ABINGTON TOWNSHIP

JULY 8, 2021

BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

A G E N D A
July 8, 2021
7:00 PM

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 June 10, 2021.

PRESENTATIONS

PUBLIC COMMENT ON AGENDA ITEMS ONLY

UNFINISHED BUSINESS

a. Motion to reconsider at the September 9, 2021 Committee of the Whole, a Resolution amending Resolution 20-039, a Resolution setting forth agenda policy and procedures for meetings of the Board of Commissioners and its Committees. *(Mr. Hecker)*

NEW BUSINESS

a. Consider a motion to Waive the Request For Proposal requirement and to engage Witt O'Brien as consultants to the Township to assure compliance with the American Recovery Plan Act and Authorize the Township Manager to execute the appropriate engagement letter and to immediately engage and work with the consultant. *(Mr. Manfredi)*

b. Motion to consider the request of Penn State University (PSU) to amend the Zoning Ordinance of the Township of Abington, providing for and regulation a college/university campus use in the CS Community Service District and amending the official Zoning Map of Abington Township, by rezoning three parcels from the residential low density (R-1) district to the community service (CS) district. *(Mr. Hecker)*

c. Motion. to consider approving the second Amended Land Development Application LD-21-05 -Rydal Waters allowing for Pickleball Courts. *(Mr. Hassan)*

d Motion to consider a Resolution of an offer of dedication on 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane and, 1404 and 1405 Autumn Road. *(Mr. Clark)*

e.

Consider a motion authorizing the Township Manager and Solicitor to research and prepare an amendment to the Township's open burning ordinance permitting recreational firepits. *(Mr. Manfredi for Commissioner DiPlacido)*

f. Motion to authorize the creation of a Comprehensive Recreation, Park and Open Space plan advisory committee. *(Mr. Vahey)*

g. Consider approving the installation of stop signs as experimental on Cedar Lane at Hamel Avenue, Cricket Avenue at Jefferson Avenue, Grovania Avenue at Penbryn Avenue and Jefferson Avenue at Maple Avenue *(Lt. Ed Quinn)*

h. Consider a motion authorizing advertisement of an Ordinance amending Chapter 156- "Vehicles and Traffic", Article II - "Traffic Regulations," Section 9 - "One Way Highways Established," Section 11 - "Turns at Intersections," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," Section 28 - "Special Purpose Parking Zones" to add One-Way signs on Edge Hill Road, Left and Right Turn prohibited signs on Northbound and Southbound Bradfield Road, Stop signs on Crescent Avenue at Fortune Road, Seminole Avenue at Montgomery Avenue, Woodlyn Avenue at Menlo Avenue, Silver Avenue at Parkview Avenue, Hunter Road at Woodland Road and Amity Road, no parking signs on the 2500 block of Rubicam Avenue, no parking here to corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue, No Parking Between signs on Miriam Avenue, Handicapped Parking signs on Shelmire Street and Clemens Avenue.*(Lt. Ed Quinn)*

I. Motion to authorize the Board President to confirm the nominations for the Roslyn Fire Company Special Fire Police. *(Mr. McAneney)*

j. Consider a motion to approve a Resolution authorizing the extension of the agreement for recycling services with J.P. Mascaro & Sons, Dated November 20, 2021, for an additional period of six (6) months with certain price changes for certain services. *(Mr. Jones)*

k. Consider a motion to adopt a resolution on a policy for appointments to the various Boards, Committees, Commissions and Councils. *(Ms. Carswell)*

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.

Board of Commissioners Committee of the Whole Meeting June 10, 2021

The stated meeting of the Abington Township Board of Commissioners Committee of the Whole was held as a Zoom webinar and teleconference on Thursday, June 10, 2021, with Vice President Hecker presiding.

CALL TO ORDER: 7:18 p.m.

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

CONSIDER APPROVAL OF MINUTES:

Commissioner Myers made a MOTION, seconded by President Spiegelman to approve the minutes of the Board of Commissioners Committee of the Whole Meeting of May 13, 2021.

MOTION was ADOPTED 15-0.

PRESENTATIONS: None.

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

Lora Lehmann, 1431 Bryant Lane, requested to have public speaking time after the presentation on the Willow Grove Mall as well as after each agenda item; also, she is opposed to "residential at the mall." And she suggested eliminating the Committee of the Whole Meeting and restore the committee meetings as well as the public speaking rules.

Linda Montz, 47 Twin Brooks Drive, objected to any residential use at the Willow Grove Mall, and she thanked the Board for their work.

Alan Boris, 659 Hamel Avenue, thanked Commissioner Thompson who worked with him and his wife regarding the matter of an easement agreement on Township-owned property, which is a 20 ft. parcel between 653-659 Hamel Avenue, and he requested approval to erect a chain-link fence on the property line. He understands it is the Township's property and they have every right to enter and perform whatever services are needed, and he thanked the Board for their kind consideration.

Cakky Evans, EAC member, thanked Vice President Hecker for permitting the EAC and Shade Tree Commission time to review the matter concerning 1231 Susquehanna Road, and she requested that the owner consider preserving the Pine Trees. Also, regarding the resolution concerning Climate Collaborative of Greater Philadelphia; we will be having a public information session, which is an important part of the Climate Action Plan.

UNFINISHED BUSINESS:

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:

Vice President Hecker said the new Committee of the Whole Meeting has been held for the past seven or eight months, and at the outset, the Board committed to analyzing how it would evolve and how it could be more efficient in addressing all matters that come before the Township. Also, the public participation component is a piece of it, but there have also been other germane concerns raised by Commissioners that need to be addressed so that it becomes an efficient vehicle where all Board members have a chance to review, weigh-in and direct next steps on key matters.

He would like to table this matter to have more time to work with the Manager and consult with each of his colleagues on a more comprehensive proposal where it addresses all concerns so that it works for everyone.

Vice President Hecker made a MOTION to TABLE this item, seconded by Commissioner Schreiber.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Myers commented that she supports this item moving forward and she knows that Vice President Hecker will do what is best for everyone in Abington Township.

Commissioner Carswell said she is excited that this has generated a lot of discussion on how to design the best system to work together including offering space for community dialog at our meetings, and she is glad that we will spend more time on it. It is important for residents to know that this is not their only space to be heard, and although this is an opportunity for resident's comments to be noted in the public record, they can also reach out to their Commissioner and Township staff as they are very responsive and serve the community well.

MOTION to TABLE – PASSED 15-0.

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

Mr. Hassan, Township Engineer, said the applicant is proposing to demolish 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, streetlights, stormwater 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 Lot1; 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 at 1231 Susquehanna Road in the R-1 – Low Density Residential District of Ward No. 1.

This application was approved by the Planning Commission back in April and waiver requests by the applicant are as follows:

Section 146-11. A (4) & Section 146-11. B (3) (7) & (10) – Property Identification Plan and Existing Features Plan, he has no opposition as there is sufficient information on the plan.

Section 146-11. H (1) - Landscaping Plan, due to the intensity of landscaping being proposed, he recommends that the Board of Commissioners deny this waiver request.

Section 146-11. L – Architectural Plan, the applicant does not have architectural plans prepared and should provide some type of rendering, so he recommends that the Board of Commissioners deny this waiver request.

Section 146-D. 1 – Streets, Minimum Width – the applicant proposes a cartway width of 24 feet and the minimum required width is 30 ft., and because the applicant intends to offer this road for dedication to the Township, he recommends that the Board of Commissioners deny waiver request as it will be substandard per Township's requirements. E

Section 146-30. A – Lot Shapes – he has no opposition to this waiver request due to shape of the lot.

Section 146-33. D - Drainage – Size, Shape and Type – he has no opposition to this waiver request as the hydraulics work from an engineering standpoint.

Section 146-43 C (3) (a) – Cut & Fill Slopes – he has no opposition to this waiver request.

Also, he recommends approval of this major subdivision application.

Mr. Nick Rose, PE, Protract Engineering, said this application was approved by the Board back in 2009 for five lots, and although this is a different configuration, it is essentially the same project. We have withdrawn request to reduce cartway width so it will be 30 feet wide, and we will provide landscape information as well as tentative architectural plans. These five lots will be on a new road off Susquehanna Road, and it will be positioned according to Township Engineer's requirements as well as PennDOT. Due to the grade, we cannot preserve grove of Pine Trees.

Mr. Hassan continued that the EAC and Shade Tree Commission expressed concern about removal of existing Pine Trees.

Mr. Rose replied even if the roadway were moved, those trees could not be saved as part of this application.

Mr. Hassan clarified 32 trees will be removed and replaced with 64 trees between 3-3.5 caliper. Is that correct?

Mr. Rose replied that is correct with the addition of 20 street trees.

Mr. Hassan clarified those 32 existing trees are located along the property traveling in the westerly direction towards an existing sidewalk that would eventually take pedestrians to the train station as well as the area of Lindsay Lane. He is in support of the sidewalk and would like to see it on the plan. If the Board of Commissioners would like to entertain the comment from the EAC and Shade Tree Commission noting their opposition to the sidewalk that would result in removal of trees, so he would recommend deferment of sidewalk and not a waiver.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Bole asked what is the opposition for installing sidewalks?

Mr. Hassan replied there are trees along the frontage that would be in danger of being removed due to installation of sidewalk.

Vice President Hecker said this is in his ward and he agrees with Mr. Hassan's recommendations on the waiver requests as well as the sidewalk issue.

Vice President Hecker made a MOTION, seconded by Commissioner Myers to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

Jim DeGidieo, owner of the property, commented that he proposes to bump up the sidewalk towards the fence line.

Vice President Hecker suggested that the applicant work with Township Engineer over the next several weeks regarding the final plan prior to it being distributed to the Board of Commissioners for consideration at their meeting next month.

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

President Spiegelman commented that there has been a lot of feedback regarding proposed text amendment, and he would like to provide a list of questions/concerns by the Board as well as constituents to be addressed by PREIT to see whether this is something that could move forward, so he does not have enough information tonight to make a recommendation.

Commissioner Vahey commented that we have not heard about the economic development that could be fostered by the construction of an apartment building and he suggested consulting with the Economic Development Committee on how this would help our Township; also, would tax revenue generated by the development exceed the burdens placed on Township's services as well as the School District, and it is important for the Board to have that information prior to any final consideration of this proposal.

Commissioner Vahey made a MOTION, seconded by Commissioner Myers to refer this item to the Township's Economic Development Committee for review and feedback to the Board.

MOTION was ADOPTED 15-0.

NEW BUSINESS:

Consider and discuss The Building and Smokestack Lease Agreement between the Board of Commissioners of the Township of Abington and Cellco Partnership, dba Verizon Wireless:

Solicitor Clarke said the Building and Smokestack Lease Agreement between the Township and Cellco Partnership does not prevent the Township from negotiating with future co-locators. It allows for additional rent increases based on the consumer price index but has a minimum increase of 10% per renewal term. The initial term is five years retroactive to February 1, 2021, and there are renewal terms. Verizon indicated that the rent comparable to similar facilities begins at $30,000 in the first term and goes up from there and the insurance carrier approved the terms of the agreement as it relates to insurance indemnification provisions.

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

Commissioner Myers made a MOTION, seconded by Commissioner Thompson to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

Consider approving an easement agreement for the Township-owned 20-foot parcel between 653-659 Hamel Avenue:

Commissioner Thompson said earlier this evening we heard from Mr. Boris resident of Hamel Avenue who made this request, and next to his property is a 20-foot-wide strip of land owned by the Township covered by grass with a stormwater sewer line below, and recently, there was construction work to modify and improve that pipeline. That work has been completed and landscaping improvements were made onsite as well as minor changes to the fence as result of that work. So rather than repairing it, Mr. Boris asked permission to extend that fence around the strip of land and put a gate on the front side to allow continued Township access to that pipeline and then Mr. Boris will assume responsibility for maintaining the fence and landscaping on that property. An agreement is necessary between the Township and landowner to protect both entities in this case, and he asked Solicitor Clarke to provide further information about the agreement.

Solicitor Clarke replied that the Township will be granting the property owner a license agreement as the Township has an easement area adjacent to the property owner who would like to place a shed in that area. The license agreement is nonexclusive, which means the Township will be able to access the property to do any maintenance in the easement area. This is a revocable license, and if the Township needs to have the shed removed, it will be the property owners' responsibility to have it removed at their cost; also, the shed will be insured, and the property owner will indemnify the Township for their use of the shed.

Commissioner Thompson asked what happens with the agreement if the property owners sell his property?

Solicitor Clarke replied that this license agreement will remain, but the new property owner will need to accept all conditions.

Commissioner Thompson clarified that if the new property owner does not accept the conditions, the property reverts to the Township. Is that correct?

Solicitor Clarke replied the Township is just providing a license agreement to use its property and is not giving them any land.

Vice President Hecker asked for any other comments from Commissioners.

Commissioner Zappone commented that all that underground work was done in 2003 from Penn Avenue to Jackson Avenue, so there are many easements along that corridor. He clarified that those residents are now permitted to place sheds in the easements. Is that correct?

Solicitor Clarke replied each property owner would need to get approval for a similar license agreement with the Township and it would be unique to each of them.

Commissioner Thompson made a MOTION, seconded by Commissioner Schreiber to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

<u>Consider a resolution authorizing the disposition of Public Works records as listed in the attached itemized report:</u>

Mr. Jones explained that there are thousands of records in storage, and we need to make room for existing records and future storage. The Pennsylvania Municipalities Records Manual sets a records retention schedule and all records to be disposed meet the guidelines.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Carswell questioned whether certain records that need to be kept indefinitely will be scanned and digitized.

Mr. Jones replied he believes most of them are but will need to verify it.

Commissioner Vahey made a MOTION, seconded by Commissioner Schreiber to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

Consider approving LD-20-03 Minor Land Development Plan for New Life Presbyterian Church:

Commissioner Vahey said New Life Church is in Ward 12 and Mr. Raysor has been proactive and cooperative in keeping him informed about this development plan, and he asked for support from his fellow Board members.

Also, this proposal was supposed to be on the Planning Commission's agenda in April and was bounced due to PREIT's presentations, and then it was delayed again for another month, so he assured Mr. Raysor that this would not be delayed any further, and we need to make sure that kind of backlog on the Planning Commission's agenda does not occur again.

His concern about the Committee of the Whole Meetings is that church officials will need to wait another month for final approval before going out to bid and then find a contractor to get this work done. And, while adding an extra month for consideration of certain policy changes is appropriate, there are certain agenda items that should not have that type of delay and we are not serving the public well by putting in extra deliberation time, so as we refine this process, let's keep this proposal in mind as a mistake that should not happen again.

Mr. Hassan said the applicant proposes to demolish existing walkways and parking areas located within the front area of the existing church structure to construct a 1,340 sq. ft. building addition as well as new parking and landscape areas. Waivers requested by the applicant are as follows:

Sections 146-11 A. (4) and 146-11 B. (3) – Property Identification and Existing Features Plan, and he recommends approval.

Section 146-11 B. 7 – Existing Features pertaining to utilities, and he recommends approval.

Section 146-11 J. – Recreational Facilities, and he recommends approval.

Section 146-33. D. – Drainage, Size, Grade and Type, and he recommends approval.

Section 146-39 A. – Shade Trees, the applicant received a variance from ZHB to provide shade trees.

Section 146-39 B. (3) (a) (1) – Parking Lot Landscaping – the applicant is providing required landscaping as part of the addition, but they are not providing landscaping for the remainder of the site.

Section 146-39 B. (3) (a) (2) – Parking Lot Landscaping, the applicant proposes to landscape seven new parking stalls as part of the building addition, and he recommends approval.

Also, this application was before the Planning Commission on June 3, 2021, and received recommendation of approval subject to conditions that the applicant addresses sidewalk immediately following construction and church officials agreed; also, that the applicant prepare a Master Facilities Plan to include shade trees and fencing encroachment. He also recommends approval of this application.

Mr. Greg Raysor, New Life Church Administrator, commented that this will not be a large change in the footprint, but it will improve ADA accessibility to the church by adding an elevator; an entranceway without steps; adding ADA bathrooms; and improvements to the sanctuary. A rain garden will help with runoff and sidewalks will be addressed upon completion of the addition as well as a Master Facilities Plan. Currently, our concern is that costs continue to increase, and we hope to get good pricing for this project.

Vice President Hecker asked for any other comments from Commissioners.

Commissioner Bowman commented that he is in favor of this based on Commissioner Vahey's recommendation.

Commissioner Vahey made a MOTION, seconded by Commissioner Bole to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

<u>Consider appointing 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 and Act 120 Training, effective July 19, 2021:</u>

Deputy Chief Porter said the police department agreed to delay hiring until the fall; however, we encountered some personnel issues that require hiring someone sooner than later, and salary for this officer will come from funds that have already been allocated.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Vahey commented that the police department has sacrificed quite a bit in personnel to help with the Township's budget to the extent that now they need someone, and he applauds them for their doing their part and supports the motion.

Commissioner Schreiber made a MOTION, seconded by Commissioner Thompson to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

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:

Chief Molloy commented that Deputy Chief Kelley Warner will be leaving the department on June 25, 2021, as she was appointed Chief of Police in Harrisonburg, Virginia, and with her 32 years of experience, it will be a huge loss to the department. So, to have the same level of supervision, we would like to promote a sergeant that will allow the department to defer the lieutenant's exam until 2022.

Deputy Chief Porter added that the promotion of Officer Duntzee will allow us to make moves within the department and continue with our succession planning.

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

Commissioner Schreiber made a MOTION, seconded by President Spiegelman to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

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 said the Municipal Police Officer's Education and Training Commission is the entity that certifies municipal police officers and sets the standards statewide. They have recently revised their physical fitness requirements for entry and promotional standards, and this will allow the department to update our Civil Service Code to match these minor changes.

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

Commissioner Schreiber made a MOTION, seconded by Commissioner Bole to move this item forward to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

Refer the proposed EAC DRAFT Resolution joining the Climate Collaborative of Greater Philadelphia (CCGP), an initiative to accelerate effective Climate Action 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 of Commissioners on July 8, 2021:

Manager Manfredi explained that it is being recommended to be sent to the public information session first and then the Board's regular meeting because there is opportunity to obtain funding from the PADEP if we meet the deadline. There are items contained within the resolution that will require action that will be part of the Climate Action Plan, and it is important for the EAC to explain to the public at its information session what exactly the Board will be voting on at its next meeting.

Vice President Hecker asked for any comments from Commissioners.

Commissioner Bole encouraged driving as many people to that public information session as possible as this is an important resolution to consider as well as an opportunity for broad systemic change in the Township that will also drive budget discussions.

Commissioner Bole made a MOTION, seconded by President Spiegelman to move this item forward to the public information session held by the EAC and then to the Board of Commissioners Regular Meeting on July 8, 2021.

MOTION was ADOPTED 15-0.

Consider the Owner-Occupied Home Rehabilitation Program Municipal Lien Policy:

Ms. Kimberly Hamm, Director of Community Development, said this policy was put together for the Board's consideration in which there were many requests for subordination, forgiveness and payoff of municipal liens and loans incurred as a result of participation of the Township's owner-occupied rehabilitation program. This program is administered by DCED and HUD, and with the formulation of the new policy, we will follow their guidelines. When the homeowners sell or refinance, the Township realizes these loans as income and we propose to create a period of affordability to help realize intergenerational wealth-building that this program aims to create, and the cost of rehabilitation and construction and associated building materials continue to increase, so we will incorporate an increase of an initial grant amount to help meet those changes in the market.

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

Commissioner Vahey made a MOTION, seconded by Commissioner Winegrad to move this item forward to the Finance Committee Meeting on July 17, 2021.

MOTION was ADOPTED 15-0.

Consider the 2021 CDBG Annual Action Plan:

Ms. Hamm explained that we are in the season to create the Township's 2021 CDBG Action Plan for program year from October 1, 2021 to September 2022 with much of the plan being realized during the 2022 calendar year. This plan was formulated based on the needs of the Township and we held a "Needs Hearing" on May 27th via Zoom. This plan needs to be submitted to HUD for approval on or before August 16, 2021 or the Township will lose the funds.

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

Commissioner Vahey made a MOTION, seconded by Commissioner Winegrad to move this item forward to the Finance Committee Meeting on July 17, 2021.

MOTION was ADOPTED 15-0.

ADJOURNMENT: 8:43 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 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.

June 10, 2021 - The Committee of the Whole tabled the agenda item until the July 8, 2021 Committee of the Whole meeting.

RECOMMENDED BOARD ACTIONS:

Motion to reconsider at the September 9, 2021 Committee of the Whole, a Resolution amending Resolution 20-039, a Resolution setting forth agenda policy and procedures for meetings of the Board of Commissioners and its Committees. *(Mr. Hecker)*

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

POLICY RECOMMENDATION OF THE OFFICE TOWNSHIP MANAGER

TOWNSHIP OF ABINGTON,
MONTGOMERY COUNTY, PENNSYLVANIA

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

TABLE OF CONTENTS

I. Background 3

II. This Policy in Relationship to the PA Sunshine Act 3

III. General Policy Statement 3

IV. Meeting Formats 4

A. Public Meetings 4

V. Role of the Office of the Township Manager in Public Hearings, Public Information Meetings, or Informal Meetings 14

VI. Comment-Response Document 14

A. Format of Comment-Response Document 14

B. Submission of Comments in Advance of the Meeting 15

C. Commenter Information 15

D. Response to Comments 15

E. Public Availability of the Comment-Response Document 15

VII. Additional Information 16

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 20-039

A RESOLUTION SETTING FORTH AGENDA POLICY AND PROCEDURES FOR MEETINGS OF THE BOARD OF COMMISSIONERS AND ITS COMMITTEES

I. BACKGROUND

The Township of Abington's Office of the Township Manager is responsible, in part, for assuring that laws and policies of the Commonwealth of Pennsylvania and Township Board of Commissioners are executed as prescribed. Compliance with the open meeting requirements of the Sunshine Act and increasing public communications and public participation are keystones for how the Township conducts business and demonstrates to citizens that these responsibilities are being met in their best interest.

Citizen education and engagement requires truthfulness, openness, and participation. The Township is evolving and increasing communications and responsiveness to our citizens through engagement and planning. This Policy outlines key steps to achieving that result by establishing clear and consistent guidance for how the Township reviews, considers, and processes public comments, and promulgates and establishes a standard for the development of public policy through public comment and public participation by the Township Board of Commissioners.

II. THIS POLICY IN RELATIONSHIP TO THE PA SUNSHINE ACT

It is and shall be the practice of the Township of Abington's Board of Commissioners to abide by this policy, and adhere to 65 Pa. C.S. §§ 701 et seq. as amended by Act of June 30, 2011, No. 56, and as may be amended from time to time by the Commonwealth of Pennsylvania General Assembly; more commonly known as the Sunshine Act. Nothing written herein shall conflict with the Sunshine Act.

III. GENERAL POLICY STATEMENT

Any and all public notice(s) issued by the Township shall, at a minimum, follow legal requirements and otherwise ensure that sufficient information is provided to assist the public in determining the potential impacts of the Board of Commissioners decision-making. The Office of the Township Manager may utilize any and all digital and non-digital tools allowed by law to communicate public information and announcements in ensuring adequate public notice of any matter to come before the Board of Commissioners. The Township may use local media, the Township website, government access channel, various social media outlets, any electronic notice or print based system. Such use of

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

digital and non-digital tools will be in addition to legal requirements set forth in the Sunshine Act, such as advertising hearings in a newspaper of general circulation within the Township.

The Township Manager, Township Secretary, the various Department Directors, and staff directly and indirectly responsible to the Township Manager, shall encourage public participation. Public participation tools available for department staff include, but are not limited to, public information meetings, informal meetings, and advertisement tools as described above. Public information meetings and informal meetings by the Board of Commissioners or it's duly created Committees are strongly encouraged.

The Office of the Township Manager shall assure the public comment period established by this policy will consider all germane and cogent public comments, provide a substantive response to each such comment submitted during a formal public comment period of a duly advertised public information meeting or comments received at such meeting, if applicable. Such responses will be provided in a Comment-Response Document prior to making a recommendation or determination to the Board of Commissioners or any of the Board of Commissioners Committees. Public comment shall be as defined by the Sunshine Act and case law.

IV. MEETING FORMATS

A. Public Meetings

1. Regular, Special, Standing Committee and Ad Hoc Committee Meetings of the Board of Commissioners

a. Rules of Order

1.) Except as otherwise required by law or Township code, all proceedings shall be governed by these rules of order. Formal inquiries on the law regarding procedural matters shall be rendered by the Township Solicitor not contained in these rules of order.

2.) The Board of Commissioners shall *be governed* by the Rules of Order established by this policy and may reference and use the latest version of Roberts Rules of Order as a guide in points of order.

3.) The Presiding Officer shall have the authority to exercise discretion on the conduct of the meeting and the rules and procedures, provided that no such change violates the Sunshine Act or other laws of the Commonwealth.

