR Community™ sustainability rating through analysis and advocacy for the 2018 commitment to 100% renewable electricity for all Township buildings and operations to reduce emissions by 5,625 metric tons / year
- Submitting annual CDP Cities disclosures for climate action and mitigation planning
- Conducting an Urban Tree Canopy assessment and initiating a Master Tree Plan to preserve and enhance the essential ecosystem services that trees uniquely provide for carbon sequestration, air quality, mitigation of stormwater runoff and urban heat island effects, stream health and water quality improvement, and to address green space access disparities, as well as to optimize trees, woodlands, and / or riparian corridors to intercept and slow infiltrating stormwater as essential infrastructure for the built environment, and by revising Township procedures and engaging residents to grow our urban tree canopy through 14 years as a Tree City USA municipality, spending in 2020, approximately $10 per capita on trees, including the value of 2016 volunteer hours
- Being recognized in 2018 by the U.S. Green Building Council as a LEED Certified City and for future sustainability planning, attaining a 2020 competitive grant to pursue recertification to conduct this assessment at no cost
- Joining in 2019 with other leading towns and cities, the national Ready for 100 campaign to strive to transition to equitable and affordable 100% clean energy by 2050
- Embarking on this transition in 2020, through its Environmental Advisory Council, by undertaking comprehensive training through the Ready for 100 Community Energy Planning for Prosperity and Resiliency Program, in order to draft a Strategic Energy Plan following U.S. Department of Energy Guidelines that will encompass a framework that centers equity, inclusion and greenlining principles
- Completing in 2020, a 2018 community GHG inventory and committing to create a local climate action plan in 2021 as a PA DEP Local Climate Action Program community

WHEREAS: Abington Township is committed to being a community characterized by equity, health, safety, livability, prosperity, educational results and artistic expression, by actively embracing inclusion, diversity and innovative ways to involve all stakeholders through economic, environmental and social advisory entities;

WHEREAS: Abington Township recognizes that it has a responsibility to future generations and to the most vulnerable and overburdened by climate change, by taking an active stand to reduce GHG emissions within or consumed by the community;

WHEREAS: White America's Inconvenient Truth is Black America's Incontrovertible Pain, as evidenced in the disproportionately more harmful impact of climate change on Black communities and their far less ability to invest in renewable energy due to the added costs of living in older, more costly and less energy efficient housing stock that is exacerbated by a profoundly lower degree of homeownership and the additional inequities for investment and attracting needed capital for renewables and energy efficiency infrastructure, all demonstrating the need to focus on those most vulnerable to injustices through actions and partnerships for equity, prosperity, and resilience;

WHEREAS: A key strategy for achieving equitable, cost effective, even cost saving, energy source transition and GHG reduction is through collaboration and continued leadership with other regional and local organizations and communities, such as participating in aggregated procurement contracts - Power Purchase Agreements (PPAs) - for regional wind and solar energy; to this end, Abington Township recognizes the importance of developing a positive, working relationship with its electric energy supplier(s) to create the most advantageous and mutually beneficial plan for integrating locally-generated power for community businesses, organizations and local institutions and to produce energy cost savings for residents and local businesses while stimulating new economic activity and local jobs, all while simultaneously providing life-protecting benefits for everyone;

Be IT RESOLVED THAT:

- Abington Township will collaborate with other regional institutions including businesses, colleges and universities, cultural organizations, government authorities, and other entities to address climate change in our region by joining the Climate Collaborative of Greater Philadelphia, to collectively and equitably cut carbon emissions faster and more efficiently than each could achieve on its own;
- Through the Collaborative's sharing of best practices, case studies, and other resources to support the climate actions of regional and local institutions, and by prioritizing energy reduction and renewables, green infrastructure, water efficiency and conservation, waste reduction and recycling, low-carbon transportation (such as transit, cycling and car sharing), low-carbon procurement options, community engagement, and community energy transition goals, GHG emissions reductions will be enhanced;
- To further Abington's current achievement of a 20.2 percent reduction in community greenhouse gas emissions from 2005 to 2018 and a 14.6 percent reduction from 2010 to 2018 as measured by the Delaware Valley Regional Planning Commission's Abington Township community-wide 2005, 2010 and 2015 GHG inventories and the Township's 2018 GHG inventory, new opportunities presented by the Collaborative will be leveraged so that Abington Township will now strive to adopt the IPCC targets of a 45% reduction in community wide carbon emissions by 2030 (from the 2010 inventory) and strive to attain "net-zero" carbon emissions by 2050;
- The Abington Township Environmental Advisory Council will provide guidance as requested, by the Abington Township Board of Commissioners, and the Office of the Township Manager to integrate these opportunities, initiatives and goals into the work flow of Township Departments including Wastewater, Public Works, Engineering and Code, Parks and Recreation, Community Development, Fire, and Police and guide local community organizations, businesses, institutions, and residents;
- All Abington Township stakeholders will have the opportunity and be encouraged to participate in the climate action planning and implementation process in a transparent, inclusionary, and equitable fashion to ensure broader and more informed voices in these decisions to promote economic, environmental and social justice, inclusion, and equity for all by 1. effectively building capacity for populations most affected by inequities; 2. dismantling systems, policies and practices that perpetuate structural racism and inequality in our community; and 3. producing measurable outcomes to make