4.) In a roll call vote, the order will be at the discretion of the Presiding Officer.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

b. Agenda

1.) Preparation

a.) The Township Manager shall prepare the Board of Commissioner and the Board of Commissioner duly appointed Standing and Ad Hoc Committee agendas in advance of the meeting. The Township Manager shall finalize the agenda and may seek the advice of the President of the Board of Commissioners. In preparation of the Board of Commissioner Committee meetings, the Township Manager shall finalize the agenda and may seek the advice of the Chair of the respective Committee; provided that seeking such advice does not delay finalizing the agenda and distributing the agenda to the Board Members as prescribed in this policy or delay providing public notice as prescribed in law or policy.

b.) The Township Manager shall prepare the agenda for all meeting(s) based upon the agenda items meeting the following criteria:

1. Deliberation(s) or Action(s) at a duly advertised public Board of Commissioner's Regular, Standing, or Ad-hoc Committee meeting or action required by the Township Manager in the conduct of the day to day policy and departmental business of the Township, and;

2. Action items that have been reported out of a Committee by a majority vote of the committee for action by the full Board of Commissioners.

c.) All items on the agenda shall be accompanied by supporting documentation. The agenda and supporting information or executive summary shall, whenever possible, be made available to each member of the Board of Commissioners on or before 7:00 p.m., seven calendar days preceding a regularly scheduled Board of Commissioners meeting, or at least 24 hours in advance of any special meeting.

2.) Additions or Deletions to the Agenda by Board Members

a.) Once an agenda is finalized by the Township Manager in accordance with this policy, items may only be added or deleted to the agenda at the start of a duly advertised public meeting by a majority vote of the Board of Commissioners or the respective Board Standing or Ad-hoc Committee. Items added are to be limited to emergencies, herein defined as affecting the public's safety, or time-sensitive items of a major significance affecting Township operations.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

3.) Distribution and Public Notice

a.) The Township Manager, or his designee, shall distribute the draft tentative public agenda to the respective Board or Board Standing or Ad-Hoc Committee by 7:00 pm, seven calendar days immediately prior to the regularly scheduled public Committee or Board of Commissioner meeting date.

b.) Copies of the agenda and *germane and relevant supporting documents* will be duly and publicly posted electronically as appropriate and in accordance with legal public notice requirements, and at those locations that the Board of Commissioners may from time to time require. *The posting of the Board agenda and supporting documents shall occur no more than 24 hours after distribution to the Board of Commissioners.*

c. Quorum and Order of Business for All Public Meetings

1.) A quorum of Board of Commissioner Members or Board Committee members shall be present at the hour called to order by the Presiding Officer, to convene the meeting and proceed to business.

2.) Should a quorum be assembled at the hour appointed, and the President or Chair be absent, the Vice-President or Vice Chair shall serve as presiding officer during the meeting, or until the Chair shall appear. In the event that the President or Chair and the Vice-President or Vice-Chair is not present, the senior member shall conduct the meeting until the President or Vice- President arrives. The appropriate member as described above conducting the meeting, shall be the Presiding Officer for the meeting or the portion of the meeting the presiding officer is not present.

3.) If a quorum is not present at the time a meeting is scheduled to begin, the meeting shall not be called to order until a quorum is present.

4.) The order by which Township business shall be conducted at duly advertised regular Board of Commissioner Committee meetings is:

1. Call to Order
2. Consider approval of Minutes
3. Presentations
4. Unfinished Business
5. New Business
6. Public Comment on Non-Agenda Items Only
7. Adjournment

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

5.) The order by which Township business shall be conducted at duly advertised regular Board of Commissioner Committee of the Whole meetings is:

1. Call to Order
2. Consider approval of Minutes
3. Presentations
4. Public Comment on Agenda Items only
5. Unfinished Business
6. New Business
7. Adjournment

6.) The order by which Township business shall be conducted at duly advertised regular public Board of Commissioners meetings is:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Presentations
5. Public Comment on Agenda Items only
6. Consent Agenda:
    i. Consent Agenda items of business and matters listed under the Consent Agenda are considered to be routine or non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If Board of Commission Members desires discussion, that item is to be identified by the Commission member and will be removed from the Consent Agenda and will be considered separately at the appropriate place on the Agenda.
7. Unfinished Business
8. New Business
9. Public Comment on Non-Agenda Items Only
10. Adjournment

d. Public Participation at Board of Commissioner Public Meetings

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. The rules for public participation are to be strictly adhered to.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

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 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.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

c.) Board of Commissioner Public Meetings: Public Comment at Board of Commissioner 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 agenda items to be voted upon. And (3) minutes to provide germane public comment on non agenda items at the time set on the agenda.

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.

2.) Public Participation Policy

When asking a question during the public comment period, questions are to be stated to the Presiding Officer after all commenters have spoken and 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 announce if they are a resident or property owner of the Township for the record;
- Each commenter when speaking to a specific agenda item, shall 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.
- Be seated after speaking or upon the request of the presiding officer;
- Commenters may not yield their time to other commenters
- 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.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

e. Minutes

1.) Preservation of Records

a.) The Township Board of Commissioners may appoint a Recording Secretary to serve as minute-taker at the public meetings of the Township Board of Commissioners and its Board Committees.

2.) Minutes shall show:

a.) Date, place, and time of meeting.
b.) A list of all Board of Commissioner Members present, ensuring that member late arrivals are recognized and not penalized should they not miss a vote.
c.) The accurate wording of motions.
d.) The *general substance* of all official actions.
e.) The name of the member who moved for the adoption of a motion, and the name of the member who seconded the motion.
f.) A record of all negative votes as well as any defeated motions.
g.) A *general record* of all public comments.
h.) The hour of adjournment.

3.) Audio and Video Recordings: The written minutes of the Board of Commissioners meetings shall be the sole official record of public meetings. Audio or video recordings of the meetings of the Board of Commissioners *may* be produced to assist the Recording Secretary in the compilation of minutes.

a.) Audio or video recordings of the Board of Commissioner meetings, if any are made, may be discarded after the Board of Commissioners approves that meeting's minutes.

(NOTE: This section does not apply to video(s) produced for the purpose of broadcasting public meetings of the Board of Commissioners to the Public. Videos of the Public Board of Commissioners meetings would only be discarded by a vote of the Board of Commissioners at a public meeting.)

2. Special Meetings of the Board of Commissioners

a. Guidelines

Guidelines and procedures for the management of a public hearing shall be:

1. The presiding officer will clearly announce any specific rules and introduce all Township Officials and employees present prior to proceeding.
2. People who have pre-registered to comment will be called in the order they registered. A registration sheet will be provided at the entrance of

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

each meeting. If the meeting is in an online format, an online survey will be available for individuals to register. After those commenters have spoken, and as time allows, other people who wish to comment will be called in the order they signed in.

3. Commenters who are not present when called may be called again at the conclusion of all other testimony, should time permit.
4. Comment is limited to no more than five minutes for each person.
5. Commenters may not yield their time to other commenters; organizations are requested to designate one person to present comments on its behalf.
6. Commenters may refer to charts, graphs, and other non-offensive relevant visual aids that can be reasonably included in the record, but may not use signs, props, advertisements or unapproved videos while providing comments. Commenters may not submit physical evidence.
7. Each commenter is asked, but not required, to submit copies of his or her comments to aid in transcribing and so that comments are appropriately addressed in the Comment-Response Document, when applicable.
8. To aid in accurately transcribing the hearing or meeting, it is important that attendees and participants remain quiet and not interrupt proceedings while comment is being presented. **Participants and attendees acknowledge that any interruptions or disruptions during the public comment period while someone else has the floor may result in immediate dismissal from the meeting.**
9. Commenters should begin by stating their name and if they are a Township resident or property owner prior to making comment. Spelling of names is recommended to ensure the transcription is as accurate as possible. Identification is necessary for both pre-registered and non-registered individuals. To protect the identity and personal safety of a commenter the exact street location of residence or business is not required to be stated publicly.
10. The purpose of a public hearing or a meeting of an appointed board, commission, or council is to receive comments. Township elected officials, appointed officials or Township employees will not address questions during such meetings. The presiding officer may allot time to address questions before or after the public hearing or meeting or schedule a public information or informal meeting.

    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 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.

b. Meeting Types

    1.) Public Hearings

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

Public hearings are ***formal*** proceedings that afford the public the opportunity to provide oral testimony and comment on a specified matter of Township business being considered. All written comments submitted in writing in advance of a hearing will have equal weight to those comments given orally at the hearing.

The Township will follow all applicable statutory and regulatory requirements in scheduling a hearing, including providing the public with adequate information about the proposed activity and notice at least two weeks in advance of the hearing, if not otherwise specified in statute, ordinance, or resolution.

a.) Notice of Scheduling or Cancellation of a Public Hearing
The Township will provide notice as required by the First-Class Township Code. If a hearing is scheduled, a notice of the hearing will be published in a *newspaper of general circulation within the Township* and posted on the Township website. The Township may postpone a public hearing in the event of inclement weather or other unforeseen factors that may make holding the hearing impractical or may prevent the public, elected officials, or appointed officials from participating.

b.) Web-based and Internet Enabled Public Hearings
When permissible under relevant statutes or regulations, the Township may use web- based or internet enabled systems as a platform for public hearings. Such hearings are subject to the same forms of public notice as traditional public hearings and will adhere to the guidelines found in section "IV-B. Public Hearings" above.

2.) Public Information Meetings

a.) Board of Commissioners Public Information Meeting

Public information meetings are used to provide information about a proposed policy, project, or issue and to foster dialogue related to the issues the project raises through a discussion and question-and-answer session format. Such meetings will be held when the Board of Commissioners President or Vice President deems a public information meeting as beneficial to the public, the Board of Commissioners, or a duly created Committee of the Board of Commissioners. Public Information meetings are not official meetings of the Board of Commissioners.

The Township encourages any applicant for land development approval to attend and lead public participation at public information meeting(s) requested by the Board of Commissioners and will refer to the applicant all questions that are more appropriate for the applicant to answer. An

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

applicant may also, at its own discretion, hold its own public information meeting(s). Such meeting(s) should be held as early in the project as possible, including before submission of the application.

1. Written/Electronic Comments in Response to a Public Notice

When a comment period is opened, the public notice will provide the public with instructions on submitting written/electronic comments on a pending issue, including where comments should be submitted in advance of the meeting. A formal comment period commences on the date the Township notice is published and concludes on the comment deadline specified in the notice. Those comments submitted to the Township during the formal public comment period and by the specific means advertised will be considered and responded to by the Office of the Township Manager in a Comment-Response Document or through other relevant documentation.

b.) Administrative Public Information Meeting

The Office of the Township Manager and the various Departments through the Office of the Township Manager may, with the Township Manager's approval, hold public information meetings to help the public obtain information about a proposed project or significant policy, and thereby assist the public in developing their comments. Therefore, the content of administrative public information meetings does not become part of the official record and will not be addressed in the comment-response document issued by the Office of the Township Manager. Such meetings may be held in addition to other forms of public participation and will not be used as a substitute for public hearings by the Board of Commissioners or its duly appointed Boards and Committees.

2.) Administrative Informal Meetings

Informal meetings are used to afford interested parties, specifically the public, the opportunity to discuss issues with Township Manager and Department and Division staff in a less formal setting than public hearings or public information meetings as it relates to a proposed project, or matter rising to the level of an action to be taken by the Board of Commissioners. Such informal meetings may be held when the Board President or Township Manager determine that a formal public informational meeting is needed to supplement or provide technical detail or information on a project or matter. ***Nothing in this policy shall preclude an individual Ward Commissioner from holding a neighbor meeting on any topic of concern on a Ward specific issue to Ward residents.***

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

When determining the invitees and the format for the meeting, the President or Township Manager, should first consider any applicable statutory or regulatory requirements in addition to the goals of the meeting, and what will best serve the participants. Invitations to informal meetings may be limited to the requestor, an applicant, and specifically identified parties; or the meeting may be announced publicly. The format for the meeting may include a question-and-answer period, a roundtable discussion, or other format as appropriate.

Township staff should ensure participants are aware that the content of informal meetings does not become part of an official record and questions will not to be addressed in the Comment- Response Document issued by the Township.

3. Appointed Boards, Commissions and Councils

Public Comment at the meetings of appointed Boards, Commissions and Councils shall be prior to unfinished or new business agenda items being considered and upon call of the Presiding Officer for public comment.

a. 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 request additional written public comment if a decision on a matter is not be rendered during the meeting or add time during the public comment period to take testimony or additional public comment.

V. ROLE OF THE OFFICE OF THE TOWNSHIP MANAGER IN PUBLIC HEARINGS, PUBLIC INFORMATION MEETINGS, OR INFORMAL MEETINGS

In a venue that allows for public dialogue on a pending matter, the Township Manager or his designee shall communicate to the public the factual information related to the matter and any law governing and applicable to the matter, including Township Ordinances and pertinent Resolutions.

VI. COMMENT-RESPONSE DOCUMENT

A. Format of Comment-Response Document

A sample format for the comment-response document is included as Attachment A. The Comment-Response Document should have a cover page with the following information: the title of the matter being considered; the dates of the published public comment period; and the date the public

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

information meeting(s) was held. A comment-response document will only be prepared for public information meetings requested by the Board of Commissioners.

The Comment-Response Document shall include background information or a summary, a list of all the individuals who submitted questions, all valid questions or comments received, and a response to valid questions received. Questions and responses may be divided into relevant categories to assist readers in finding the information they are seeking.

B. Submission of Comments in Advance of the Meeting

Questions and comments will be accepted by email to *publiccomment@abingtonpa.gov*, through the Township website at the specified link within the ad, or by mail within the timeframe stated in the meeting notice. All questions and comments must include the submitters name, address, and preferred email address.

Questions and/or must be numbered, germane, cogent, and concise to be valid. Questions should be formatted as questions and not statements to ensure both those responding and the public can understand what is being asked and that a response is warranted.

C. Commenter Information

The Township will keep a record of all persons providing comment pertaining to a specific matter that is the subject of the hearing or meeting. The document shall list all public commenters who submitted comments during the official public comment period. This should include both oral testimony from the public hearing (when applicable) and written/electronic comments received by the Township. All commenters shall be numbered sequentially.

D. Response to Comments

All comments should be summarized and grouped according to the subject matter. All comments that are considered too, in fact, be questions, must be clearly stated so that the question can be discerned, and the commenter contacted in writing to request the question be restated or made as a clear and concise comment to allow for a response. Each comment will be followed by a response that explains how the comment was addressed or the reason it was not addressed. All responses will be as clear and concise as possible.

E. Public Availability of the Comment-Response Document

The Comment-Response Document will be made available to the public seventy-two hours in advance of the date and time the matter is scheduled for consideration at the relevant public information meeting.

A copy of the Comment-Response Document will be available through the Township Right to Know Law process and in accordance with the law and Township policies.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

VII. ADDITIONAL INFORMATION

For additional information about public participation, the public may consult the Office of the Township Manager at publiccomment@abingtonpa.gov.

Adopted and affirmed by the **Board of Commissioners** September ____ , 2020.

Attest:

DocuSigned by:
Richard J. Manfredi
14B68F90F1A44A6...

Richard J. Manfredi, *Secretary*

TOWNSHIP OF ABINGTON

By:

DocuSigned by:
John L Spiegelman
DE1A1FE9A8E24DB...

John L. Spiegelman, *President*
Board of Commissioners

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

ATTACHMENT A

SAMPLE FORMAT FOR COMMENT-RESPONSE DOCUMENT
SUBJECT TO CHANGE AND REVISION

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

TITLE: PROJECT/INITIATIVE/MEETING TOPIC NAME

COMMENT AND RESPONSE DOCUMENT

DATES OF PUBLIC COMMENT PERIOD

DATE OF MEETING

ABINGTON TOWNSHIP OFFICE OF THE TOWNSHIP MANAGER

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

SUMMARY

Summary paragraph.

This document includes valid public comments regarding the PROJECT/INTIATIVE/ MEETING TOPIC NAME. Public comments were accepted online at WEBSITE LINK through an online submission form, by mail and/or in-person at the related public informational meeting(s).

LIST OF COMMENTERS

Individuals who submitted a comment(s) can be found below. The identification number will be inserted at the end of the comment(s) provided by the individual.

Name	Resident/Business Owner	Identification Number

COMMENTS AND RESPONSES

This section will have comments and responses categorized by a common theme.

END OF DOCUMENT

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

SUMMARY

The Township of Abington Board of Commissioners, to assure *all* Board Members are integral to policymaking, to assure each elected member is informed by fact finding, in receipt of all information shared by the Office of the Township Manager, and engaged in the discussion regarding the services delivered by the Township and its various Departments, the Board of Commissioners has established polices, rules and procedures for Board Member involvement, discussion and decision-making. The Board of Commissioners also seeks to assure that public comments and input are heard by all Board committee members at the same time in duly advertised public committee meetings, to assure the public is receiving timely responses to their comments from their elected officials or the administration.

The Board of Commissioners has integrated select committees into the policy-making role in the public service delivery system of the Township by honing committee roles and functions. Board Committee Chairs function as (1) presiding officer at duly convened public meetings and (2) as Committee liaison to the Township Manager. A key role of the Board of Township Commissioner Committees, through its Chairs, is to serve as liaison working in concert with the Township Manager and his designees, for making management aware of Board member issues related to the Board of Commissioner Committees as constituted from time to time. Currently, the Board Committees include Finance, Land Use, Pension, Public Affairs, Public Safety, and Public Works.

SECTION 1. COMPOSITION AND AUTHORITY OF THE COMMITTEES

Section 1.1 Each Committee shall consist of five (5) Board members whom the Board President shall appoint. The Committee shall ideally include persons knowledgeable in fields related to the scope and duties of each Committee; however, it is not required.

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

Section 1.2 Each Committee, when duly authorized by the Board of Commissioners, shall work through the Township Manager or his designee in utilizing such experts, as may be deemed necessary to carry out the work of the Committee, but due diligence shall be exercised by the Committee to enlist such voluntary assistance as may be available from research organizations, and other Inter-local or Commonwealth agencies, generally recognized as qualified to aid the Committee.

SECTION 2. COMMITTEE SCOPE AND DUTIES

Section 2.1 The Finance Committee: The Finance Committee shall have as its core scope and duty policy matters pertaining to budget, Township revenue and expenses and audit.

Section 2.2 Land Use Committee: The Land Use Committee shall have as its core scope and duty policy matters that pertain to Zoning, Subdivision, Land Development, and the Comprehensive Plan.

Section 2.3 The Pension Committee: The Pension Committee shall have as its core scope and duty policy matters pertaining to Township pension plans and related investment policies.

Section 2.4 The Public Affairs Committee: The Public Affairs Committee shall have as its core scope and duty policy matters that pertaining to parks, recreation services, library services, environmental policy, shade trees, and human relations.

Section 2.5 The Public Safety Committee: The Public Safety Committee shall have as its core scope and duty policy matters pertaining to police, fire and emergency medical services.

Section 2.6 The Public Works Committee: The Public Works Committee shall have as its core scope and duty policy matters that pertain to engineering, storm water management, streets, refuse and wastewater systems.

Section 2.7 The Committee of the Whole: The Committee of the Whole shall serve as the first step in the public policy process of the Township, hear matters that require Board of Commissioner consideration, and determine the legislative process matters before the committee shall take. The Vice-

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

President shall preside over the Committee of the Whole. Should the Vice-President not be present at the time called for the Committee of the Whole meeting, the Board Vice-President, in consultation with the Board President shall name a presiding Officer.

Section 2.8 Standing Committee: A standing committee is a committee created by Section 1 of Committee Composition, Scope, and Duties of this policy.

Section 2.9 Ad-hoc Committee: A special or select committee created by official action of the Board of Commissioners with the sole purpose of conducting the business of the Board of Commissioners as is established in a scope of duties, and with a creation date and a date by which its work is to be completed.

SECTION 3. COMMITTEE CHAIR AS LIAISON

Section 3.1 Serve as the point of contact for the Township Manager where questions or issues arise related to matters pertaining to the scope and duties of each committee, and;

Section 3.2 Serve as the designated Board member to attend meetings held and requested by the Township Administration, where a quorum of Board members present would constitute a violation of the Sunshine Act, or other laws, and;

Section 3.3 Serve as the lead person on behalf of the Board and Committee on any matter(s) to come before the Board, where Board member input is required on matters relating to the scope and duties of the committee; provided, the Board Liaison shall not under any circumstance make a policy decision or determination without the express prior authorization and duly authorized approval of the Board of Commissioners.

SECTION 4. MEETINGS

Section 4.1 Each committee shall meet as necessary or on the day and time set by the Board of Commissioners for regular committee meetings. The Committee may alter its schedule provided all

DocuSign Envelope ID: 57108AA3-F191-4C65-8B9B-B086628B63DE

notice is in accordance with the PA Sunshine Act. All work of the committee shall be through the Office of the Township Manager and his designee(s), as is needed, to review, assess and make recommendations to the Board of Commissioners. Meetings of the committee shall be conducted in accordance with duly adopted Board of Commissioner policy, and:

Section 4.2 The Committee shall meet as necessary or as the work with the Administration becomes necessary.

Section 4.3 The Committee shall meet at such time and places as is practical. Notice of such meeting shall be given by official notice or by electronic mail or telephone to each member at least five (5) days prior to the time affixed for such meeting.

Section 4.4 Active member attendance at Committee meetings is a member's responsibility. In the event of absence for three consecutive meetings, the Chair shall, notify the member to discuss the situation, and notify the Board President of the member's attendance record and its negative impact on the work of the Committee.

SECTION 5. AGENDA

Section 5.1 The Township Manager or his designee, shall prepare an agenda for each meeting of the Committee in accordance with duly adopted Board of Commissioners policy.

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Witt O'Brien - RFP waiver request

EXECUTIVE SUMMARY:

The American Rescue Plan (ARP) provides the Township of Abington with a historic opportunity, both in scope and scale, to address acute, mid-, and long-term needs. This emergency proposal is focused on implementing impactful and compliant use of these congressionally appropriated federal assistance dollars. The COVID-19 pandemic continues to present households, businesses, schools, healthcare providers, and units of government with extraordinary challenges to meet their continuity, operational, and financial needs. This program provides the opportunity to establish a sustainable infrastructure for better and more streamlined governance in the years to come.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider a motion to Waive the Request For Proposal requirement and to engage Witt O'Brien as consultants to the Township to assure compliance with the American Recovery Plan Act and Authorize the Township Manager to execute the appropriate engagement letter and to immediately engage and work with the consultant. *(Mr. Manfredi)*

DocuSign Envelope ID: 0E67A68F-3D20-42F1-9C0B-A7C6CA99BDFD

WITT O'BRIEN'S
PART OF THE SEACOR FAMILY

June 15, 2021

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

RE: Integrated Consulting Services Proposal for COVID-19 & Federal Assistance Programs

Dear Township of Abington,

The American Rescue Plan (ARP) provides the Township of Abington with a historic opportunity, both in scope and scale, to address acute, mid-, and long-term needs. This emergency proposal is focused on implementing impactful and compliant use of these congressionally appropriated federal assistance dollars. The COVID-19 pandemic continues to present households, businesses, schools, healthcare providers, and units of government with extraordinary challenges to meet their continuity, operational, and financial needs. This program provides the opportunity to establish a sustainable infrastructure for better and more streamlined governance in the years to come. Developing initiatives and support services that address acute, holistic, and strategic needs is a demanding task that requires expertise in strategic analysis, funding optimization, and federal compliance standards. This expertise typically comes in three distinct areas: (1) understanding the intricacies of the laws, regulations, policies, requirements, processes, and systems that govern eligibility, allowable use, timelines, and mandated reporting; (2) identifying risks and benefits that will assist and inform your decision-making; and (3) executing use of funds compliantly while maximizing the benefits.

Since March of 2020, we have used our expertise to help more than 80 clients across the nation with COVID-19 preparation, mitigation, and response programs and efforts. Our Community Services practice leaders are at the forefront of national thought leadership in the development and delivery of innovative and impactful programs, strategic initiatives, and operational implementation services that address housing, food security, public health, economic, workforce support, and governmental efficiency needs.

We specialize in funding optimization and compliance – ensuring that you are using federal funding to the fullest extent allowed by federal statues while adhering to mandated compliance and reporting standards. Based on the needs outlined by your office, we have developed an Integrated Consulting Services proposal that we feel directly meets the needs of the Township of Abington, providing a broad range of services delivered by experienced professionals and subject matter experts directly to agencies and entities responsible for administering and utilizing this critical federal assistance.

We stand ready to support your team and the Township of Abington. For questions related to this proposal and/or contracting, please contact Matthew Erchull, Managing Director, at merchull@wittobriens.com. We look forward to an impactful partnership with you, your office, and the Township.

Respectfully,
Witt O'Brien's, LLC

Jonathan Hoyes
Jonathan Hoyes
Senior Managing Director
Government Solutions

1201 15th Street NW
Suite 600
Washington DC 20005

T: +1 (202) 585-0780
F: +1 (202) 580-8877
E: contractrequests@wittobriens.com

wittobriens.com

DRAFT

DocuSign Envelope ID: 0E67A68F-3D20-42F1-9C0B-A7C6CA99BDFD

TABLE OF CONTENTS

OUR PROJECT TEAM **1**

About Witt O'Brien's 1

ORGANIZATION LEADERSHIP AND STAFFING **2**

UNDERSTANDING OF THE SCOPE OF WORK **3**

PROPOSED ENGAGEMENT & SCOPE OF WORK **4**

PROPOSED ENGAGEMENT TERMS **7**

Proposed Fee Schedule 7

Preliminary Estimate Based on Available Information and Assumptions ..... **Error! Bookmark not defined.**

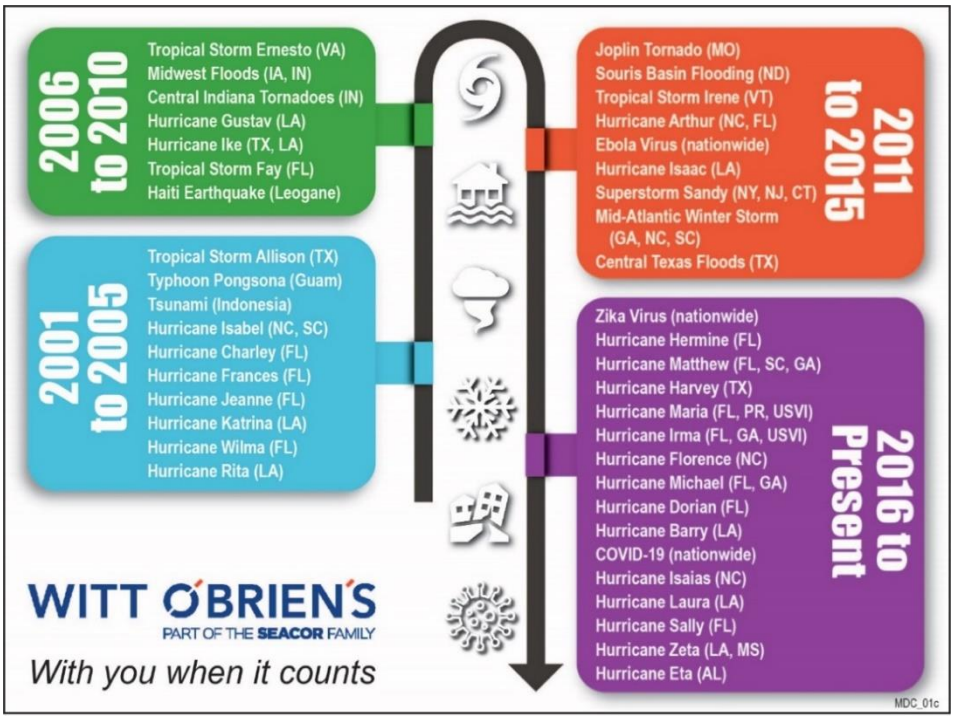
DocuSign Envelope ID: 0E67A68F-3D20-42F1-9C0B-A7C6CA99BDFD

OUR PROJECT TEAM

Witt O'Brien's has a unique understanding of the Township of Abington's needs, having supported dozens of jurisdictions such as yours with COVID-19 response and federal compliance technical assistance. This support has included directly supporting numerous state agencies throughout the country. Witt O'Brien's appreciates the opportunity to outline our understanding of your needs and to provide more information about our firm and Community Services practice team.

ABOUT WITT O'BRIEN'S

Witt O'Brien's personnel have led or supported response and cost recovery efforts for nearly every major natural or human-caused disaster in the U.S. since 2001, supporting every aspect of recovery, including the development of rapid response housing and individual assistance programs. The graphic here lists all of the storm and pandemic events Witt O'Brien's has supported.



The Emergency Rental Assistance Program (ERAP) is new-- On January 5th, the funding for the ERAP program was made available and within 2 weeks, Witt O'Brien's was providing webinars for National Association of Counties (NACo), advising counties on ways to maximize this program.

Witt O'Brien's has been a national leader in assisting State, Local and Territorial Governments with the dynamic needs posed by this unprecedented public health crisis. We are currently supporting over 80 States, Territories and local governments directly, which includes hundreds of counties (see client listing at end of this proposal) . We are providing an expansive range of strategic planning, tactical response and force multiplying staff augmentation services across a wide variety of grant programs and emergency management needs. Our broad client base and vast expertise has enabled us to build a positive working relationship with key federal decision makers – including those at the U.S. Treasury – keeping our clients 'ahead of the curve' of potential changes in guidance that could impact overall program delivery.

Witt O'Brien's has been the trusted partner for complex recovery efforts requiring the integration of various work streams focused on large-scale program implementation, working a variety of contractors. Over the past 15 years, our experts have led recovery and response strategic planning, program design and overall implementation of federally funded programs totaling over $10B in response in Hurricane Katrina in Louisiana, over $8B from the numerous 2017 Hurricanes including Irma, Maria, and Harvey, and **most recently managing over $6 billon in COVID-19 related funds.**

Witt O'Brien's has been a trusted partner for a broad range of COVID-19 support functions:

- Providing assistance in developing a comprehensive funding strategy that carefully evaluates all potential eligible expenses alongside all potentially available funding sources and Assistance in identifying the limitations and requirements of each funding source to optimize available funding.
- Providing federal assistance compliance and monitoring services

- Developing and implementing assistance programs tailored to assist individuals, households, businesses, health care providers and other essential or impacted community-based organizations.
- Developing and implementing small business cost recovery programs.
- Planning support for continuity of services including evaluation of essential and non-essential functions as the organization prepares to address budget impacts.
- Assistance in developing and/or reviewing emergency response operational implementation plans to address policy initiatives to contain the pandemic.
- COVID-19 crisis communications expertise to support timely information to the public and employees/organizations in coordination with other governmental entities.
- After-action reporting and interim reviews related to CRF program implementation, overall COVID response, and other related issues.

ORGANIZATION LEADERSHIP AND STAFFING

Witt O'Brien's practice leaders have been at the forefront of providing thought leadership nationally on multi-jointed funding strategies for COVID-19 federal assistance programs. Our Community Service practice has developed comprehensive tools, templates, methods and processes that enable our staff to quickly and effectively implement complex programs with fully compliant and proven frameworks focused on success. We have developed an integrated program management approach, with appropriate oversight and coordination of all critical and necessary program functions accountable to a strong leadership team. And yes, these individuals will be engaged, when appropriate, to ensure your program is on target to achieve your goals. They will participate in program reviews, receive monthly progress reports, and be available, as needed, to address complex issues in their area(s) of expertise.

Brad Gair, CEM is internationally recognized for his disaster management expertise. He served as a FEMA Federal Coordinating Officer after scores of disasters, including the 9/11 attacks in New York, and Hurricane Katrina. After Hurricane Sandy, Brad served as New York City's Deputy Commissioner of Emergency Management (under Mayor Bloomberg), leading a $4.2 billion housing recovery. He led the recovery and resilience program for the US Virgin Islands, helping design and lead implementation of an $8 billion recovery and resilience program. Over the past 10 months, Brad has been providing strategic advice and support to address COVID-19 to the highest levels of state and local governments.

Jonathan Hoyes, MBA has 30 years of experience in the public and private sectors, with a focus in risk management, community assistance, and infrastructure recovery. As the Senior Managing Director for Witt O'Brien's Government Solutions Division, he is currently focused on providing support state and local government to support all aspects of their COVID-19 response. Through March of 2020, Jonathan was FEMA's Director of the PA Division at headquarters, serving as the Accountable Senior Executive for the FEMA PA Program nationwide. In that role, Jonathan was responsible for the entire PA Program – regulations, policy, audits, appeals, program delivery, training, and staff. In 2019, he was the Lead Federal Official and Federal Disaster Recovery Coordinator (FDRC) / Federal Coordinating Officer (FCO) for Puerto Rico and the U.S. Virgin Islands (USVI) – the largest recovery effort in United States history.

William Roche joined Witt O'Brien's in 2020 after more than 20 years of experience in disaster planning, response, and recovery. He served in the Senior Executive Service as Deputy Regional Administrator for FEMA Region IX, Region IX's Recovery Division Director, and the Accountable Executive for the PA Division at FEMA Headquarters. He managed the national PA Grant Program, the Fire Management Assistant Grant Program (FMAG), the Community Disaster Loan Program (CDL), and the Special Community Disaster Loan Program (SCDL). Bill is currently serving as Program Manager and Senior Advisor responsible for coordination, implementation, and delivery

of the Public Assistance Grant Program and Hazard Mitigation Grant Program under Hurricane Irma and Maria disasters encompassing over 2000 project grants and billions of federal disaster funding in the US Virgin Islands.

Matthew Erchull is an expert in the development of large-scale and complex federally funded programs. He is a nationally recognized subject matter expert in the development of public policy, program and project management, research, and quantitative analysis focused on assisting State and local governments, non-governmental organizations (NGOs) and private non-profits with federally funded HUD, HHS, FEMA, DHS, EDA, DOT, DOC, DOI and DOJ grant programs. Matt currently manages an industry-leading practice assisting nearly 90 clients that include states, local and territorial governments, and non-profits across the country, advising on the compliant use of over $6 billion of COVID-19 federal assistance.

Matthew Hanson, CGMS, brings more than 25 years progressive experience in government program/grant management, finance, and agency operations at the federal, state, and local levels. Before joining Witt O'Brien's, he served as Assistant Director of the Arizona Governor's Office of Strategic Planning and Budgeting, Economic Recovery Management Team. Matt supported the state's response to and recovery from COVID-19 through administration of the CARES Act and other federal programs. He was fully engaged in stakeholder engagement/outreach, project management, grant management and financial oversight. His analysis of the COVID-19 relief bills were key to developing appropriate programs, workflows, and impactful executive-level briefings to the Governor's Office and other state leaders. He also created and delivered training to internal staff and external stakeholders.

Hal Cohen, MUP leads Witt O'Brien's' Resilience and Readiness practice. He is a senior preparedness consultant, emergency planner, and quality assurance officer with 17 years of experience as a subject matter expert in organizational reviews, evaluations, and after-action reports (AARs); hazard mitigation, continuity of operations, and operations center staffing support. Hal has both led and supported numerous program assessments and AARs that have examined the performance of emergency management and response systems during COVID, hurricanes, ice storms, pipeline spills, and other incidents. He has also provided independent technical reviews of many other Witt O'Brien's' assessments, including a performance review of the Indiana Department of Homeland Security; reviews of petroleum-by-rail emergency response capabilities in the states of North Dakota and New York; AARs of the Santa Rosa Tubbs Fire, active shooter incidents at UC–Santa Barbara and the University of Alabama–Huntsville, the Indiana State Fair stage collapse, and others.

UNDERSTANDING OF THE SCOPE OF WORK

Witt O'Brien's understands that the Township of Abington is looking for an experienced and qualified vendor to operate as a strategic planning, technical assistance, and staff augmentation partner to assist with compliant design and implementation of programs and services utilizing federal relief funding. More specifically, we understand the need for a vendor that provides a broad range of services based on your dynamic needs – both now and through mid- to long-term periods.

The Witt O'Brien's industry-leading cadre is key to our success supporting clients across the country. We are ready to immediately begin working with your team to augment your current COVID-19 operations. We understand that while centralizing the delivery of the program may ease and streamline overall delivery and reduce implementation cost, appropriate attention and focus should be applied to providing a conduit for Township entities and agencies to seek and obtain direct support that are custom tailored to their localized needs.

We are ready to support your programs. The following identifies areas where our expertise and/or staffing can help maximize your programs, followed by a proposed engagement and scope of work to address any and all areas with which the Township wants support.

1. **Data management**
    - Assist with better aligning the use of funds across multiple implementation and federal funding streams and ensure that the Township has resourcing available to support comprehensive data

collection and management practices; including the development of streamlined templates and reporting systems.
- Facilitate access to the above data to inform decisions that must be made and actions that must be taken internally within the Township, including strategic planning and funding allocation with more flexible American Rescue Plan Act funding available to address COVID-19 impacts both in the short and long-term.

2. **Grant management**
   - Access the various funding sources that are available to the Township, ensuring that no funding opportunities are missed.
   - Support to maximize efficient allocation and distribution of funding to deliver the greatest impact and benefit to the residents of your community, including providing strong governance.
   - Ensure that the agencies and/or departments responsible for designing and implementing programs utilizing federally appropriated grant funds are well equipped – both in resourcing and strategy – to succeed and remain compliant with federal regulations.
   - Ensure the Township has broad insight into how funds can be best optimized across various program types and funding streams, preventing duplication and leveraging funding to the fullest extent allowable under the identified statues.
3. **Organization and coordination**
   - A partner that can provide direct support to operational leadership and the most senior members of program and Township government with operations and organizational capacity building.
   - A partner to operate as force multiplier for leadership in disseminating and coordinating various workstreams across some or all agencies involved in the delivery of programs.
4. **Compliance and monitoring**
   - Ensure that all stakeholders responsible for utilizing federal assistance are doing so in a fully compliant manner.
   - Ensure that the Township agencies or departments that are utilizing subrecipients or subgrantees are well equipped with resourcing, tools, templates, methods and processes to successfully ensure compliant use of funds. This includes careful capacity and risk assessments prior to selection of partners, and ongoing monitoring of the selected entities' administration, program or service delivery actions, expenditure, and reporting activities.
5. **Contract management and oversight**
   - Ensure that the Township has the capacity to perform contract management and oversight responsibilities for vendors selected to perform services utilizing federal funding.
   - Ensure that Township agencies and departments have the necessary resourcing available to ensure compliant and impactful use of funds and are seeking to provide shared service augmentation to help perform oversight and contract management.
6. **Staff Augmentation**
   - Ensure the Township agencies and/or departments have a reliable mechanism for augmentation of their implementation needs with considerations for experience in federal assistance programs.
   - Centralize this shared service through a single contract vehicle to streamline contracting and budgeting, and to provide for better transparency and cross-workstream coordination.
7. **After-action and performance reviews**
   - Examine past and ongoing program delivery and response-management to identify and recommend targeted best practices and lessons learned that drive improvement of the Township's performance during the next phase of federal funding, and ahead of the next disaster.
   - Facilitate tasking, timelines, and monitoring of corrective actions to ensure accountability, effective implementation, and continuous improvement.

PROPOSED ENGAGEMENT & SCOPE OF WORK

1. **Data management**
   - Support the development of tools, templates and processes for both centralized and localized/program-specific data management and reporting practices

- Direct augmentation engagement to increase assigned agencies' capacity, focusing on data management and reporting needs.

2. **Grant management**
   - Support strategic planning, development and implementation of federally funded grant and assistance programs through grant management best practices and subject matter expertise.
   - Provide direct engagement for assigned agencies to augment their existing capacity, focusing on grant management and administration.
3. **Organization and coordination**
   - Support operational leadership, the most senior members of program, and Township government with organization and operational practice development and implementation strategy.
   - Support centralized and localized coordination Township leadership and assigned agencies/departments to foster greater transparency and management of the federally-funded programs.
4. **Compliance and monitoring**
   - Support assigned agencies and entities with compliance and monitoring plans and strategies.
   - Perform compliance and monitoring activities as directed by Township and/or assigned agency or department.
5. **Contract management and oversight**
   - Support the Township with vendor oversight to ensure quality of performance as outlined in terms and conditions of vendor's contract with the Township.
6. **Staff Augmentation**
   - Support the Township and assigned entities/departments with staff augmentation, providing a broad range of services and skillsets based on outlined roles in approved role and rate schedule of engagement contract.
7. **After-action and performance reviews**
   - Provide independent, third-party research and analysis of identified Township issues areas; facilitate document research, individual and small-group interviews, and group "hotwash" sessions; and deliver root-cause findings coupled to concrete corrective actions; all under approved role and rate schedule of engagement contract.

DocuSign Envelope ID: 0E67A68F-3D20-42F1-9C0B-A7C6CA99BDFD

Current Witt O'Brien's Clients for COVID-19 Recovery

Counties

- Jefferson County, AL
- Sacramento County, CA
- Santa Clara County, CA
- Clay County, FL
- Hardee County, FL
- Indian River County, FL
- Marion County, FL
- Pinellas County, FL
- Putnam County, FL
- Pottawattamie, IA
- Franklin County, KS
- Geary County, KS
- Graham County, KS
- Johnson County, KS
- Kingman County, KS
- Riley County, KS
- Rooks County, KS
- Sedgwick County, KS
- Shawnee County, KS
- Frederick County, MD
- Montgomery County, MD
- Hennepin County, MN
- Suffolk County, NY
- Ocean County, NJ
- Cleveland County, OK
- Garvin County, OK
- McClain County, OK
- Grant County, OR
- Berks County, PA
- Delaware County, PA
- Montgomery County, PA
- Kerr County, TX
- Arlington County, VA
- King County, WA

Municipalities

- City of San Jose, CA
- Culver City, CA
- Long Beach, CA
- Town of Davie, FL
- Oakland Park, FL
- Pompano Beach, FL
- City of Key Biscayne, FL
- Morehead City, NC
- Township of Toms River, NJ
- Township of Berkeley, NJ
- City of Moore, OK
- Kerrville, TX
- City of Norfolk, VA

Educational Institutions

- CalTech, CA
- California State University System, CA
- San Jose Evergreen Community College District, CA
- Broward County Schools, FL
- Vincennes University, IN
- Lafayette Parish School System, LA
- University of North Carolina System, NC
- Norman Public Schools, OK

State of Kansas (supporting all 105 counties)

Kansas Department of Commerce

Kansas Department of Health & Environment

Minnesota Housing Finance Agency (ERAP)

South Carolina Emergency Management Division

Healthcare

- Memorial Healthcare System, FL
- Archbold Medical Center, GA
- Southeast Georgia Health System
- Upson Regional Medical. GA
- Edward Elmhurst Health, IL
- Maine General Health, ME
- Erickson Living, MD
- New Hanover Regional Medical Center, NC
- Albany Medical Center, NY
- Amsterdam Nursing Home, NY
- Bishop's Commons, NY
- Episcopal Health Service, Inc. (St. John's), NY
- Metropolitan Jewish Health System, NY
- Miriam Osborn Memorial Home Association, NY
- Rebekah Rehab and Extended Care Center, NY
- Richmond University Medical Center, NY
- St. Francis Commons, NY
- The Osborn, NY
- Village Care, NY
- Weill Cornell Medicine, NY
- INTEGRIS Health, OK
- Conway Medical Center Foundation, SC

NGOs

- Love City Strong, USVI
- U.S. Council of Mayors
- National Association of Counties
- Intl Assoc. of Emergency Managers
- FL Association of Counties
- CA State Association of Counties
- NJ State Association of Counties

PROPOSED ENGAGEMENT TERMS

We propose a 7-month engagement with two 1-year options to renew. Our fees will be based on the rate schedule outlined below and will be invoiced on a time and materials basis, not to exceed to $25,000 through December 31, 2021. The following rate schedule is intended to be comprehensive in nature to provide the greatest amount of flexibility to the Township in identifying and utilizing services based on the dynamic needs of assigned agencies and entities.

Upon thirty (30) days notice, the Township may terminate this proposal for convenience.

PROPOSED FEE SCHEDULE

PROFESSIONAL SERVICES	RATE/HR
Project Executive	$400
Senior Project Manager	$340
Project Manager	$286
Deputy Project Manager	$227
Executive Advisor II	$400
Executive Advisor I	$330
Federal Assistance Subject Matter Expert III	$340
Federal Assistance Subject Matter Expert II	$249
Federal Assistance Subject Matter Expert I	$170
Management Consultant V	$225
Management Consultant IV	$175
Management Consultant III	$150
Management Consultant II	$120
Management Consultant I	$95
Data Analyst III	$150
Data Analyst II	$130
Data Analyst I	$95
Financial Analyst III	$190
Financial Analyst II	$150
Financial Analyst I	$120
Administrative Support Specialist III	$141
Administrative Support Specialist II	$117
Administrative Support Specialist I	$95
Eligibility Review Manager II	$175
Eligibility Review Manager I	$135
Eligibility Review Specialist III	$125
Eligibility Review Specialist II	$95
Eligibility Review Specialist I	$75
Contact & Customer Service Manager II	$175
Contact & Customer Service Manager I	$135
Contact & Customer Service Specialist III	$65
Contact & Customer Service Specialist II	$55
Contact & Customer Service Specialist I	$45
Technology Technical Senior Advisor	$325
Technology Technical Architect	$250
Technology Technical Lead	$250

DocuSign Envelope ID: 0E67A68F-3D20-42F1-9C0B-A7C6CA99BDFD

Technology Technical Developer III	$200
Technology Technical Developer II	$180
Technology Technical Developer I	$155

While we anticipate all work to be conducted virtually, if conditions change and on-site support is required, in addition to the hourly rates quoted above, out-of-pocket expenses incurred in connection with performance of this agreement will be invoiced. Travel expenses such as lodging, airfare (coach class), rental car, and other miscellaneous expenses shall be reimbursed at our cost, without mark-up. Per diem will be reimbursed in accordance with the rates published by General Services Administration (GSA) for the area of operation. If mileage is applicable, mileage shall be reimbursed at the prevailing IRS mileage rate.

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Code

DEPARTMENT

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

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

AGENDA ITEM:

PSU text amendment

EXECUTIVE SUMMARY:

Penn State University is requesting amend the Zoning Ordinance of the Township of Abington, providing for and regulation a college/university campus use in the CS Community Service District and amending the official Zoning Map of Abington Township, by rezoning three parcels from the residential low density (R-1) district to the community service (CS) district.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to consider the request of Penn State University (PSU) to amend the Zoning Ordinance of the Township of Abington, providing for and regulation a college/university campus use in the CS Community Service District and amending the official Zoning Map of Abington Township, by rezoning

three parcels from the residential low density (R-1) district to the community service (CS) district. *(Mr. Hecker)*

Eastburn and Gray, PC
Attorneys at Law

Marc D. Jonas, Esquire
470 Norristown Road, Suite 320
Blue Bell, PA 19422
(215) 542-9345
mjonas@eastburngray.com

June 15, 2021

Via Email (rmanfredi@abington.org)
Richard J. Manfredi, Township Manager
1176 Old York Road
Abington, PA 19001

RE: Penn State - Abington - Request for Enactment of Zoning Map and Text Amendments

Dear Rich:

On behalf of Penn State-Abington, we request that the Township Board of Commissioners set a public hearing date for consideration and enactment of the accompanying zoning map and text amendments.

These amendments have been the subject of several community meetings and input from Township staff.

Please provide us with the date, time, and place of any meeting at which these amendments will be discussed. Please also provide us with communications sent to and received by the Township regarding these proposed amendments.

Very truly yours,

Marc D. Jonas, Esq.

MDJ/rab

Enclosures: Zoning Map and Text Amendments

Cc: Thomas Hecker, Township Commissioner (thecker@AbingtonPA.gov)
Michael P. Clarke, Esq. (mclarke@rudolphclarke.com)
Margo DelliCarpini, Ph. D. (med6086@psu.edu)

TOWNSHIP OF ABINGTON
ORDINANCE NO._____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ABINGTON TOWNSHIP, BY REZONING THREE PARCELS FROM THE RESIDENTIAL LOW DENSITY (R-1) DISTRICT TO THE COMMUNITY SERVICE (CS) DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington is empowered to amend the Zoning Ordinance and Zoning Map regulating the use and control of land within the Township; and,

WHEREAS, the Board of Commissioners of the Township of Abington has determined that it is in the interest of the health, safety and welfare of the residents of the Township to rezone three parcels of property within the Township and identified below from the Residential Low Density (R-1) District to the Community Service (CS) District; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the rezoning of these three parcels from the Residential Low Density (R-1) District to the Community Service (CS) District is consistent with the community development goals and directives for Abington Township, and the general purpose and intent set forth in The Revised Abington Township Zoning Ordinance; and

WHEREAS, all three parcels to be rezoned are bordered by and enclosed within Woodland Road, Cloverly Lane, and School Lane but are zoned in a way which is inconsistent with the 42.19 acre abutting parcel owned by the Pennsylvania State University.

NOW THEREFORE, the Board of Commissioners of the Township of Abington does hereby enact and ordain as follows:

Section 1. The Official Zoning Map of Abington Township , as provided for in section 300.2 of The Revised Abington Township Zoning Ordinance, is hereby amended follows:

a. The parcel known as 1681 Cloverly Lane, being tax parcel number 30-00-09780-00-9, block 003, unit 020, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

b. The parcel known as 1639 Cloverly Lane, being tax parcel number 30-00-09788-00-1, block 003 unit 001, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

c. The parcel known as 1665 Cloverly Lane, being tax parcel number 30-00-09784-00-5, block 003 unit 025, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

Section 2. **Severability.**

If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected.