Abington a more just and equitable place to live, work, build, study, pray, play, or visit so that all people have a genuine opportunity to achieve their full potential in a healthy environment;

- Abington Township calls on the State of Pennsylvania to set a goal to use 100% renewable energy for all purposes no later than 2050; to adopt codes and standards to increase the efficiency of buildings and appliances; and to increase the Alternative Energy Portfolio Standards to levels that put our Commonwealth on track to meet 100% renewable energy goals and "net-zero" statewide emissions by 2050;

BE IT FINALLY RESOLVED, that this resolution is effective immediately upon approval.

I HEREBY CERTIFY that this Resolution was adopted by Abington Township at its public meeting held on the 8th day of July, 2021.

ATTEST: ABINGTON TOWNSHIP

Richard J. Manfredi
Township Manager & Secretary

John L. Spiegelman, President
Board of Commissioners

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Community Development

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Owner-Occupied Home Rehabilitation Program Municipal Lien Policy

EXECUTIVE SUMMARY:

The Owner-Occupied Rehabilitation Program provides grants to residents in order to satisfy code on their property. When the cost of rehabilitation exceeds the grant amount (currently $15,000), zero interest loans are given to the resident homeowner in the form of a municipal lien. Pursuant to the desire to create a policy to establish guidance and procedures for recent requests for subordination and forgiveness of municipal liens incurred by residents as a result of their participation in the Township's Owner-Occupied Rehabilitation Program, the following recommendations are being made.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider the Owner-Occupied Home Rehabilitation Program Municipal Lien Policy. *(Mr. Clarke)*

MEMORANDUM

To: Richard J. Manfredi, Township Manager

From: Kimberly Hamm, Director of Community Development

Date: May 12, 2021

Subject: Owner-Occupied Home Rehabilitation Program Municipal Lien Policy

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Pursuant to you and the Board of Commissioners desiring a policy to establish guidance and procedures for recent requests for subordination and forgiveness of municipal liens incurred by residents as a result of their participation in the Township's Owner-Occupied Rehabilitation Program, and in response to your assigning to me the responsibility to develop such a policy, the following recommendations are made for consideration by you and the Board of Commissioners.

These recommendations are based upon research that was conducted to identify best practices and policies for the assignment, subordination, and forgiveness of such liens. In light of this research, it is recommended that the following period of affordability provisions be included in a new Township policy regarding liens placed as a result of the Township's Owner-Occupied Rehabilitation Program:

1. If a homeowner is over the age of 65 at the time a lien resulting from the Township's Owner-Occupied Home Rehabilitation Program is executed, that lien will be forgiven in the event of his or her death if there are no issue (child/children) surviving the homeowner.
2. If a homeowner owns and occupies the property for five (5) years following project completion and lien execution, 50% percent of the lien will be forgiven.
3. If a homeowner owns and occupies the property for ten (10) years following project completion and lien execution, the lien is forgiven in its entirety.
4. This policy will be applied retroactively to any homeowners with a previously executed lien under the Township's Owner-Occupied Rehabilitation Program.
5. Liens should not be placed on properties for which the rehabilitation costs were less than $25,000 starting with projects begun in 2021. (The current amount is $15,000.)

Of note:

- These proposed policies follow current DCED guidelines and regulations; HUD does not currently have regulations that pertain to a period of affordability on home rehabilitation activities.
- The Township's Owner-Occupied Rehabilitation Program procedures manual must also be updated to reflect the adoption of this policy.
- This proposed policy will not alter the terms of the loan agreements requiring repayment of a loan when title to the property is conveyed to an unrelated, third party.

It is recommended that this policy be considered by the Finance Committee at their May 20th meeting.

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

June 10, 2021

DATE

AGENDA ITEM NUMBER

Community Development

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

CDBG 2021 Annual Action Plan

EXECUTIVE SUMMARY:

Abington Township is an entitlement community under the US Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. As such, the Township must prepare annually an action plan and submit it to HUD for approval. For the program year 2021 (FY2021), this annual action plan (AAP) must be submitted to HUD before August 15, 2021 following a 30-day public comment period, a public hearing, and approval by the Board of Commissioners; the 2021 program year will run from Oct. 2, 2021 through September 30, 2022.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider the 2021 CDBG Annual Action Plan. *(Ms. Hamm)*