Section 3. **Conflicting Ordinances Repealed.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. **Effective Date.**

This ordinance shall become effective and shall be enforced from and after _____, 20___.

ENACTED AND ORDAINED the _____ day of _____, 20___.

TOWNSHIP OF ABINGTON

Attest:

_____ By: _____

Richard Manfredi, Secretary

John L. Spiegleman, President
Board of Commissioners

w:\mdj\penn state\abington campus\legal\map change ord draft 9-17-2015 rev. 20190712 rev. 20201123.doc

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, PROVIDING FOR AND REGULATING A COLLEGE/UNIVERSITY CAMPUS USE IN THE CS COMMUNITY SERVICE DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington has the authority pursuant to section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10601, and section 1502.1 of The First Class Township Code, 53 P.S. §56502.1, to enact and amend land use ordinances;

WHEREAS, the Township of Abington is home to highly respected educational institutions of higher learning which significantly contribute to and enhance the vibrancy, appeal, and culture of the Township;

WHEREAS, section 900.A of the Zoning Ordinance states that the intent of the CS Community Service District is to "[p]rovide for the education, medical, municipal, religious, and recreational needs of the Township community…."

WHEREAS, the Zoning Ordinance does not expressly provide for a college or university campus use that recognizes the uniqueness of these institutions and promotes the redevelopment of land currently used for college or university purposes within the Township; nor does the Zoning Ordinance provide appropriate design and regulatory standards for college and university facilities that will mutually benefit the Township and the institution;

WHEREAS, the CS Community Service District of the Township seeks to provide for the educational needs of the Township community, allowing reasonable and measured growth of facilities and physical plant, while addressing the compatibility with nearby properties by minimizing potential impacts caused by traffic, noise, and lighting;

WHEREAS, permitting reasonable and controlled development of current college and university facilities will help to ensure the vitality of these institutions and provide continuing and significant community and economic benefits to the Township; and

WHEREAS, the Board of Commissioners has determined that the amendment of the zoning ordinance is appropriate and necessary to promote the development and redevelopment of land used for college and university purposes in the Township.

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

Section 1. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by the addition of Use E-18, *University Campus*, as a permitted use in the CS Community Service District

Section 2. Section 902 of the Zoning Ordinance, *Dimensional Requirements* in Community Service Districts, shall be amended to read as follows:

SECTION 902. DIMENSIONAL REQUIREMENTS: *See Figure 9.4 CS Community Service District: Dimensional Requirements.*

A. The Dimensional Requirements for a Use E-18 University Campus shall be as follows:

1. The maximum building coverage shall be 25%.
2. The maximum impervious coverage shall be 45%.
3. The minimum green area shall be 55%.
4. The maximum building height shall be 45 feet, subject to the exceptions set forth in section 2601.G, *Height Exceptions*. Building height may be increased to 55 feet, if the front or other yard setback along a public street exceeds 100 feet, if fire access lanes are provided for the structure, consistent with recommendations of the township fire marshal, and if a high-intensity buffer is

used along property lines adjacent to a residential zoning district. For properties greater than 25 acres, new building facades may exceed a length of 160 feet provided that they include minimum 10-foot deep horizontal building offsets at least once every 100 horizontal feet of façade length. However, in no case shall a new building façade exceed a length of 300 feet.

5. The site must have direct access to a public street.

B. Where any dimensional or other requirements in the zoning ordinance, *e.g.*, *Figure 9.4 CS Community Service District: Dimensional Requirements,* conflict with the dimensional requirements set forth in this section and section 2103.E-18, the specific requirements of this section and section 2103.E-18 shall apply.

Section 3. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, shall be amended by the addition of a new Use E-18, *University Campus*, which shall read as follows:

Use E-18: University Campus: A college or university comprising one or more buildings, lots, parcels, facilities and uses that provides academic instruction or support to individuals enrolled therein, and that are authorized to award associate, baccalaureate, or post-baccalaureate degrees. This use shall comprise accessory and ancillary uses to serve the needs of the institution's students, faculty, and staff, including, but not limited to: academic facilities, performance facilities, recreational/athletic facilities, social facilities, eating/dining facilities, administrative facilities, support facilities, health facilities, faculty housing facilities, parking facilities, and retail facilities. A mixture of these uses, including retail, office, or institutional, and residential uses, may be located within the same building without being classified as a Use J-1, Mixed-Use Building. The following additional standards shall apply and shall supersede any conflicting requirements in the Zoning Ordinance:

A. Architectural standards:

1. Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include those of each new building façade visible from the street, as viewed from the street. Views of new parking areas from the street shall also be provided, where visible from the street.
2. It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings and structures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
    a. Colors
    b. Materials
    c. Style and pitch of roof
    d. Use of differentiated materials
    e. Wall-to- window-and-door ratio
    f. Architectural features and trim
    g. Door accentuation
3. Security features, including lighting, shall be non-intrusive relative to nearby residential uses.
4. New mechanical, and HVAC facilities shall be screened from public view, consistent with §2403 Buffers and Screens, Subsection C.
5. New trash, storage, tanks and loading shall not occur within 100 feet of a street.
6. Submission of a master facilities plan is required for two or more new (non-accessory buildings, 80,000 square feet of new floor area, or a new outdoor facility area of at least 2 acres, unless a plan has been submitted within the past 3 years. The master facilities plan shall meet the requirements of a tentative sketch plan. In addition to the requirements of a tentative sketch plan in the SALDO, the applicant shall show:
    a. Proposed driveways and parking areas.
    b. Student and faculty count.
    c. Approximate building heights.
    d. Floor area of existing and proposed buildings.
    e. Proposed timeline for building construction.

f. Building and impervious coverage data.
g. Elevations for building within 300 feet of a residential use (showing façade[s] facing public street or residential use within 300 feet).

7. Setback from residential Uses. The following uses shall be set back at least 100 feet from the lot line of a property on which a residential use is located: (1) organized activities such as graduation ceremonies or camp activities; and (2) active recreation fields or structures.
8. Traffic Study
    a. Purpose. The Traffic Impact Study will enable the Township to assess the impact of the proposed development on the transportation system in the Township. The purpose of the impact study is to insure that proposed developments do not adversely affect the transportation network and to identify any traffic problems associated with access between the site and the existing transportation network. The study's purpose is also to delineate solutions to potential problems and to present improvements to be incorporated into the proposed development.
    b. A Traffic Impact Study shall be prepared by a qualified traffic engineer and/or transportation planner with previous traffic study experience. Procedures and standards for a Traffic Impact Study are as set forth in the SALDO (if such provisions are incorporated to the SALDO at the time of the proposed land development). The applicant may provide funds to the Township to enable the Township to hire a traffic engineer of its choice to conduct the study, if this procedure is deemed appropriate and approved by the Township.
    c. A Traffic Impact Study prepared in accordance with the guidelines of the Pennsylvania Department of Transportation as part of an application for a state highway occupancy permit may be submitted to the Township in fulfillment of this requirement.

d. In preparing the Traffic Impact Study, the most recent edition of the Trip Generation Handbook of the Institute of Transportation Engineers shall be used.
e. A traffic study is required for a new building or other improvement which meets any of these standards:
    (i) It generates an average of 3,000+ trips/day.
    (ii) It generates 100 or more vehicle trips entering or exiting in an hour.
    (iii) It generates 100 or more additional vehicle trips in a redevelopment site.
    (iv) It generates an increase in peak hour traffic greater than 5% of the existing volume in surrounding residential communities.
    (v) Daily trip generation rates are greater than 500 trips per 1,000 s.f. of GLA.

B. Excavation in or disturbance of a steep slope area shall be permitted if the development within that area includes engineered slope stabilization; retaining walls; and/or foundation walls, and provided approval is obtained from the Township engineer. The landowner shall submit an erosion and sedimentation control plan during land development.

C. Existing parking lots shall not be subject to the landscaping requirements of § 2402.A.2. Parking areas on the same lot are not required to be interconnected. A 12-foot buffer is permitted for new vehicle parking located within a yard along a public street and within a screening buffer required by section 2403.B provided that enhancements to the portion less than 15 feet are made by providing 20% more evergreen shrubs and (if applicable) evergreen trees otherwise required for the buffer.

D. There shall be provided one (1) off-street loading berth per building or facility that is erected with a gross floor area over twenty thousand (20,000) square feet where the principal use of the building requires the regular receipt or distribution of materials or merchandise by vehicles.

E. In the event of a conflict or inconsistency between any zoning regulation governing a Use E-18: *University Campus* and any other zoning regulation in the Abington Township Zoning Ordinance, the specific regulation for Use E-18 shall apply and control.

Section 4. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, shall be amended to add the following:

18. Use E-18: University Campus: A "parking space" shall be at least 9 feet x 18 feet in size. The computation of required parking spaces shall include both on-site and off-site parking spaces. A University Campus use shall have one (1) parking space for every classroom, plus one (1) space for every two and a half (2.5) students who regularly attend classes on campus, plus one (1) space for every ten (10) fixed auditorium seats, plus one (1) space for every three hundred (300) square feet of gross office area. The required number of parking spaces may be reduced by a maximum of thirty percent (30%) if the college or university provides and makes available all of the following:

1. a regularly scheduled shuttle service, which shall include service to a commuter rail station;
2. a ride-share program; and
3. to the extent such programs are readily available, car-share and bike share services.

Section 6. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by changing Use E-14, *School or College – Public/Private*, to Use E-14, *School – Public/Private*.

Section 7. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, Use E-14, *School or College – Public/Private*, shall be amended by amending the name of the use category and the introductory paragraph as follows:

Use E-14: School – Public/Private: A facility, building, lot, parcel, use, or group of facilities, buildings and uses that provides a broad educational curriculum

to individuals enrolled therein, and is licensed by the State Department of Education, including private and public kindergartens, elementary, junior and senior high schools:…

Section 8. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, subsection 14 shall be amended as follows:

14. **Use E-14: School – Public/Private**: Elementary and secondary schools require 1 parking space for every classroom plus 1 space for every 4 students in tenth grade or higher, plus 1 space for every 10 fixed auditorium seats.

Section 9. 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 10. Severability. In the event that any section, sentence, clause, or word of this ordinance shall be declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

Section 11. Effective Date. This Ordinance shall be effective as of the date of enactment.

ENACTED and **ORDAINED** this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON

Attest:

_____ By: _____

Secretary John L. Spiegelman, President
Board of Commissioners

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT– T3
- PROPOSED STREET LIGHT– T–5
- PROPOSED BOLLARD LIGHT

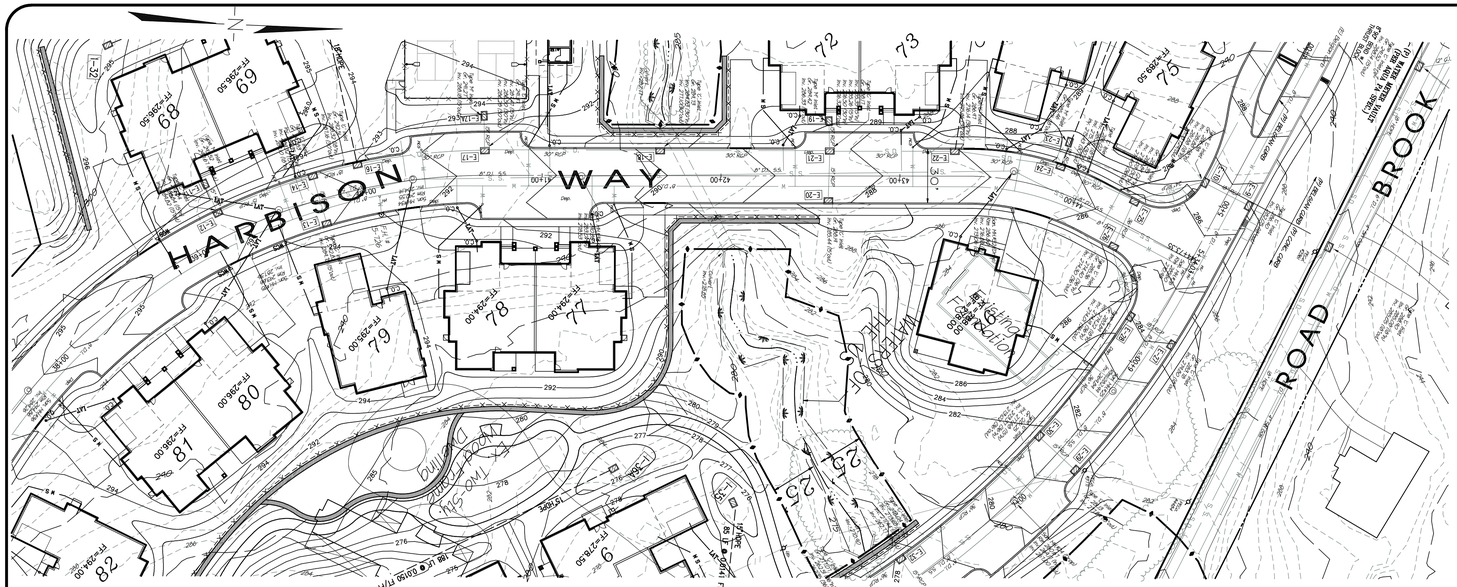
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

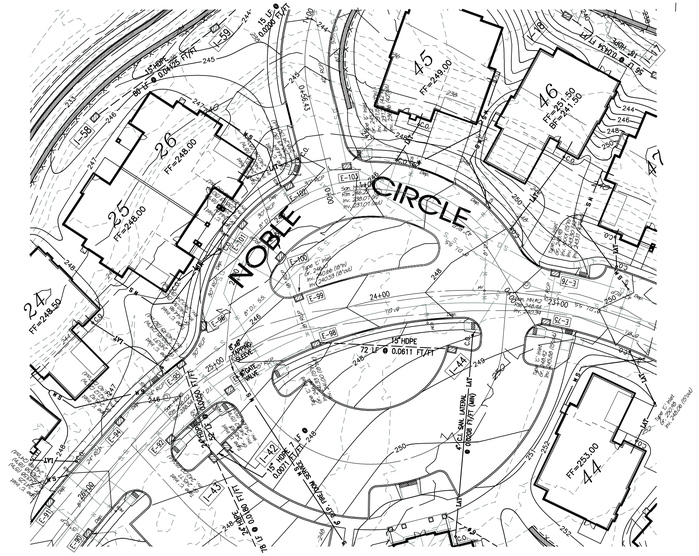
SCALE 1" = 40'
0' 20' 40' 80' 120'

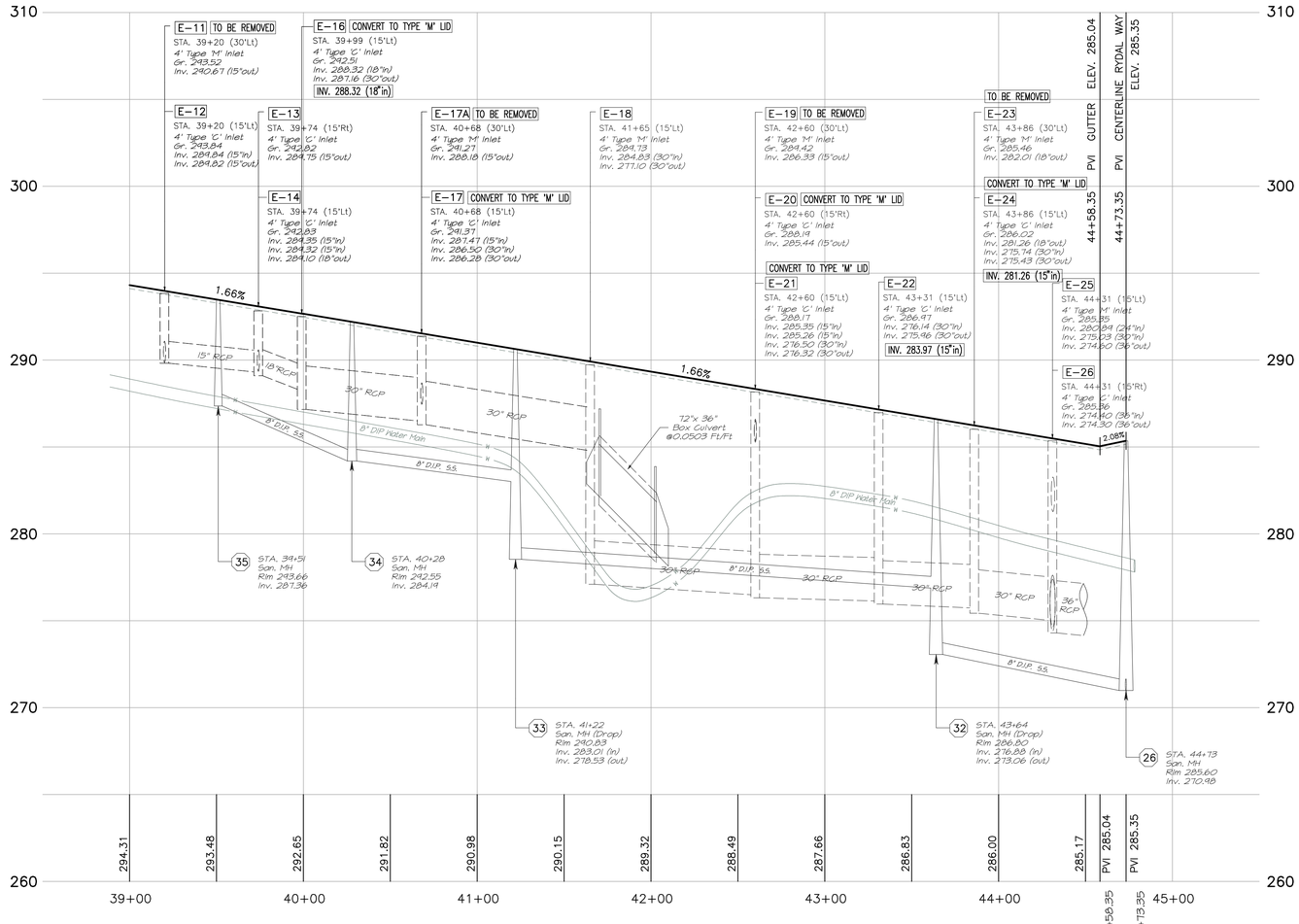
2/15/2021	9	Per AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
7/29/2020	8	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	7	AMENDED PLAN: UNITS 56-58	GAT
4/08/2019	6	Township Review	GAT
1/09/2019	5	CS Submission Set	GAT
11/20/2018	4	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	3	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	2	SD Submission Set	GAT
3/23/2018	1	DRAFT PROGRESS PLOT	GAT
DATE	NO	REVISION	BY

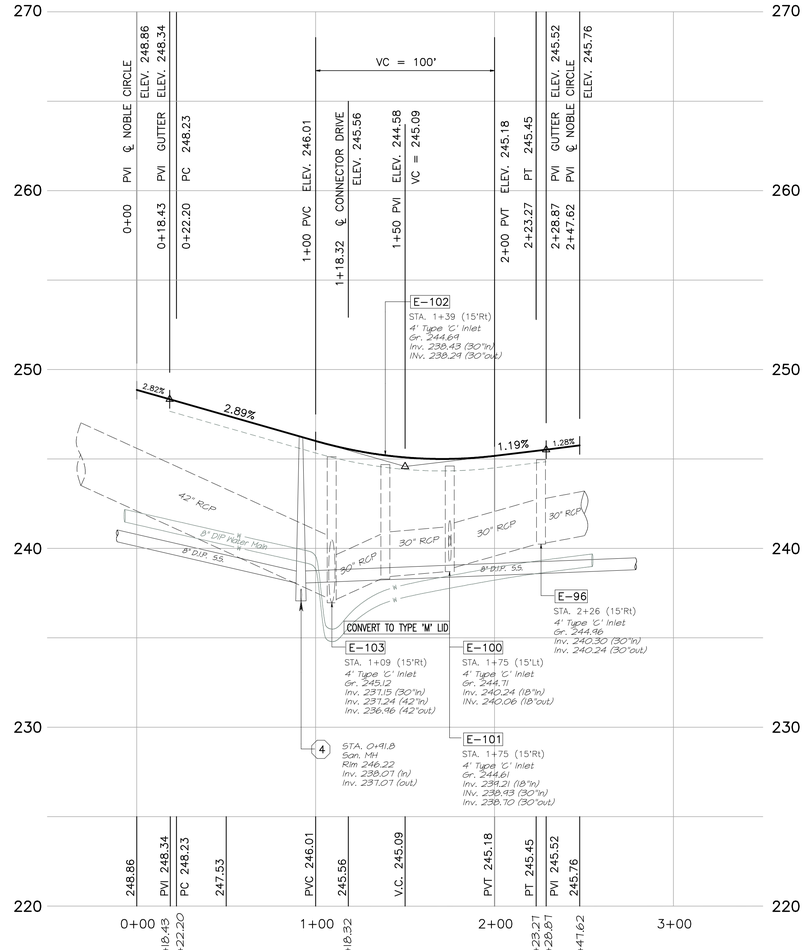
SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-660
JOB NO.: 26393
20 OF 59









COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

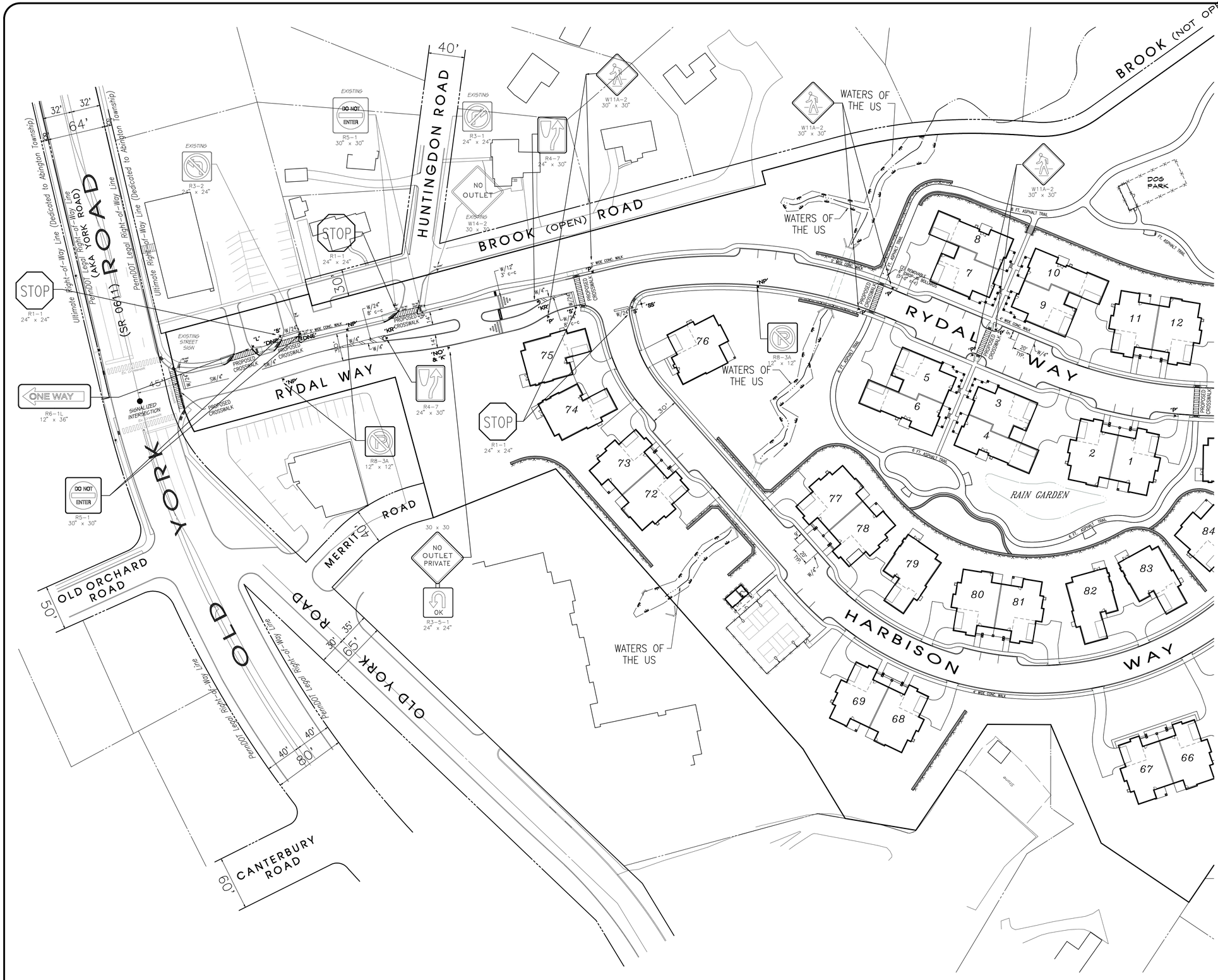
COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

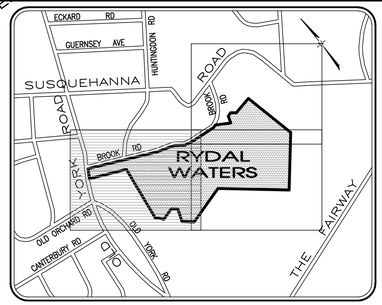
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	1/25/2018	DS Submission Set	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	DS Submission Set	CAT
5	02/15/2021	AMENDED PLAN: ROCKBELL COURT	CAT

PROFILE PLAN
HARBISON WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-683
JOB NO.: 26393
SHEET NO.: 43 OF 59





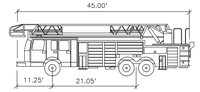
LOCATION MAP
SCALE: 1" = 800'

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH



FIRE TRUCK	feet
Width	: 9.8
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	2/15/2021	AMENDED PLAN: PICKLEBALL COURT	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	DD Submission Set	CAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694A
JOB NO.: 26393
SHEET NO.: 56 OF 59

AMENDED LAND DEVELOPMENT PLAN

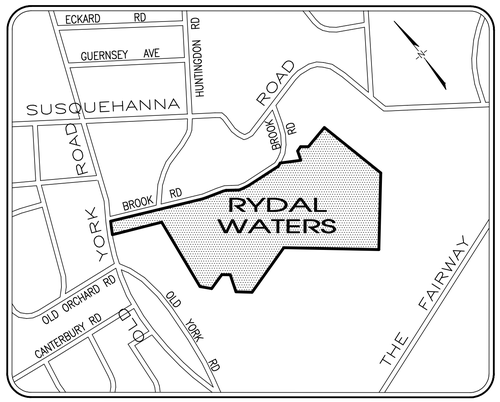
RYDAL WATERS

SITE ADDRESS

OLD YORK ROAD
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

SITUATED IN:

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / APPLICCANT

HUMANGOOD PENNSYLVANIA
f/k/a PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

ARCHITECTURE

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

PROJECT MANAGEMENT

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

LANDSCAPE CONSULTANT

GLACKIN THOMAS PANZAK, INC.
41 LEOPARD ROAD, SUITE 300
PAOLI, PA 19301
610-408-9011

CONSTRUCTION MANAGEMENT

WARFEL CONSTRUCTION COMPANY
1110 ENTERPRISE ROAD
EAST PETERSBURG, PA 17520
717-299-4500

GEOTECHNICAL ENGINEERING & GEOLOGISTS

EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
610-277-0880

* PLAN SHEETS 1, 3, 5 & 7 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE AS AN AMENDMENT TO THE APPROVED RYDAL WATERS PRELIMINARY/FINAL PLAN.

PLAN SHEETS 1 THROUGH 7 WERE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 8 THROUGH 59, LANDSCAPE PLANS LP, CP, LP-1 TO LP-6, LIGHTING PLANS LI-1 & LI-6, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

PLAN SHEETS 32 THROUGH 38 OF THIS PLAN SET WERE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS PERMITTING REQUIREMENTS.
THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMP's) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1	* COVER SHEET	2/15/21
2	LOT LINE CONSOLIDATION PLAN	4/06/19
2A	PARCEL IDENTIFICATION PLAN	4/06/19
3	* AMENDED LAND DEVELOPMENT PLAN	2/15/21
4	RECORD PLAN - EASEMENTS	4/06/19
5	* RECORD PLAN - EASEMENTS	3/03/20
6	RECORD PLAN - EASEMENTS	4/06/19
7	* PROJECT IDENTIFICATON & NOTES	2/15/21
8A	NATURAL RESOURCE PLAN	12/20/18
8B	RESOURCE CONSERVATION PLAN	12/20/18
9	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
10	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
11	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
12	OVERALL SITE GRADING PLAN	2/15/21
13-14	SITE GRADING PLAN	2/15/21
15	SITE GRADING PLAN	3/03/20
16-17	SITE GRADING PLAN	4/06/19
18	OVERALL SITE UTILITY PLAN	2/15/21
19-20	SITE UTILITY PLAN	2/15/21
21	SITE UTILITY PLAN	3/03/20
22-23	SITE UTILITY PLAN	4/06/19
24	OVERALL EROSION & SEDIMENT CONTROL PLAN	2/05/19
25-29	EROSION CONTROL PLAN	2/05/19
30-31	EROSION CONTROL DETAILS	4/02/19
32	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
33-35	ENLARGED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
36-38	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4/06/19
39	RYDAL WAY PROFILE PLAN	1/18/19
40	RYDAL WAY / NOBLE CIRCLE PROFILE PLAN	3/03/20
41	NOBLE CIRCLE PROFILE PLAN	1/18/19
42	NOBLE CIRCLE / HARBISON WAY PROFILE PLAN	1/18/19
43	HARBISON WAY / NOBLE CIRCLE PROFILE PLAN	2/15/21
44	CONNECTOR DRIVE PROFILE PLAN	1/18/19
45	STORM SEWER PROFILES	3/03/20
46-51	STORM SEWER PROFILES	4/06/19
52-54	CONSTRUCTION DETAILS	12/20/18
55	SANITARY SEWER DETAILS	12/20/18
56	PAVEMENT MARKINGS & SIGNAGE PLAN	2/15/21
57	PAVEMENT MARKINGS & SIGNAGE PLAN	3/03/20
58	PAVEMENT MARKINGS & SIGNAGE PLAN	12/20/18
59	AERIAL EXHIBIT PLAN	4/25/18
1 OF 1	PICKLEBALL COURT DETAILS	2/15/21

REFERENCE PLANS

Glackin Thomas Panzak, Inc. - Landscape Architecture
Bernard S. Panzak, Jr., RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION	
IP	INDEX PLAN	1/18/19
CP	LANDSCAPE COMPLIANCE PLAN	1/18/19
LP-1	LANDSCAPE PLAN	1/18/19
LP-2	LANDSCAPE PLAN	1/18/19
LP-3	LANDSCAPE PLAN	1/18/19
LP-4	LANDSCAPE PLAN	1/18/19
LP-5	LANDSCAPE PLAN	1/18/19
LI-1	LIGHTING PLAN	1/18/19
LI-2	LIGHTING PLAN	1/18/19
LI-3	LIGHTING PLAN	1/18/19
LI-4	LIGHTING PLAN	1/18/19
LI-5	LIGHTING PLAN	1/18/19
CD-1	LANDSCAPE DETAILS	1/18/19
CD-2	LANDSCAPE DETAILS	1/18/19
CD-3	LANDSCAPE DETAILS	1/18/19
CD-4	LIGHTING DETAILS	1/18/19

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVSION AND LAND DEVELOPMENT
Project received Preliminary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD-17-02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD-20-02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD-21-XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood Pennsylvania f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtaind and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Witness my hand and notorial seal the day and year aforesaid.

Notary Public_____

My Commission Expires_____

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management, of HumanGood Pennsylvaina, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life

Attest:

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Abington this____day of _____, 2021.

ATTEST:

President _____

Secretary _____

Engineer _____

MCPC No. #08-0207-003

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

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book No. _____, Page No. _____, on this _____ day of _____, 2021, by _____.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, JENNIFER KAPPEN, on this date _____, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, RICHARD A. STONEBACK, P.E., on this date _____, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

SIGNATURE: RICHARD A. STONEBACK, P.E.
PROFESSIONAL ENGINEER

DATE

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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

NO	DATE	REVISION	BY
8	7/15/2021	AMENDED PLAN PICKLEBALL COURT	CAT
7	5/27/2020	BOC APPROVAL LD-20-02, 5/14/20	CAT
6	3/04/2020	AMENDED PLAN, UNITS 56-58	CAT
5	4/06/2019	STREET ADDRESSES	CAT
4	1/18/2019	SD Submission Set	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	DD PLAN SUBMISSION	CAT

COVER SHEET
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE:
JUNE 2, 2017
DWG NO.:
A-10-641
JOB NO.:
26393
SHEET NO.
1 OF 59

ABINGTON TOWNSHIP No. LD-17-02
ABINGTON TOWNSHIP No. LD-20-02
ABINGTON TOWNSHIP No. LD-21-XX

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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 PROPED ities.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVISION AND LAND DEVELOPMENT

Project received Prelinimary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD–17–02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD–17–02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD–21–XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.


SUSQUEHANNA ROAD
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD
OLD YORK ROAD
RYDAL WAY
HARBISON WAY
NOBLE CIRCLE
NOBLE CIRCLE
RYDAL PARK
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
HILLSIDE
WHOLE FOODS SUPERMARKET
STORMWATER BASIN
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
RAIN GARDEN
DOG PARK
CLUB HOUSE
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
Boederwood Residential Partners, LP TPN:30–00–66644–00–7 Blk.177–U033
BBR, LLC TPN:30–00–49708–00–5 Blk.177–U010
DDR Noble TC Trust TPN:30–00–49688–00–7 Blk.177–U022
Old York Road, Inc. TPN:30–00–49700–00–4 Blk.177–U005
Abington York Road, LP TPN:30–00–49802–00–3 Blk.177–U021
Eugene A. Weinrott Irrevocable Trust TPN:30–00–28417–00–5 Blk.177–U011
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U024
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U025
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U026
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U027
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U028
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U029
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U030
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U031
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U032
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U034
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U035
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U036
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U037
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U038
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3 Blk.177–U039
BJ's Wholesale Club, Inc. TPN:30–00–66648–00–3

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc.to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Project site is to be provided with public water by Aqua Pennsylvania, Inc. and sanitary sewage conveyance by Abington Township with waste water treatment at the North–East Philadelphia Waste Water Treatment Plant.
9. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.
10. Construction improvements shall be completed under the specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection or other appropriate state agency, the Montgomery County Soil and Water Conservation District or other appropriate agency or in accordance with Abington Township Standards and Specifications, whichever specifications shall result in the stricter interpretation.
11. Detention, reuse and quality of stormwater runoff shall be provided in accordance with all current Stormwater Management Ordinances and standards of Abington Township and NPDES Permit Requirements.
12. Civil engineering plans, landscape/lighting plans, and reports, etc., on record at Abington Township, shall be considered a part of the approved final plans as if recorded with same.
13. Clear Sight Triangles: No wall, fence, structure, hedge, tree, shrub or other growth is allowed to be planted or maintained within the clear sight triangle which shall interfere with a free and unobstructed view within such triangles.
14. Certain BMP's have been included in the design of the stormwater management system, ie; stormwater detention/infiltration basin, rain garden, vegetated swale and water quality inserts. The user of these plans shall ensure the operations and maintenance requirements shown on the Post–construction Stormwater Management plans and details are followed.
15. The subject tract is located within the 'SNR' Senior Neighborhood Residential District.
16. On street parking is permitted in designated spaces only.
17. Abington Township is hereby granted a blanket easement for access to and/or maintenance and repair of all sanitary sewer mains.
18. Prior to commencing construction of retaining walls, detailed engineering designs and plans are required to be submitted to Abington Township for review and approval. Building permits for walls are to be issued by Abington Township.
    Wall system: Vertica Stone–cut–edge blocks by E.P. Henry, Bella stone color, or equivalent.
19. Land designated as open space area shall be deed restricted through declarations and restrictive covenants acceptable to the Township Solicitor and shall be simultaneously recorded with the approved land development plan.
20. Maintenance and ownership of the stormwater management systems including detention basins, rain gardens, infiltration beds, swales, inlets and pipes, shall be the responsibility of the property owner, their successors and assigns.

DEVELOPMENT NOTES:

1. Fire hydrants and streetlights are to be installed at the expense of the subdivider/ land developer in accordance with Township standards and with the recommondations of the respective utility companies, subject to the approval of the Board of Commissioners.
2. Streetlight and street name signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards. Streetlights and street name signs to remain property of the land owner.
3. The PECO Energy Company, Verizon and Cable companies are granted the right to construct, maintain and repair pole lines and underground equiptment on, under and across the subject property together with the right to construct, maintain and repair pole lines and underground equiptment on, under, and across all highways in this tract.
4. The stormwater detention facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors 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 basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of thebasin. Abington Township shall have perpetual easement on and over the property for access to the proposed rain gardens, infiltration/detention facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the basin to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises 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.

WAIVERS GRANTED ON DECEMBER 14, 2017, LD-17-02:

A.	SECTION 146–9.A.	Plan Stages – FROM THE REQUIREMENT TO FILE A PLAN IN TWO STAGES AS A PRELIMINARY PLAN AND AGAIN AS A FINAL PLAN SUBMISSION.
B.	SECTION 146–10.A.1.	Drafting Standards – FROM THE REQUIREMENT PLANS BE NO SMALLER THAN 1"= 50'
C.	SECTION 146–11.B.7.	Existing Features Plan – FROM THE REQUIREMENT TO DEPICT ALL EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
D.	SECTION 146–24.4.A.	Street Plan – FROM THE REQUIREMENT TO PROVIDE 50 FT. WIDE RIGHT OF WAY FOR PROPOSED INTERNAL STREETS.
E.	SECTION 146–24.4.B.	Street Plan – FROM THE REQUIREMENT ISLANDS AND MEDIAL STRIPS ARE PERMITTED ONLY IN COMMERCIAL ZONES.
F.	SECTION 146–27.1.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE SIDEWALK ON BOTH SIDES OF STREETS.
G.	SECTION 146–27.6.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE CONCRETE CURB WITH EIGHT INCH REVEAL FOR PROPOSED INTERNAL STREETS.
H.	SECTION 146–28.1.D.	Off Street Parking Areas – FROM THE REQUIREMENT TO PROVIDE LOADING AREA FOR THE PROPOSED CLUB HOUSE.
I.	SECTION 146–33.7.	Drainage – FROM THE REQUIREMENT TO SPECIFY CITY NO. 1 INLETS.
J.	SECTION 146–35.3.A.	Sanitary Sewer – FROM THE REQUIREMENT TO PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO ALL DWELLING BASEMENTS.
K.	SECTION 146–40.2.A.	Recreational Areas – FROM THE REQUIREMENT PROPOSED OPEN SPACE AREAS HAVE ACCESS TO A PUBLIC ROAD.

ZONING HISTORY PREVIOUSLY GRANTED (SPECIAL EXCEPTIONS):

1. SECTION 602.7.B: TO ALLOW THE INSTALLATION OF A SANITARY SEWER SYSTEM WITHIN REGULATED STEEP SLOPE AREAS.
2. SECTION 602.7.D: TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS AND A ROADWAY WITHIN REGULATED STEEP SLOPE AREAS.
3. SECTION 602.7.E: TO ALLOW FOR OTHER GRADING, EXCAVATION, AND ACTIVITY WHICH RESULTS IN THE DISTURBANCE OF REGULATED STEEP SLOPE AREAS.
4. SECTION 801.1.11: TO ALLOW A GRADE CHANGE WITHIN 100 FEET OF THE PROPERTY LINE.

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	UNDERGROUND DETENTION BASIN	AS SHOWN ON PLAN	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	UNDERGROUND INFILTRATION BED	AS SHOWN ON PLAN	PROPERTY OWNER	BED SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
3	SOIL AMENDMENT	LANDSCAPE ISLANDS AS SHOWN ON PLAN	PROPERTY OWNER	LANDSCAPE ISLANDS WITH SOIL AMENDMENT SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE–ESTABLISH VEGETATIVE COVER.
4	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	STREET SWEEPING	STREETS & PARKING AREA AS SHOWN ON PLANS	PROPERTY OWNER	PROPERTY OWNER WILL BE RESPONSIBLE FOR PERFORMING BI–WEEKLY STREET SWEEPING WITH A WALK BEHIND STYLE STREET VACUUM CLEANER. IN ADDITION, LARGE DEBRIS IS TO BE PICKED UP BY HAND AND MANUALLY DISCARDED.

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components. Occasionally, non–routine maintenance may be necessary for sediment removal and outlet structure maintenance or replacement.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non–technical staff. However, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on–site BMP's shall be the responsibility of the property owner:

Title Exceptions affecting survey as taken from Schedule B, Section II of First American Title Insurance Company Order Number 137726–NFA, Effective Date: March 30, 2008.

EXCEPTIONS:

2. Possible additional tax assessments for new construction and/or major improvements. (NOT SURVEY RELATED)
3. Easements or claims of easements not shown by the public record.
4. Conditions and Restrictions as being recorded in Deed Book 624 page 419. (USE RESTRICTIONS–NOT SURVEY RELATED)
5. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Thomas B.Harbison, dated 6/10/1983 and recorded in Deed Book 4709 page 1238. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
6. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Harbison York Road Limited Partnership, dated 6/10/1983 and recorded in Deed Book 4709 page 1246. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
7. Declaration of Easement by Philadelphia Presbytery Homes, Inc., dated 2/1/1999 and recorded in Deed Book 5262, page 1795. (EASEMENT OF ACCESS, UTILITIES AND STORM WATER THROUGH RYDAL PARK TO BENEFIT RYDAL WATERS FOR PROPOSED 1991 LAND DEVELOPMENT–CAN NOT PLOT)
8. Easement Agreement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 674. (DETENTION BASIN EASEMENT – SHOWN ON PLAN)
9. Sanitary Sewer Easement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 682. (SHOWN ON PLAN)
10. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as being recorded in Deed Book 1228, page 345. (BLANKET EASEMENT)
11. Rights granted to Philadelphia Electric Company as being recorded in Deed Book 1455, page 187, Deed Book 2170 page 350, Deed Book 3071 page 29, Deed Book 3264 page 477, Deed Book 4187 page 96 and Deed Book 5017 page 596.
    1455–187, PHILADELPHIA ELECTRIC COMPANY RIGHTS TO ERECT, OPERATE AND MAINTAIN ELECTRIC FACILITIES IMMEDIATELY OUTSIDE EASTERLY RIGHT OF WAY OF OLD YORK ROAD FROM BROOK ROAD SOUTHWARDLY FOR APPROXIMATELY 100 FEET. ALSO THE RIGHTS TO ERECT, INSTALL, OPERATE AND MAINTAIN GAS AND ELECTRIC FACILITIES WITHIN THE LEGAL RIGHT OF WAY OF OLD YORK ROAD.
    2170–350 PHILADELPHIA ELECTRIC COMPANY EASEMENT (30' WIDE POLE LINE EASEMENT SHOWN ON PLAN)
    3071–29 (DOES NOT PLOT ON SUJECT PREMISE)
    3264–477 PHILADELPHIA ELECTRIC COMPANY, ELECTRIC EASEMENT – (DOES NOT PLOT ON SUBJECT PREMISES)
    4187–96 PHILADELPHIA ELECTRIC COMPANY, GAS EASEMENT – (CAN NOT PLOT)
    5017–596 PHILADELPHIA ELECTRIC COMPANY, (BLANKET EASEMENT FOR GAS AND ELECTRIC SERVICES – WITH RESTRICTIONS)
12. Rights granted to Philadelphia Suburban Water Company as being recorded in Deed Book 1244 page 285 and Deed Book 5015 page 1202.
    1244–285 (CANNOT PLOT – NO PLAN ATTACHED)
    5015–1202 (DOES NOT PLOT ON SUBJECT PREMISES–SEE PLAN)
13. Deed of Dedication and Release to Montgomery County and Abington Township as being recorded in Deed Book 1594 page 558. (10' WIDE STRIP – SHOWN ON PLAN)
14. Title to the portion of the premises in the beds of Huntingdon Road, Merrit Road (if any), Rydal Way Harbison Way, Brook Road and Noble Circle is subject to public and private rights therein.
15. Title to the portion of the premises in the bed of York Road is subject to public and private rights therein.
16. Stream of water flows through premises; subject to riparian rights of owners abutting or bounding thereof.
17. Possible Easement of a private driveway and/or passageway located upon premises; subject to the proportionate part of the expense and maintenance of keeping the same in good order and repair. (POSSIBLY ACCESS TO FORMER INTERIOR PROPERTY – CAN NOT PLOT)
18. Subject to all notes, easements, conditions and other items of interest as being set forth and recorded on Land Site Plan Book 1, page 406, Plan Book 24 page 55–56 and Plan Book 26 pages 364–367.

BUILDING COVERAGE:

MAX. PERMITTED BLDG COVER = 40%

PROPOSED:

RESIDENTIAL BLDGS.	244,010 S.F.
CLUB HOUSE	4,827 S.F.
ACCESSORY STRUCTURES	550 S.F.
TOTAL	249,387 S.F.

249,387 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 17.6%

IMPERVIOUS COVERAGE:

MAX. PERMITTED IMPERVIOUS COVER = 50%

PROPOSED:

BUILDINGS	249,387 S.F.
PORCHES/PATIOS	17,758 S.F.
ROADWAY/PARKING LOTS	192,495 S.F.
WALKS/DRIVEWAYS	111,658 S.F.
WALLS	15,337 S.F.
TRAILS	23,207 S.F.
POOL	6,355 S.F.
PICKLEBALL COURT	4,352 S.F.
TOTAL	620,549 S.F.

620,549 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 43.8%

OPEN SPACE AREAS:

REQUIRED:

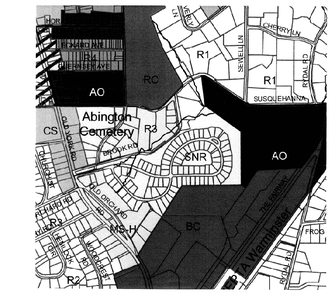
GROSS SITE AREA X 0.20

32.7949 Ac. x 0.20 = 6.5 Ac.

PROVIDED:

OPEN SPACE 'A'	11,359 S.F.	0.2608 Ac.
OPEN SPACE 'B'	233,114 S.F.	5.3516 Ac.
OPEN SPACE 'C'	42,929 S.F.	0.9855 Ac.
OPEN SPACE 'D'	29,498 S.F.	0.6772 Ac.
OPEN SPACE 'E'	48,505 S.F.	1.1135 Ac.
OPEN SPACE 'F'	94,037 S.F.	2.1588 Ac.
TOTAL		10.5474 Ac.

ZONING MAP



ZONING TABLE

ART. VIII: 'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

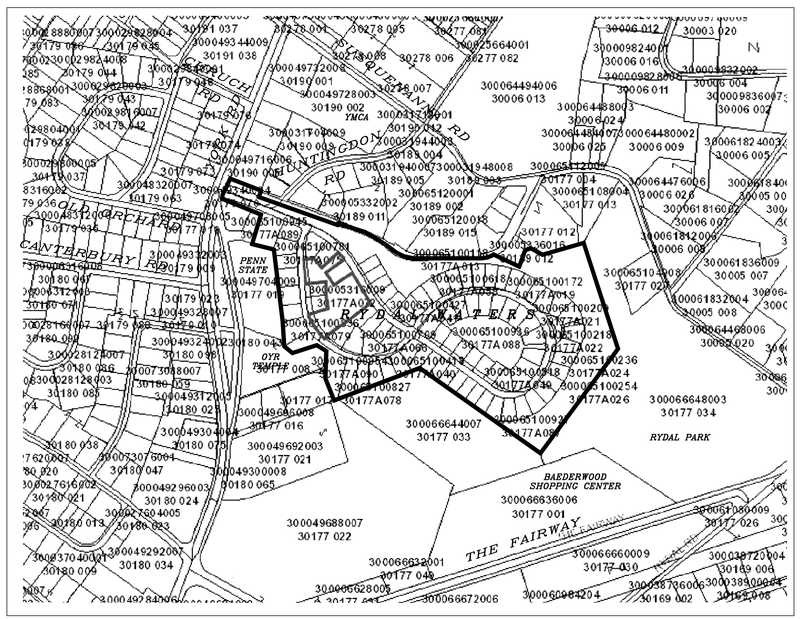
	SECTION No.:	REQUIRED:	PROPOSED
Uses by Right:	Sec. 801.		Senior Living Community (E–15) (H–7 & H–10) (Age Restricted) Club House (A–6)
DIMENSIONAL REGULATIONS:	Sec. 802.		
MIN. LOT DIMENSIONS:			
Lot Area:			
Gross to Title Lines			32.7949 Acres
Net to Legal R/W Lines		25 Acres	32.4962 Acres
Lot Width:		N/A	
Lot Depth:		N/A	
MIN. YARD DIMENSIONS:	Sec. 802.		
Tract Perimeter:		25 FT.	25 FT.
Dwelling Setback from Edge of Interior Road:		8 FT.	10.1 FT.
Side Yard:		N/A	
Rear Yard:		N/A	
COVERAGE:	Sec. 802.		
Max. Building Area:		40%	249,387 S.F./ 17.6%
Max. Impervious Area:		50%	620,549 S.F./ 43.8%
Min. Green Area:		50%	794,987 S.F./ 56.2%
Min. Open Space:		GSA (Ac.) x 0.20 32.7949 (Ac.) x 0.20 = 6.5 Ac.	10.5 Ac.
Max. Density:		GSA (Ac.) x 3.2 DU/Ac. 32.7949 (Ac.) x 3.2 DU/Ac.= 104 DU's	81 DU's 2.5 DU/Ac.
BUILDING DIMENSIONS:	Sec. 802.		
Building Height:		35 FT.	One Sty, <35 FT.
Max. Building Length:		120 FT.	101.2 FT.
Min. Building Separation:		10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 803.		
A. Retail Operations:		None Permitted (1)	None
B. Residential Buffer:		25 FT. Screening Buffer (2)	25 FT.
C. Open Space Standards:		Min. 3 Areas >1.0 Ac. Ea.	3 Areas, 8.6 Ac.
OFF–STREET PARKING:	Sec. 2304.E.15.		
Single Family Dwellings:	Use H–7	Two Spaces/Unit (3) 41 Units x 2 = 82 P.S.	82 Parking Spaces
Twin Dwelling Units:	Use H–10	Two Spaces/Unit (3) 40 Units x 2 = 80 P.S.	80 Parking Spaces
Visitor Street Parking:		None Required	48 Parking Spaces
Club House Parking:	Use A–6	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces:		Required = 162 Spaces	Provided = 250 Spaces
Parking Space Size:	Sec. 2304.H.7a Sec. 2304.H.10a.	9 FT. x 18 FT.	Club House: 10 FT. x 18 FT. Street Parking: 9 FT. x 18 FT.
Parking Aisle Width:	Sec. 2310.	24 FT. (Two–Way) 12 FT. (One–Way)	24 FT. (Two Way) N/A
OPEN SPACE STANDARDS:	Sec. 2601.K.		
# Non–contiguous Open Space Areas	Sec. 2601.K.1.d.	Max. Three Areas	Three Open Space Areas
Min. Open Space Area	Sec. 2601.K.1.d.	One Acre	1.11 Ac.
Permitted Structure Setback From Tract Boundary, Property Line or Roadway	Sec. 2601.K.1.e.	50 FT.	76 FT. (Dog Park)
Max. Floodplain, Wetland or Slopes > 25%	Sec. 2601.K.1.h.	75 %, Max.	< 75%
Min. Width / Length to Width Ratio	Sec. 2601.K.1.i.	100 FT., 4:1 Ratio	> 100 FT./ 4:1 Ratio
RIPARIAN CORRIDOR CONSERVATION DISTRICT:			
Zone One	Sec. 1502.A.2.a.	Min. 25 FT.	Min. 25 FT.
Zone Two	Sec. 1502.A.2.b.	Min. 50 FT.	Min. 50 FT.
Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Conditional Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Mitigation Measures	Sec. 1508.B.		

(1) No retail operations or retail land uses are permitted even as accessory uses.

(2) Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to Section 2403.B.4 Buffer Specifications, High Intensity Buffer of Medium Intensity Buffer Option A, with a depth of not less than twenty–five (25) feet in depth shall be provided.

(3) Required off–street parking for single family detached dwellings is exclusive of garage spaces.

TAX PARCEL MAP



TAX PARCELS WITHIN 400 FEET:

Parcel ID: 30–00–66648–00–3
Owner: Philadelphia Presbytery Homes, Inc.
Address: 1515 The Fairway

Parcel ID: 30–00–66636–00–6
Owner: BSC Jenkintown, LP
Address: 1631 The Fairway

Parcel ID: 30–00–66644–00–7
Owner: Baederwood Residential Partners, LP
Address: The Fairway

Parcel ID: 30–00–49688–00–7
Owner: DDR Noble TC Trust
Address: 901 Old York Road

Parcel ID: 30–00–49692–00–3
Owner: Abington York Road LP
Address: 939 Old York Road

Parcel ID: 30–00–49694–00–1
Owner: James L. & Alice G Trustees
Address: 943 Old York Road

Parcel ID: 30–00–49696–00–8
Owner: OLYOR Corporation
Address: 947 Old York Road

Parcel ID: 30–00–49700–00–4
Owner: Old York Road Temple
Address: 971 Old York Road

Parcel ID: 30–00–49704–00–9
Owner: Pennsylvania State Univiversity The
Address: 1001 Old York Road

Parcel ID: 30–00–48708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49344–00–9
Owner: Abington Presbyterian Church
Address: 1082 Old York Road

Parcel ID: 30–00–49732–00–8
Owner: Abington Presbyterian Church
Address: Old York Road

Parcel ID: 30–00–49340–00–4
Owner: Abington Township
Address: 1030 Old York Road

Parcel ID: 30–00–49332–00–3
Owner: Choe Jennie E. & Sookie J
Address: 1000 Old York Road

Parcel ID: 30–00–49336–00–8
Owner: Absue Enterprises LLC
Address: 1020 Old York Road

Parcel ID: 30–00–49716–00–6
Owner: Tempenny Associates R A Wenhold MD
Address: 1047 Old York Road

Parcel ID: 30–00–49720–00–2
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1059 Old York Road

Parcel ID: 30–00–49724–00–7
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1067 Old York Road

Parcel ID: 30–00–49728–00–3
Owner: Philadelphia Freedon Valley Youg Mens Christian Association
Address: 1073 Old York Road

Parcel ID: 30–00–49712–00–1
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–28428–00–9
Owner: Connor James L. & Alice G Trustees
Address: 2 Hidden Lane

Parcel ID: 30–00–28432–00–5
Owner: Vansaldi Eugene J Revocable Trust
Address: 3 Hidden Lane

Parcel ID: 30–00–08784–00–6
Owner: Li Alex & Chen Daphne
Address: 1035 Church Street

Parcel ID: 30–00–08788–00–2
Owner: Levy Elliot M & Megan M
Address: 1039 Church Street

Parcel ID: 30–00–08792–00–7
Owner: Libby Beth A & Dina E
Address: 1043 Church Street

Parcel ID: 30–00–08796–00–3
Owner: Cissone Mac & Susan
Address: 1045 Church Street

Parcel ID: 30–00–08800–00–8
Owner: McCarron Robert T & Catherine
Address: 1049 Church Street

Parcel ID: 30–00–08804–00–4
Owner: Parkhill Patricia A & Frank J
Address: 1053 Church Street

Parcel ID: 30–00–08808–00–9
Owner: Pitsow Mark & Elaine J
Address: 1059 Church Street

Parcel ID: 30–00–08756–00–7
Owner: Walter John Anthony Jr &
Gdowik–Walter Maureen
Address: 1034 Church Street

Parcel ID: 30–00–08752–00–2
Owner: Garcia–Gordon Charles F & Lorraine L
Address: 1028 Church Street

Parcel ID: 30–00–08760–00–3
Owner: Flores Nixon J & Carmen G
Address: 1040 Church Street

Parcel ID: 30–00–08764–00–8
Owner: Scoendorfer Dean L & Rosemary
Address: 1044 Church Street

Parcel ID: 30–00–48284–00–7
Owner: Cohen Marie
Address: 1810 Old Orchard Road

Parcel ID: 30–00–48288–00–3
Owner: Day Stephen M & Susan M
Address: 1824 Old Orchard Road

Parcel ID: 30–00–48292–00–8
Owner: Gray Collin & Luisa
Address:1830 Old Orchard Road

Parcel ID: 30–00–48280–00–2
Owner: Pitcairn Trust Co Guardian Est
Address: 1812 Old Orchard Road

Parcel ID: 30–00–00488–00–4
Owner: Cutilli Vincent F & Nancy Trustees
Address: 1918 Adams Ave

Parcel ID: 30–00–06296–00–1
Owner: Pisko Robert B & Linda
Address: 1815 Canterbury Road

Parcel ID: 30–00–08292–00–5
Owner: Lockhart Christopher Samuel & Edler Donna Lee
Address: 1821 Canterbury Road

Parcel ID: 30–00–65120–00–1
Owner: Cafone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–64476–00–6
Owner: Reilly Michael J & Nancy B
Address: 1635 Susquehanna Road

Parcel ID: 30–00–64480–00–2
Owner: Tartaglia Joseph S & Barbara L
Address: 1641 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address:1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keogh Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–65112–00–9
Owner: Wysocki Douglas E. & Monica E.
Address: 1676 Susquehanna Road

Parcel ID: 30–00–65120–01–8
Owner: Adam J. Kenneth
Address: 1710 Susquehanna Road

Parcel ID: 30–00–65120–00–1
Owner: Cafone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address: 1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keough Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–31696–00–8
Owner: McMahon Herbert E Jr & Lori A
Address: 1046 Huntingdon Road

Parcel ID: 30–00–31700–00–4
Owner: McVeigh Susanna A
Address: 1052 Huntingdon Road

Parcel ID: 30–00–31704–00–9
Owner: LIPA Bethany M & Esrick Michael
Address: 1056 Huntingdon Road

Parcel ID: 30–00–21708–00–5
Owner: White Joshua D & Hannah
Address: 1062 Huntingdon Road

Parcel ID: 30–00–31712–00–1
Owner: Germain Christopher & Heidi Sanders
Address: 1092 Huntingdon Road

Parcel ID: 30–00–31924–00–5
Owner: Heilman Dana D & Van
Address: 1047 Huntingdon Road

Parcel ID: 30–00–31928–00–1
Owner: Detweiler Amanda & Kenneth
Address: 1055 Huntingdon Road

Parcel ID: 30–00–31932–00–6
Owner: Dardaris Gregory W & Christine M
Address: 1065 Huntingdon Road

Parcel ID: 30–00–31936–00–2
Owner: Lee Stephen & Teleck
Address: 1073 Huntingdon Road

Parcel ID: 30–00–31940–00–7
Owner: Gibson Ray J III & Anne M
Address: 1079 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Meyerowitz William & Clair
Address: 1085 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Durkin Mary Jane
Address: 1091 Huntingdon Road

Parcel ID: 30–00–61812–00–6
Owner: Larussa Michael J & Constance D
Address: 1112 Sewell Lane

Parcel ID: 30–00–61832–00–4
Owner: Becker Alan R
Address: 1105 Sewell Lane

Parcel ID: 30–00–05328–00–6
Owner: Kleiman Keith & Heidi
Address: 1785 Huntingdon Road

Parcel ID: 30–00–05332–00–2
Owner: Marsh Diane Read & Charles S
Address: 1779 Brook Road

Parcel ID: 30–00–05336–00–7
Owner: Lowery Robert S & Heras Kristin
Address: 1719 Brook Road

Parcel ID: 30–00–05336–01–6
Owner: Lowery Robert S & Heras Kristin
Address: Brook Road

Parcel ID: 30–00–05324–00–1
Owner: Marquardt Donald E Jr & Kathryn
Address: 1805 Brook Road

Parcel ID: 30–00–05320–00–5
Owner: Adcock C Dee & Sandra J
Address: 1714 Brook Road

Parcel ID: 30–00–05336–02–5
Owner: Adcock C Dee & Sandra J
Address: Brook Road

Parcel ID: 30–00–05336–03–4
Owner: Adcock C Dee & Sandra J
Address: Brook Road

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–038
SITE ADDRESS
OLD YORK ROAD
ABINGTON PA, 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REMOVED FROM PLAN	GAT
5	3/03/2020	AMENDED PLAN: UNITS 56–58	GAT
4	4/06/2019	REMOVE NOTE #21	GAT
3	12/20/2018	SIGNALS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	1D Submission S4	GAT

PROJECT IDENTIFICATION & NOTES
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–647
JOB NO.: 26393
SHEET NO. 7 OF 59

LEGEND

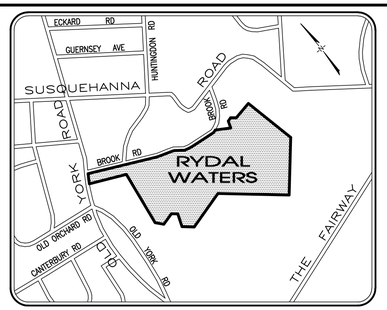
330	EXISTING CONTOUR LINE	E	EXISTING ELECTRIC CONDUIT
+330.0	EXISTING SPOT ELEVATION	G	EXISTING GAS MAIN
	EXISTING GUIDE RAIL	W	EXISTING WATER MAIN
X X X	EXISTING FENCE LINE	T	EXISTING TELEPHONE CONDUIT
	EXISTING FIRE HYDRANT	COM	EXISTING COMMUNICATION CONDUIT
	EXISTING UTILITY POLE	LAT	EXISTING SANITARY LATERAL
GV	EXISTING GAS VALVE		EXISTING SIGN
WV	EXISTING WATER VALVE		EXISTING WOODLANDS
CO	EXISTING SEWER CLEAN OUT		FEMA 100-YR FLOOD LINE
SL	EXISTING LIGHT POST		ZONING DISTRICT BOUNDARY
SD	EXISTING STORM SEWER w/ INLET		SOIL BOUNDARY LINE
	EXISTING SANITARY SEWER	WOTUS WOTUS	WATERS OF THE U.S.
	EXISTING OVERHEAD WIRE		EXISTING STREAM LINE

GENERAL NOTES:

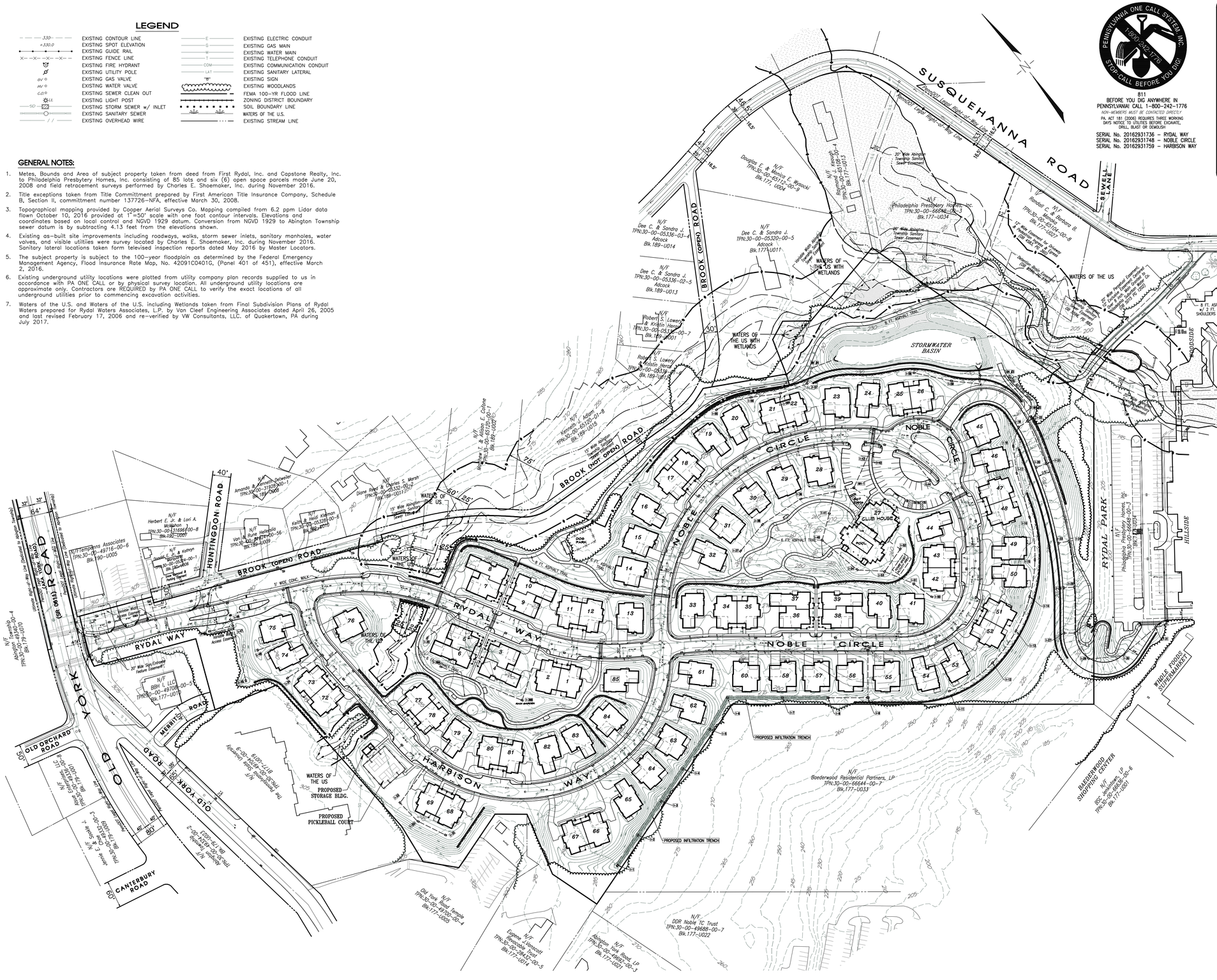
1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	2nd AMENDED PLAN: UNITS 70 & 71 REVISED TO SINGLE FAMILY DETACHED	GAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	GAT
4/05/2019	5	Township Review	GAT
1/15/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	COMMENTS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

OVERALL SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–652
JOB NO.: 26393
SHEET NO.: 12 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
WOUS	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
4	01/18/2019	CU Submission 3rd	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission 3rd	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-653
JOB NO.: 26393
SHEET NO. 13 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

PROPOSED

- LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
7/15/2021	8	2nd AMENDED PLAN, PEDICABIL COURT	CAT
7/29/2020	7	COTTAGE UNIT #30 FLIPPED	CAT
3/03/2020	6	AMENDED PLAN, UNITS 56-58	CAT
4/26/2019	5	Township Review	CAT
1/16/2019	4	02 Submission Set	CAT
12/20/2018	3	SIDEWALK AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	10 Submission Set	CAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-654
JOB NO.: 26393
14 OF 59

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

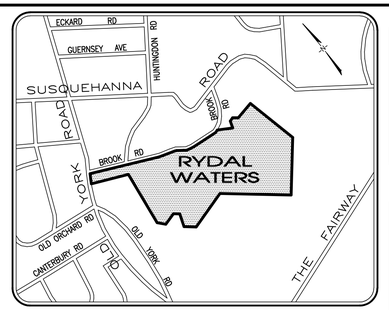
GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

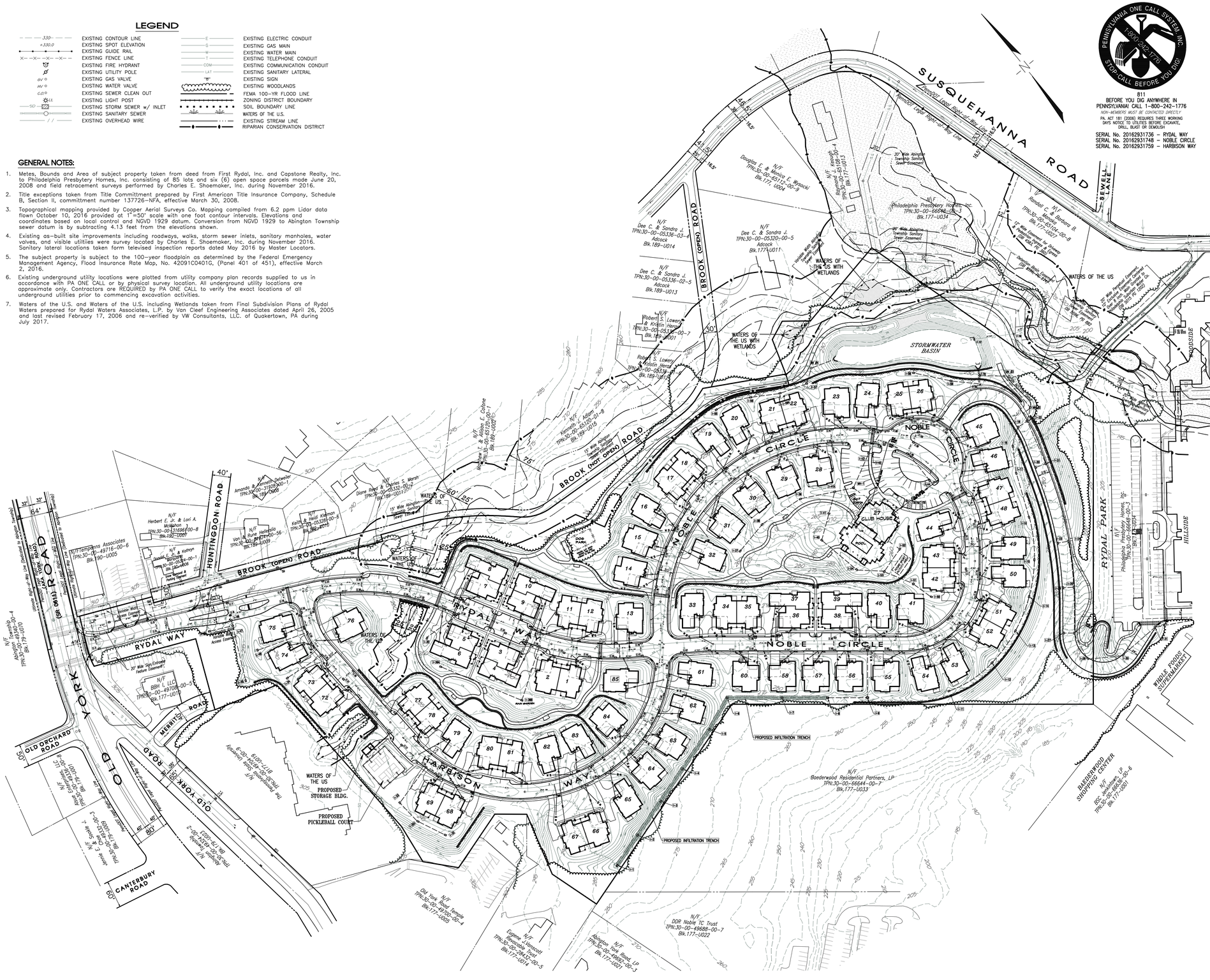
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	AMENDED PLAN: PICKLEBALL COURT	CAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	CAT
04/04/2019	5	Township Review	CAT
01/16/2019	4	CD Submission Set	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	DD Submission Set	CAT

OVERALL SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–658
JOB NO.: 26393
SHEET NO.: 18 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING CONTOUR LINE	PROPOSED ELECTRIC CONDUIT
EXISTING SPOT ELEVATION	PROPOSED GAS MAIN
EXISTING GUIDE RAIL	PROPOSED WATER SERVICE
EXISTING FENCE LINE	PROPOSED COMMUNICATION CONDUIT
EXISTING FIRE HYDRANT	PROPOSED SANITARY LATERAL
EXISTING UTILITY POLE	PROPOSED SIGN
EXISTING GAS VALVE	PROPOSED EDGE OF WOODLANDS
EXISTING WATER VALVE	PROPOSED CONTOUR LINE
EXISTING SEWER CLEAN OUT	PROPOSED FENCE LINE
EXISTING LIGHT POST	PROPOSED STORM SEWER
EXISTING STORM SEWER w/ INLET	PROPOSED SEWER CLEAN OUT
EXISTING SANITARY SEWER	PROPOSED SPOT ELEVATION
EXISTING OVERHEAD WIRE	RIPARIAN CONSERVATION DISTRICT
EXISTING ELECTRIC CONDUIT	TREE PROTECTION FENCE
EXISTING GAS MAIN	PROPOSED WATER MAIN (8")
EXISTING WATER MAIN	PROPOSED STREET LIGHT– T3
EXISTING TELEPHONE CONDUIT	PROPOSED STREET LIGHT– T–5
EXISTING COMMUNICATION CONDUIT	PROPOSED BOLLARD LIGHT
EXISTING SANITARY LATERAL	
EXISTING SIGN	
EXISTING WOODLANDS	
FEMA 100–YR FLOOD LINE	
ZONING DISTRICT BOUNDARY	
SOIL BOUNDARY LINE	
WATERS OF THE U.S.	
EXISTING STREAM LINE	

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	3/23/2018	DRAFT PROGRESS PLOT	CAT
2	4/25/2018	DD Submission Set.	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
4	11/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
5	01/18/2019	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	CAT
6	2/15/2021		CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–659
JOB NO.: 26393
SHEET NO. 19 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT– T3
- PROPOSED STREET LIGHT– T–5
- PROPOSED BOLLARD LIGHT

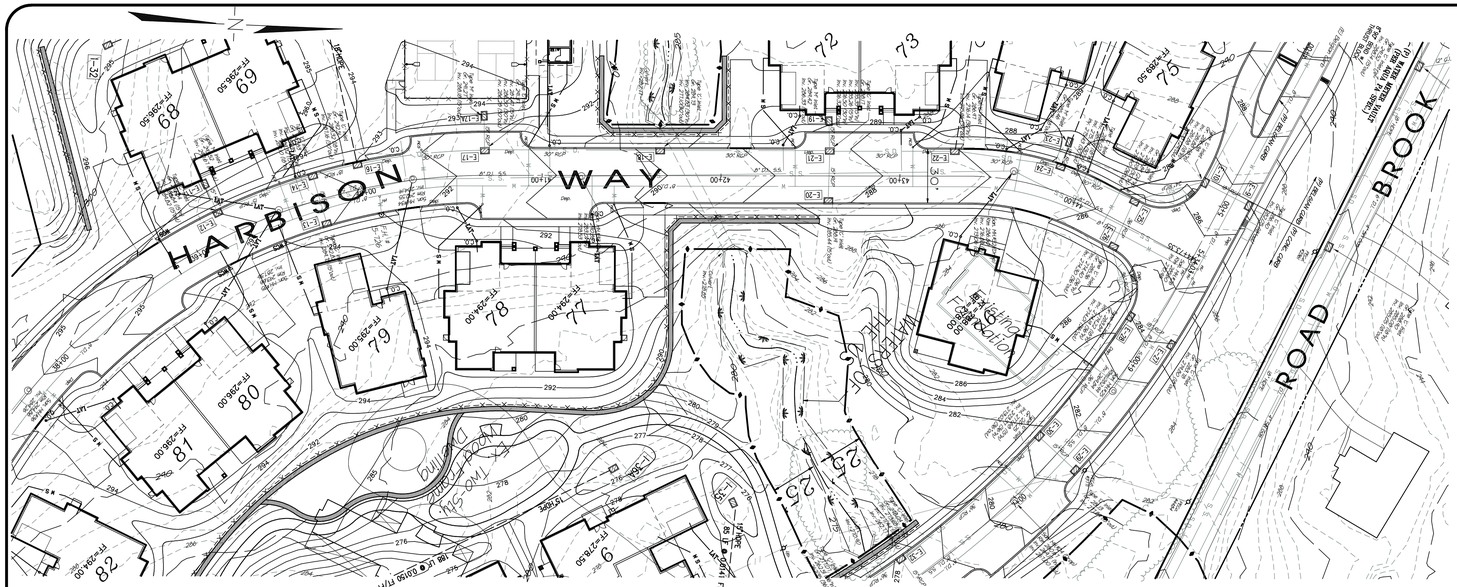
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesh oemaker.com

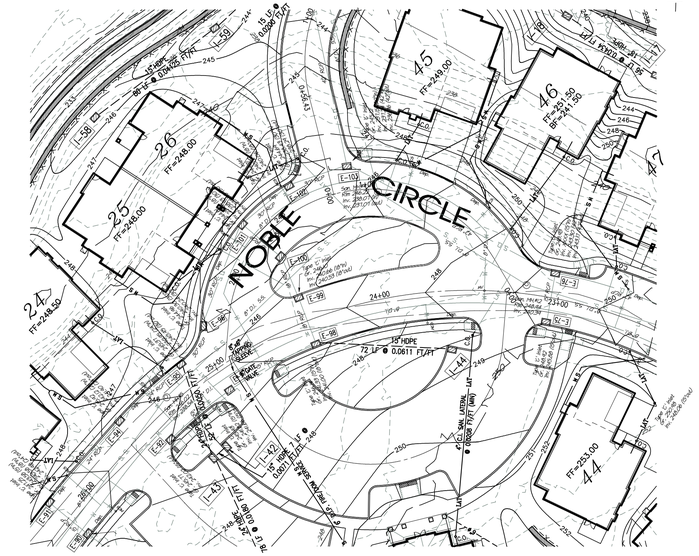
SCALE 1" = 40'
0' 20' 40' 80' 120'

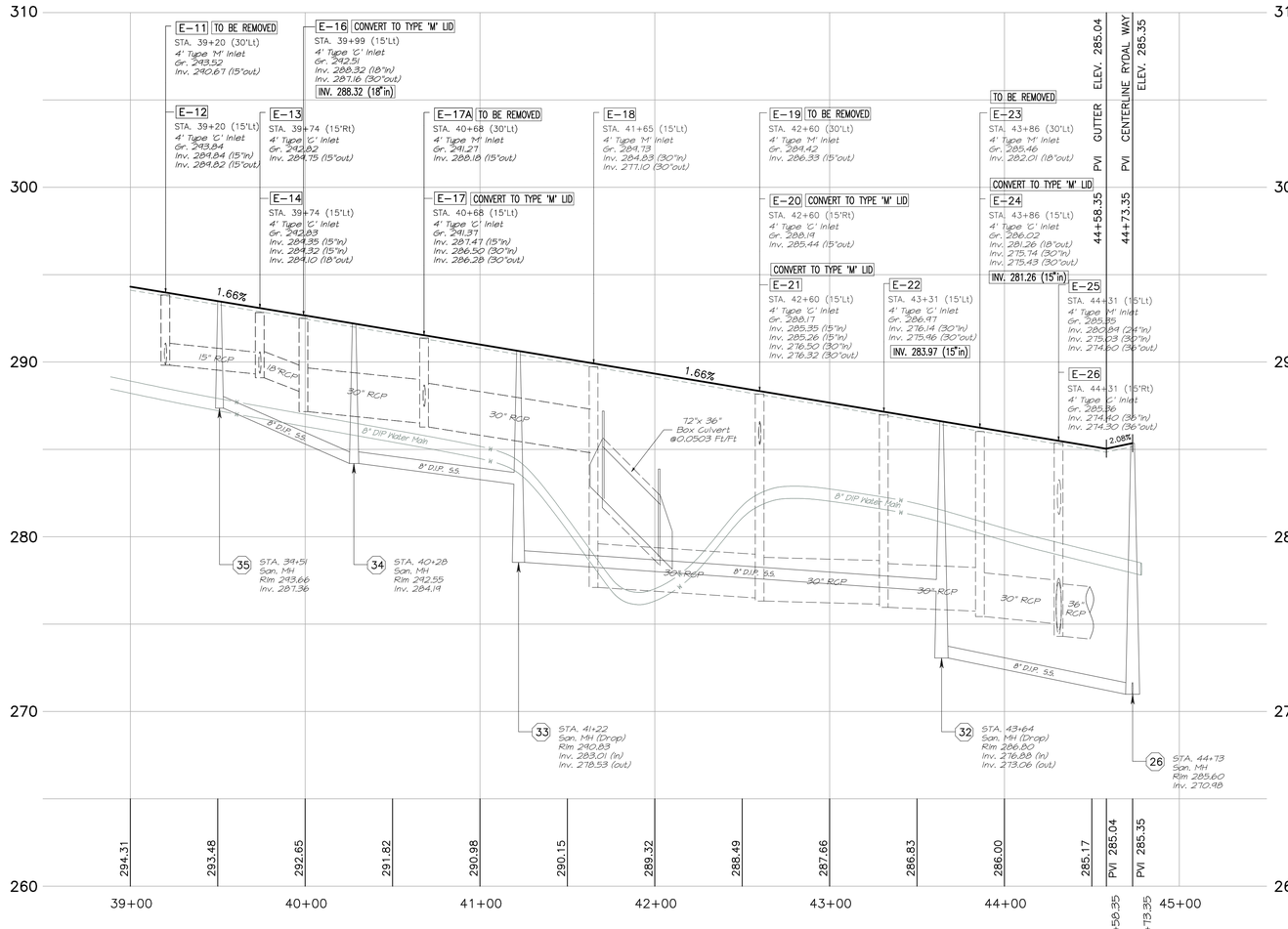
2/15/2021	9	Per AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
7/29/2020	8	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	7	AMENDED PLAN: UNITS 56-58	GAT
4/08/2019	6	Township Review	GAT
1/09/2019	5	CS Submission Set	GAT
11/20/2018	4	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	3	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	2	SD Submission Set	GAT
3/23/2018	1	DRAFT PROGRESS PLOT	GAT
DATE	NO	REVISION	BY

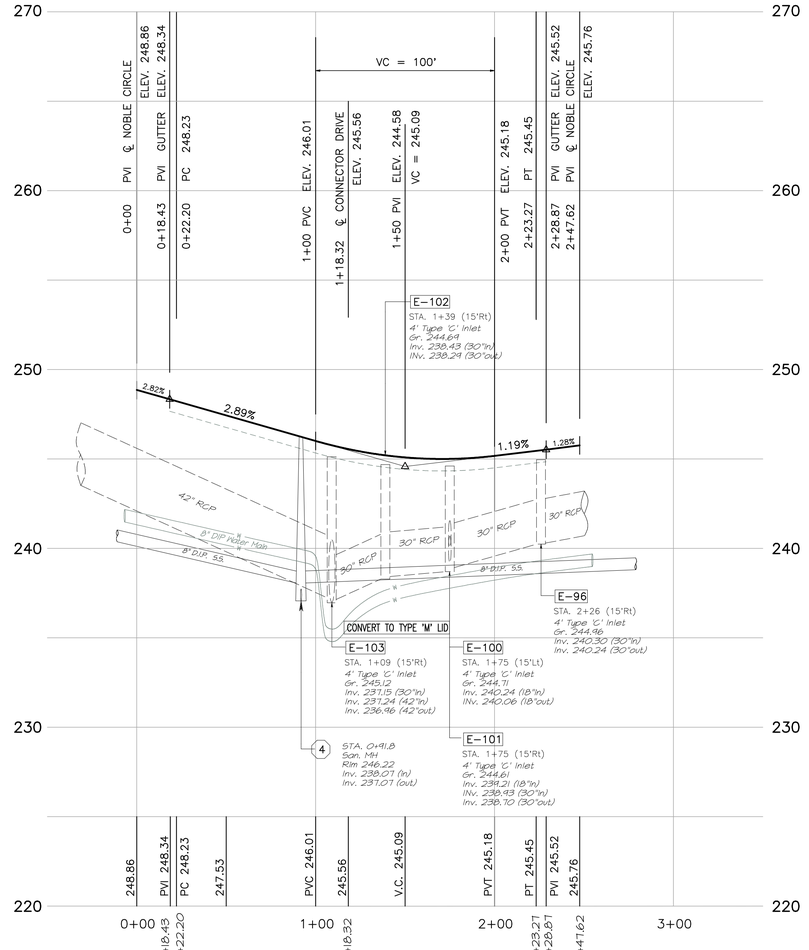
SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–660
JOB NO.: 26393
20 OF 59









COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'

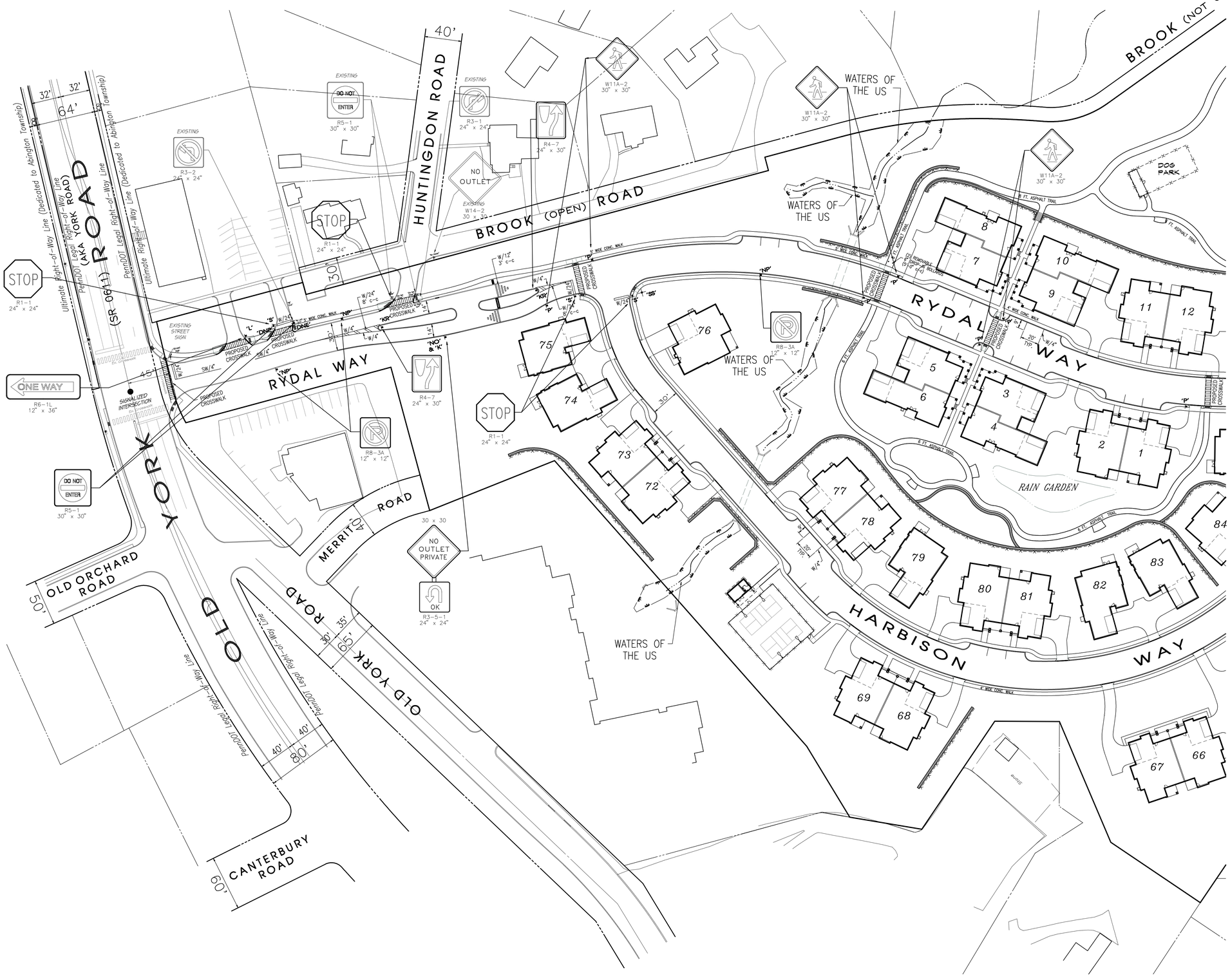
COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

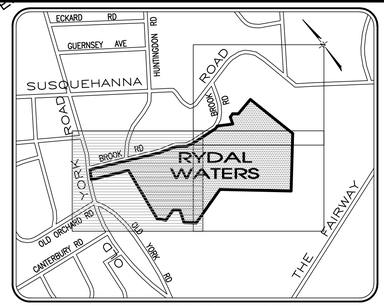
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	1/25/2018	DS Submission 3rd	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	DS Submission 5th	CAT
5	02/15/2021	AMENDED PLAN: ROCKBELL COURT	CAT

PROFILE PLAN
HARBISON WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-683
JOB NO.: 26393
SHEET NO.: 43 OF 59





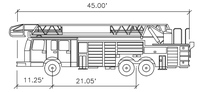
LOCATION MAP
SCALE: 1" = 800'

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH



FIRE TRUCK	feet
Width	: 9.8
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

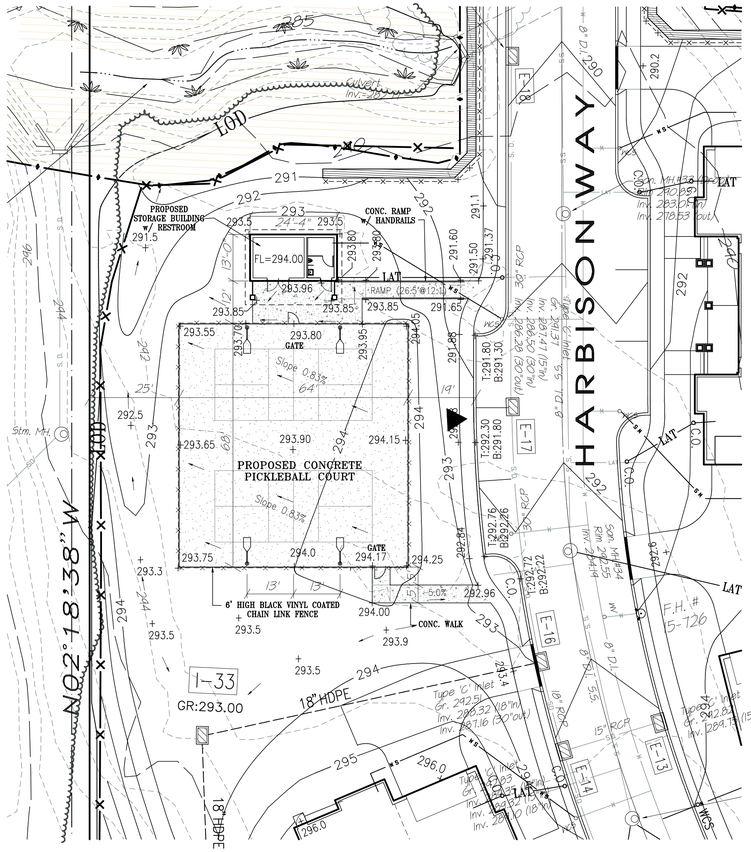
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	2/15/2021	AMENDED PLAN: PICKLEBALL COURT	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission Set	GAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694A
JOB NO.: 26393
SHEET NO.: 56 OF 59



SITE PLAN

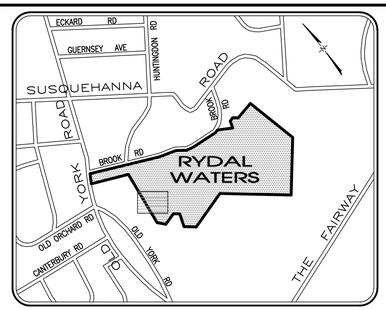
LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE	E	ELECTRIC CONDUIT
	FIRE HYDRANT	G	GAS MAIN
	UTILITY POLE	W S	WATER SERVICE
	GAS VALVE	COM	COMMUNICATION CONDUIT
	WATER VALVE	LAT	SANITARY LATERAL
	SEWER CLEAN OUT		SIGN
	LIGHT POST	330	EDGE OF WOODLANDS
SD	STORM SEWER w/ INLET	330	CONTOUR LINE
S	SANITARY SEWER		FENCE LINE
	OVERHEAD WIRE		STORM SEWER
E	ELECTRIC CONDUIT	C.O	SEWER CLEAN OUT
G	GAS MAIN	296.5 +	SPOT ELEVATION
W	WATER MAIN		STREET LIGHT– T3
T	TELEPHONE CONDUIT		STREET LIGHT– T–5
COM	COMMUNICATION CONDUIT		BOLLARD LIGHT
LAT	SANITARY LATERAL		PICKLEBALL COURT LIGHT (22' HIGH)
	SIGN		
	WOODLANDS		
	FEMA 100–YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

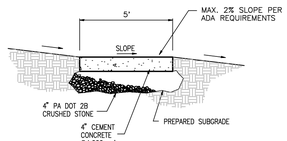
N

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

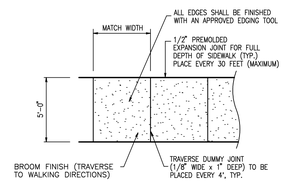
SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SECTION

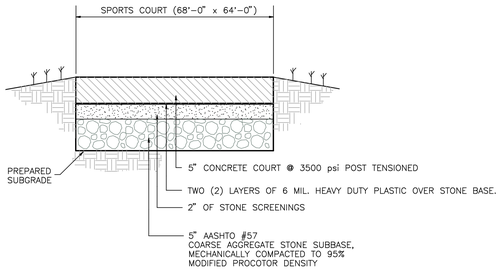


PLAN

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.



NOTES:

1. POST–TENSIONED CONCRETE PICKLEBALL COURTS TO FOLLOW SPECIFICATIONS PROVIDED BY PROSPORT CONSTRUCTION INC.
2. SURFACE RUNOFF TO BE DIRECTED AWAY FROM COURTS ALONG PERIMETER.
2. INSTALL VINYL CLAD CHAIN LINK FENCING, 6' HIGH WITH TWO GATES (BLACK).

CONCRETE SPORT COURT DETAIL
NTS

POST-TENSIONED CONCRETE Pickleball Courts @ 68' x 64'

Scope of work:

- Excavate and balance the sub-grade 78' x 74' to achieve a 5' shoulder. (By Others)
- Provide perimeter swalling to direct water run-off. (By others)
- Supply 5" of ¾" modified stone and 2" of stone screenings.
- Laser-grade and compact stone base to exact specifications.
- Supply & install net post and fence foundations.
- Form perimeter of court area to new finished elevation (12" above sub-grade at perimeter).
- Supply & install 2 layers 6 mil heavy duty plastic over entire stone base.
- Supply & install ½" diameter single-strand unbonded tendons with wedge type anchorage systems as manufactured by Tech-Con® systems.
- Tendons shall be fully encapsulated and shall include all necessary anchors, wedges, pocket formers, cable chairs, and rebar (bursting bars). Supply & install 5" thick slab @ 3500 psi.
- Partial tension the cables at 18-24 hrs. Cover slab with plastic to moisture cure.
- Complete cable tensioning at 5-7 days per the engineer's instructions to a final effective force of 33kips (80% MUTS).
- Supply & install vinyl clad chain-link fencing, 6' high with 2 gates.
- Install Plexipave® color-coat system designed for concrete surfaces.
  - One (1) coat Concrete Preparer.
  - One (1) coat Tri-Coat epoxy primer
  - Two (2) coats Acrylic Resurfacer.
  - Two (2) coats PlexiColor.
  - Two (2) coats textured line paint.
- Supply & install two (2) sets Championship net posts, nets.

LSI CourtBlade (XARL) Specifications

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program.

Visit **www.lightingfacts.com** for specific catalog strings.

LIGHT OUTPUT - XARL			
		Lumens (Nominal) Type FT	Watts (Nominal)
Cool White	HO	58977[1]	528
Neutral White	HO	56960[2]	528

LED Chips are frequently updated therefore values may increase.

1 - Verified by ITL Report ITL 86921 (Available upon request)

2 - Verified by ITL Report ITL 86920 (Available upon request)

COURT LIGHTING:

LSI INDUSTRIES – CourtBlade LED
Quantity – Four (4) Poles
Configuraion – Single head each
Finish Color – Black
Mounting Height – 22 Feet

- **SMARTTEC™ –** LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.
- **ENERGY SAVING CONTROL OPTION –** DIM - 0-10 volt dimming enabled with controls by others.
- **EXPECTED LIFE –** Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.
- **LEDS –** Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.
- **DISTRIBUTION/PERFORMANCE –** High performance, multi-faceted, reflector provides uniform Forward Throw (FT) distribution with sharp backlight cutoff. Photometric data is tested in accordance with IESNA guidelines
- **HOUSING –** One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety lanyard) located underneath. Fixture is IP65 rated.
- **OPTICAL UNIT –** Clear tempered optical-grade flat glass lens permanently sealed to weathertight aluminum optic frame (includes pressure-stabilizing breather).
- **MOUNTING –** The fixture is furnished with installed stainless steel, threaded mounting studs protruding from the rear of the housing. Stainless steel nuts and washers used to secure the fixture to the bracket are also included.
- **ELECTRICAL –** Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) and 347-480 VAC.
- **DRIVER –** Available in HO (High Output) drive current. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.
- **OPERATING TEMPERATURE –** -40°C to +50°C (-40°F to +122°F)
- **FINISH –** Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- **WARRANTY –** LSI LED fixtures carry a limited 5-year warranty.
- **PHOTOMETRICS –** Please visit our web site at www.lsi-industries.com for detailed photometric data.
- **SHIPPING WEIGHT –** 55 lbs./24.9Kg (in carton)
- **LISTING –** UL listed to US and international safety standards. Suitable for wet locations

US patent D726,947 7,828,456 8,002,428 8,177,386 8,434,893 8,567,983 and US & Int'l patents pending.

Finishes



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@cesheomaker.com

SCALE 1" = 20'
0' 10' 20' 40' 60'

NO	DATE	REVISION	BY

PICKLEBALL COURT DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE:
FEBRUARY 15, 2021
DWG NO.:
A–10–791
JOB NO.:
26393
SHEET NO.
1 OF 1

AMENDED LAND DEVELOPMENT PLAN

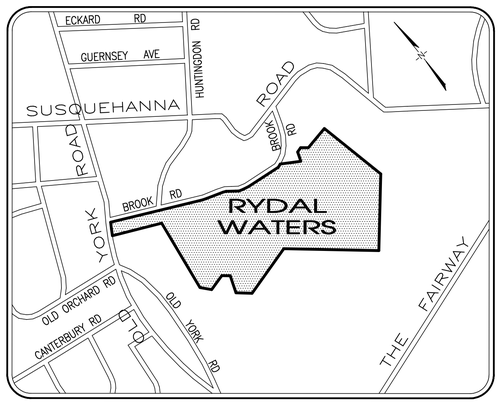
RYDAL WATERS

SITE ADDRESS

OLD YORK ROAD
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

SITUATED IN:

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / APPLICCANT

HUMANGOOD PENNSYLVANIA
f/k/a PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

ARCHITECTURE

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

PROJECT MANAGEMENT

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

LANDSCAPE CONSULTANT

GLACKIN THOMAS PANZAK, INC.
41 LEOPARD ROAD, SUITE 300
PAOLI, PA 19301
610-408-9011

CONSTRUCTION MANAGEMENT

WARFEL CONSTRUCTION COMPANY
1110 ENTERPRISE ROAD
EAST PETERSBURG, PA 17520
717-299-4500

GEOTECHNICAL ENGINEERING & GEOLOGISTS

EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
610-277-0880

* PLAN SHEETS 1, 3, 5 & 7 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE AS AN AMENDMENT TO THE APPROVED RYDAL WATERS PRELIMINARY/FINAL PLAN.

PLAN SHEETS 1 THROUGH 7 WERE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 8 THROUGH 59, LANDSCAPE PLANS LP, CP, LP-1 TO LP-6, LIGHTING PLANS LI-1 & LI-6, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

PLAN SHEETS 32 THROUGH 38 OF THIS PLAN SET WERE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS PERMITTING REQUIREMENTS.
THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMP's) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1	* COVER SHEET	2/15/21
2	LOT LINE CONSOLIDATION PLAN	4/06/19
2A	PARCEL IDENTIFICATION PLAN	4/06/19
3	* AMENDED LAND DEVELOPMENT PLAN	2/15/21
4	RECORD PLAN - EASEMENTS	4/06/19
5	* RECORD PLAN - EASEMENTS	3/03/20
6	RECORD PLAN - EASEMENTS	4/06/19
7	* PROJECT IDENTIFICATON & NOTES	2/15/21
8A	NATURAL RESOURCE PLAN	12/20/18
8B	RESOURCE CONSERVATION PLAN	12/20/18
9	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
10	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
11	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
12	OVERALL SITE GRADING PLAN	2/15/21
13-14	SITE GRADING PLAN	2/15/21
15	SITE GRADING PLAN	3/03/20
16-17	SITE GRADING PLAN	4/06/19
18	OVERALL SITE UTILITY PLAN	2/15/21
19-20	SITE UTILITY PLAN	2/15/21
21	SITE UTILITY PLAN	3/03/20
22-23	SITE UTILITY PLAN	4/06/19
24	OVERALL EROSION & SEDIMENT CONTROL PLAN	2/05/19
25-29	EROSION CONTROL PLAN	2/05/19
30-31	EROSION CONTROL DETAILS	4/02/19
32	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
33-35	ENLARGED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
36-38	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4/06/19
39	RYDAL WAY PROFILE PLAN	1/18/19
40	RYDAL WAY / NOBLE CIRCLE PROFILE PLAN	3/03/20
41	NOBLE CIRCLE PROFILE PLAN	1/18/19
42	NOBLE CIRCLE / HARBISON WAY PROFILE PLAN	1/18/19
43	HARBISON WAY / NOBLE CIRCLE PROFILE PLAN	2/15/21
44	CONNECTOR DRIVE PROFILE PLAN	1/18/19
45	STORM SEWER PROFILES	3/03/20
46-51	STORM SEWER PROFILES	4/06/19
52-54	CONSTRUCTION DETAILS	12/20/18
55	SANITARY SEWER DETAILS	12/20/18
56	PAVEMENT MARKINGS & SIGNAGE PLAN	2/15/21
57	PAVEMENT MARKINGS & SIGNAGE PLAN	3/03/20
58	PAVEMENT MARKINGS & SIGNAGE PLAN	12/20/18
59	AERIAL EXHIBIT PLAN	4/25/18
1 OF 1	PICKLEBALL COURT DETAILS	2/15/21

REFERENCE PLANS

Glackin Thomas Panzak, Inc. - Landscape Architecture
Bernard S. Panzak, Jr., RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION	
IP	INDEX PLAN	1/18/19
CP	LANDSCAPE COMPLIANCE PLAN	1/18/19
LP-1	LANDSCAPE PLAN	1/18/19
LP-2	LANDSCAPE PLAN	1/18/19
LP-3	LANDSCAPE PLAN	1/18/19
LP-4	LANDSCAPE PLAN	1/18/19
LP-5	LANDSCAPE PLAN	1/18/19
LI-1	LIGHTING PLAN	1/18/19
LI-2	LIGHTING PLAN	1/18/19
LI-3	LIGHTING PLAN	1/18/19
LI-4	LIGHTING PLAN	1/18/19
LI-5	LIGHTING PLAN	1/18/19
CD-1	LANDSCAPE DETAILS	1/18/19
CD-2	LANDSCAPE DETAILS	1/18/19
CD-3	LANDSCAPE DETAILS	1/18/19
CD-4	LIGHTING DETAILS	1/18/19

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVSION AND LAND DEVELOPMENT
Project received Preliminary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners, LD-17-02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD-20-02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD-21-XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood Pennsylvania f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtaind and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Witness my hand and notorial seal the day and year aforesaid.

Notary Public_____

My Commission Expires_____

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management, of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life

Attest:

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Abington this____day of _____, 2021.

ATTEST:

President _____

Secretary _____

Engineer _____

MCPC No. #08-0207-003

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

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book No. _____, Page No. _____, on this _____ day of _____, 2021, by _____.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, JENNIFER KAPPEN, on this date _____, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, RICHARD A. STONEBACK, P.E., on this date _____, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

SIGNATURE: RICHARD A. STONEBACK, P.E.
PROFESSIONAL ENGINEER

DATE

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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

DATE	NO	REVISION	BY
3/15/2021	8	AMENDED PLAN PICKLEBALL COURT	CAT
5/27/2020	7	BOC APPROVAL LD-20-02, 5/14/20	CAT
3/04/2020	6	AMENDED PLAN, UNITS 56-58	CAT
4/06/2019	5	STREET ADDRESS	CAT
1/18/2019	4	SD Submission Set	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	DD PLAN SUBMISSION	CAT

COVER SHEET
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE:
JUNE 2, 2017
DWG NO.:
A-10-641
JOB NO.:
26393
SHEET NO.
1 OF 59

ABINGTON TOWNSHIP No. LD-17-02
ABINGTON TOWNSHIP No. LD-20-02
ABINGTON TOWNSHIP No. LD-21-XX

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

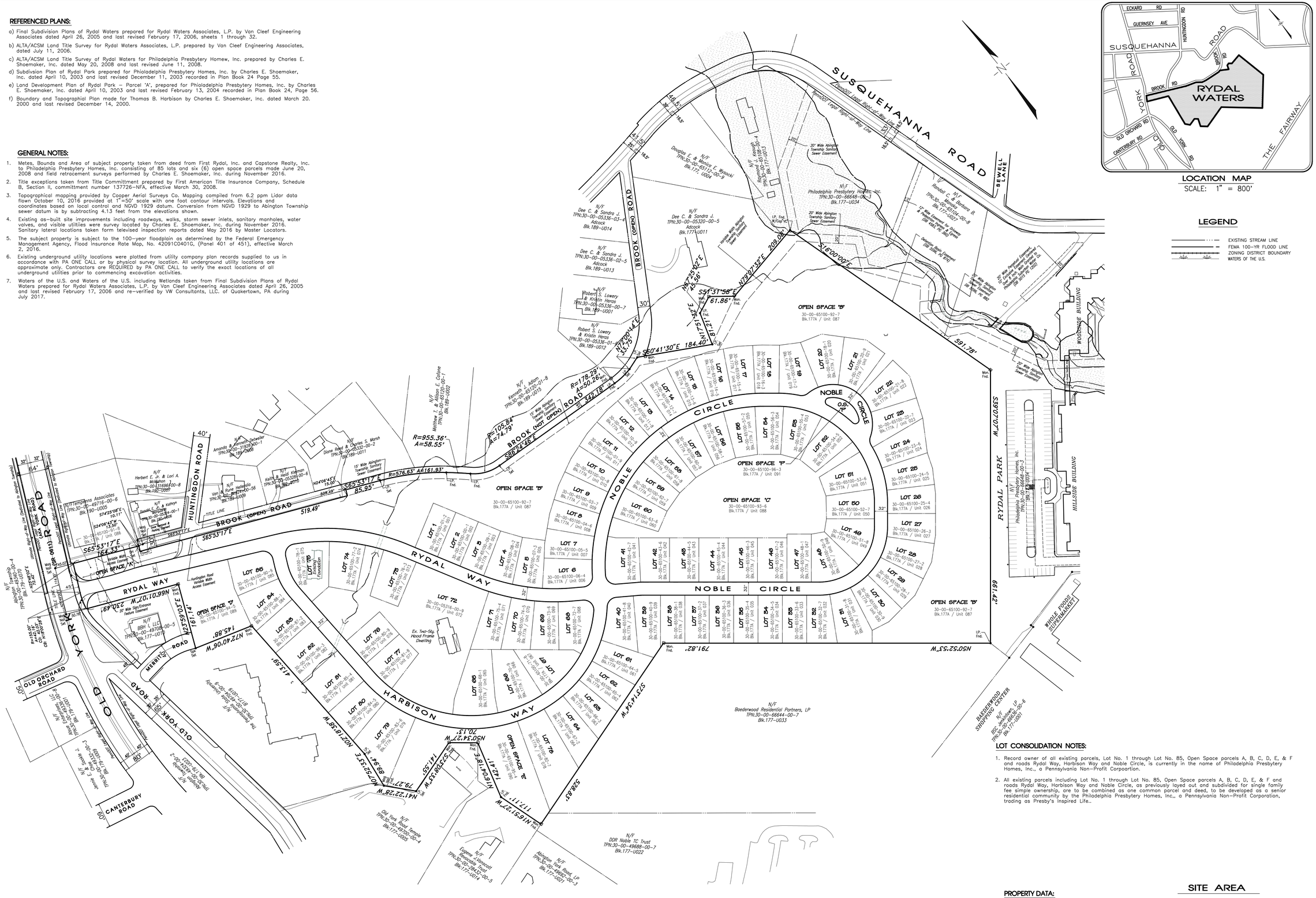
d) Subdivision Plan of Rydal Park prepared for Phioladelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.



LOCATION MAP

SCALE: 1" = 800'

LEGEND

- EXISTING STREAM LINE
- FEMA 100–YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- WATERS OF THE U.S.

LOT CONSOLIDATION NOTES:

1. Record owner of all existing parcels, Lot No. 1 through Lot No. 85, Open Space parcels A, B, C, D, E, & F and roads Rydal Way, Harbison Way and Noble Circle, is currently in the name of Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corpoartion.
2. All existing parcels including Lot No. 1 through Lot No. 85, Open Space parcels A, B, C, D, E, & F and roads Rydal Way, Harbison Way and Noble Circle, as previously layed out and subdivided for single family fee simple ownership, are to be combined as one common parcel and deed, to be developed as a senior residential community by the Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation, trading as Presby's Inspired Life..

PROPERTY DATA:

Owner: Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation
County Parcel #: See This Sheet
Block/Unit #: See This Sheet
Address: York Road, Rydal Way, Noble Circle and Harbison Way
Area: 1,415,536 S.F. or 32.4962 Acres

SITE AREA

Area to Former Title Lines
1,428,546 S.F. or 32.7949 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. TILFORD — LAND SURVEYOR — SU–033144–E

COUNTY PARCEL NO. See This Sheet
BLOCK – UNIT See This Sheet
SITE ADDRESS OLD YORK ROAD RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE 5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

BY	REVISION	NO	DATE
CAT	ID SUBMISSION SET	1	4/25/2018
CAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
CAT	SIDEWALKS & CLUB HOUSE	3	12/20/2018
CAT	NOT REVISED	4	4/26/2019

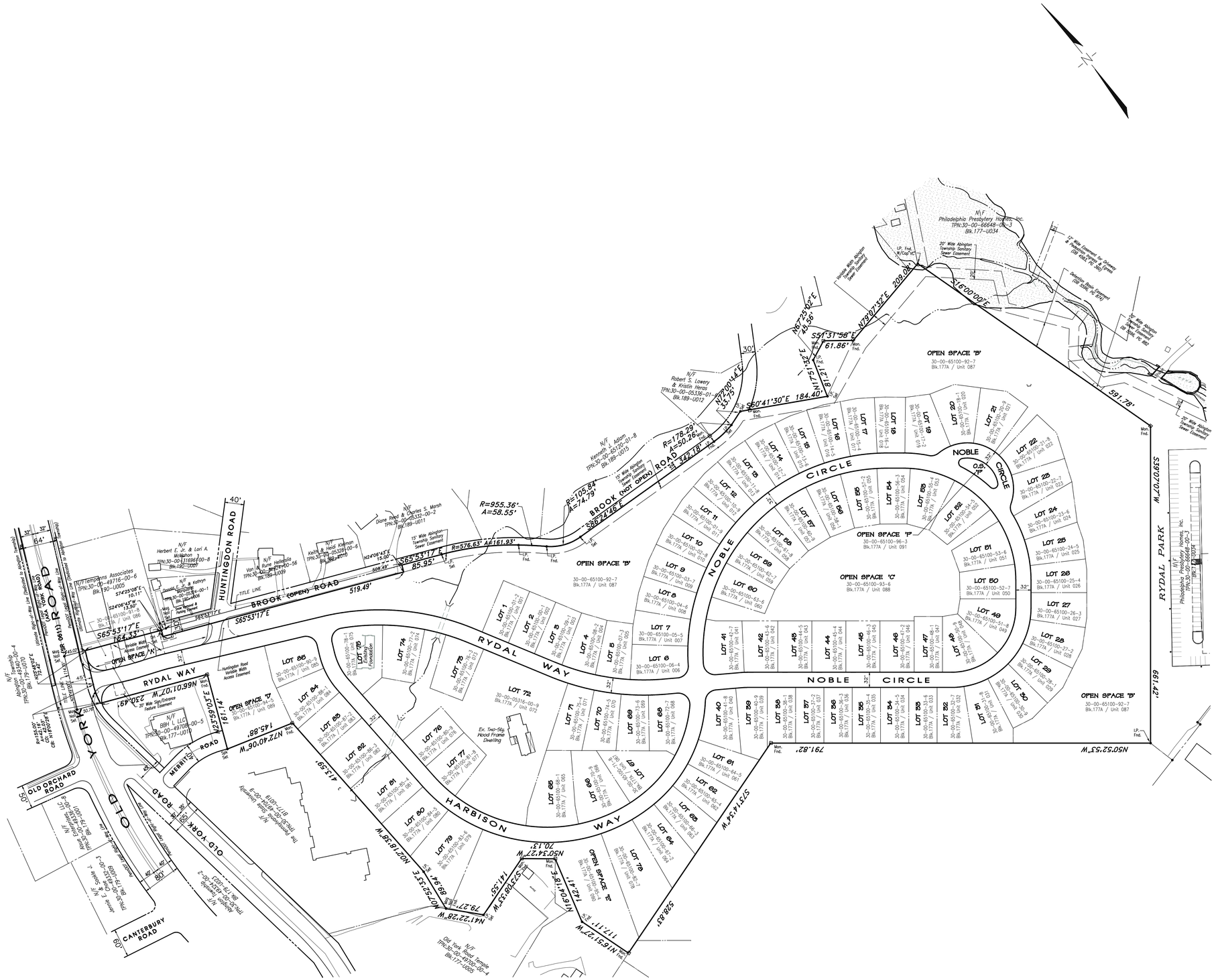
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

LOT LINE CONSOLIDATION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–642
JOB NO.: 26393
SHEET NO.: 2 OF 59

Lot Number	Parcel ID	Property Address
1	300065100012	1073 Rydal Way
2	300065100001	1069 Rydal Way
3	300065100091	1065 Rydal Way
4	300065100082	1061 Rydal Way
5	300065100073	1057 Rydal Way
6	300065100064	1692 Noble Circle
7	300065100055	1688 Noble Circle
8	300065100046	1684 Noble Circle
9	300065100037	1680 Noble Circle
10	300065100028	1676 Noble Circle
11	300065100019	1672 Noble Circle
12	300065100109	1668 Noble Circle
13	300065100118	1664 Noble Circle
14	300065100127	1660 Noble Circle
15	300065100136	1656 Noble Circle
16	300065100145	1652 Noble Circle
17	300065100154	1648 Noble Circle
18	300065100163	1644 Noble Circle
19	300065100172	1640 Noble Circle
20	300065100181	1636 Noble Circle
21	300065100209	1632 Noble Circle
22	300065100218	1628 Noble Circle
23	300065100227	1624 Noble Circle
24	300065100236	1620 Noble Circle
25	300065100245	1616 Noble Circle
26	300065100254	1612 Noble Circle
27	300065100263	1608 Noble Circle
28	300065100272	1604 Noble Circle
29	300065100281	1600 Noble Circle
30	300065100309	1000 Rydal Way
31	300065100318	1004 Rydal Way
32	300065100327	1008 Rydal Way
33	300065100336	1012 Rydal Way
34	300065100345	1016 Rydal Way
35	300065100354	1020 Rydal Way
36	300065100363	1024 Rydal Way
37	300065100372	1028 Rydal Way
38	300065100381	1032 Rydal Way
39	300065100409	1036 Rydal Way
40	300065100418	1700 Rydal Way
41	300065100427	1039 Rydal Way
42	300065100436	1035 Rydal Way
43	300065100445	1031 Rydal Way
44	300065100454	1025 Rydal Way
45	300065100463	1021 Rydal Way
46	300065100472	1017 Rydal Way
47	300065100481	1013 Rydal Way
48	300065100509	1003 Rydal Way
49	300065100518	1603 Noble Circle
50	300065100527	1611 Noble Circle
51	300065100536	1617 Noble Circle
52	300065100545	1629 Noble Circle
53	300065100554	1639 Noble Circle
54	300065100563	1643 Noble Circle
55	300065100572	1647 Noble Circle
56	300065100581	1653 Noble Circle
57	300065100609	1661 Noble Circle
58	300065100618	1667 Noble Circle
59	300065100627	1673 Noble Circle
60	300065100636	1679 Noble Circle
61	300065100645	1704 Harbison Way
62	300065100654	1708 Harbison Way
63	300065100663	1712 Harbison Way
64	360065100672	1716 Harbison Way
65	300065100681	1725 Harbison Way
66	300065100709	1721 Harbison Way
67	300065100718	1715 Harbison Way
68	300065100727	1048 Rydal Way
69	300065100736	1052 Rydal Way
70	300065100745	1056 Rydal Way
71	300065100754	1060 Rydal Way
72	300005316009	1072 Rydal Way
73	300065100763	1076 Rydal Way
74	300065100772	1084 Rydal Way
75	300065100781	1088 Rydal Way
76	300065100809	1741 Harbison Way
77	300065100818	1737 Harbison Way
78	300065100827	1720 Harbison Way
79	300065100836	1732 Harbison Way
80	300065100845	1736 Harbison Way
81	300065100854	1740 Harbison Way
82	300065100863	1744 Harbison Way
83	300065100872	1748 Harbison Way
84	300065100881	1752 Harbison Way
85	300065100909	1756 Harbison Way
Open Space 'A'	300065100918	Rydal Way Open Space
Open Space 'B'	300065100927	Rydal Way Open Space
Open Space 'C'	300065100936	Noble Circle Open Space
Open Space 'D'	300065100945	Rydal Way Open Space
Open Space 'E'	300065100954	Rydal Way Open Space
Open Space 'F'	300065100963	Noble Cicrle Open Space


OPEN SPACE 'B'
30-00-65100-92-7
Blk.177A / Unit 087
OPEN SPACE 'F'
30-00-65100-96-3
Blk.177A / Unit 091
OPEN SPACE 'C'
30-00-65100-93-6
Blk.177A / Unit 088
OPEN SPACE 'E'
30-00-65100-95-0
Blk.177A / Unit 090
OPEN SPACE 'A'
30-00-65100-91-8
Blk.177A / Unit 086
OPEN SPACE 'D'
30-00-65100-94-5
Blk.177A / Unit 089
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-06-3 Blk.177-U034
N/F Robert S. Lowery & Kristin Herpa TPN:30-00-05336-01-7 Blk.189-U012
N/F Kenneth J. Adam TPN:30-00-65170-01-8 Blk.189-U015
N/F Herbert E. Jr. & Lori A. McMahon TPN:30-00-13169670-8 Blk.180-U009
N/F Diane Rikard & Charles S. Marsh TPN:30-00-65332-00-2 Blk.189-U011
N/F Keith A. & Heidi Kleinson TPN:30-00-05328-00-6 Blk.189-U010
N/F Vonda Rune Hendricks TPN:30-00-65330-00-4 Blk.189-U009
N/F Jason & Kathryn Dooley TPN:30-00-65331-00-1 Blk.189-U008
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-09-7 Blk.177-U024
N/F BBH I, LLC TPN:30-00-46788-00-5 Blk.177-U010
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-08-9 Blk.177-U023
N/F The Presbytery Home Corporation TPN:30-00-65328-00-9 Blk.177-U019
N/F Old York Road Temple TPN:30-00-49700-00-4 Blk.177-U005
N/F Charles Cummings Associates TPN:30-00-49716-00-6 Blk.190-U005
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-07-1 Blk.177-U022
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-10-5 Blk.177-U025
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-03-6 Blk.177-U018
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-04-4 Blk.177-U017
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-05-2 Blk.177-U016
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-02-0 Blk.177-U021
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-01-1 Blk.177-U020
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-00-3 Blk.177-U027
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-11-3 Blk.177-U026
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-12-1 Blk.177-U028
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-13-9 Blk.177-U029
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-14-7 Blk.177-U030
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-15-5 Blk.177-U031
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-16-3 Blk.177-U032
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-17-1 Blk.177-U033
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-18-9 Blk.177-U034
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-19-7 Blk.177-U035
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-20-5 Blk.177-U036
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-21-3 Blk.177-U037
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-22-1 Blk.177-U038
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-23-9 Blk.177-U039
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-24-7 Blk.177-U040
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-25-5 Blk.177-U041
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-26-3 Blk.177-U042
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-27-1 Blk.177-U043
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-28-9 Blk.177-U044
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-29-7 Blk.177-U045
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-30-5 Blk.177-U046
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-31-3 Blk.177-U047
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-32-1 Blk.177-U048
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-33-9 Blk.177-U049
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-34-7 Blk.177-U050
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-35-5 Blk.177-U051
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-36-3 Blk.177-U052
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-37-1 Blk.177-U053
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-38-9 Blk.177-U054
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-39-7 Blk.177-U055
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-40-5 Blk.177-U056
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-41-3 Blk.177-U057
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-42-1 Blk.177-U058
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-43-9 Blk.177-U059
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-44-7 Blk.177-U060
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-45-5 Blk.177-U061
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-46-3 Blk.177-U062
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-47-1 Blk.177-U063
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-48-9 Blk.177-U064
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-49-7 Blk.177-U065
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-50-5 Blk.177-U066
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-51-3 Blk.177-U067
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-52-1 Blk.177-U068
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-53-9 Blk.177-U069
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-54-7 Blk.177-U070
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-55-5 Blk.177-U071
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-56-3 Blk.177-U072
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-57-1 Blk.177-U073
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-58-9 Blk.177-U074
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-59-7 Blk.177-U075
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-60-5 Blk.177-U076
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-61-3 Blk.177-U077
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-62-1 Blk.177-U078
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-63-9 Blk.177-U079
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-64-7 Blk.177-U080
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-65-5 Blk.177-U081
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-66-3 Blk.177-U082
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-67-1 Blk.177-U083
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-68-9 Blk.177-U084
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-69-7 Blk.177-U085
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-70-5 Blk.177-U086
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-71-3 Blk.177-U087
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-72-1 Blk.177-U088
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-73-9 Blk.177-U089
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-74-7 Blk.177-U090
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-75-5 Blk.177-U091
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-76-3 Blk.177-U092
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-77-1 Blk.177-U093
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-78-9 Blk.177-U094
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-79-7 Blk.177-U095
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-80-5 Blk.177-U096
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-81-3 Blk.177-U097
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-82-1 Blk.177-U098
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-83-9 Blk.177-U099
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-84-7 Blk.177-U100
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-85-5 Blk.177-U101
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-86-3 Blk.177-U102
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-87-1 Blk.177-U103
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-88-9 Blk.177-U104
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-89-7 Blk.177-U105
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-90-5 Blk.177-U106
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-91-3 Blk.177-U107
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-92-1 Blk.177-U108
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-93-9 Blk.177-U109
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-94-7 Blk.177-U110
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-95-5 Blk.177-U111
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-96-3 Blk.177-U112
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-97-1 Blk.177-U113
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-98-9 Blk.177-U114
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-99-7 Blk.177-U115
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-00-3 Blk.177-U116
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-01-1 Blk.177-U117
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-02-9 Blk.177-U118
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-03-7 Blk.177-U119
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-04-5 Blk.177-U120
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-05-3 Blk.177-U121
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-06-1 Blk.177-U122
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-07-9 Blk.177-U123
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-08-7 Blk.177-U124
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-09-5 Blk.177-U125
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-10-3 Blk.177-U126
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-11-1 Blk.177-U127
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-12-9 Blk.177-U128
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-13-7 Blk.177-U129
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-14-5 Blk.177-U130
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-15-3 Blk.177-U131
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-16-1 Blk.177-U132
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-17-9 Blk.177-U133
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-18-7 Blk.177-U134
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-19-5 Blk.177-U135
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-20-3 Blk.177-U136
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-21-1 Blk.177-U137
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-22-9 Blk.177-U138
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-23-7 Blk.177-U139
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-24-5 Blk.177-U140
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-25-3 Blk.177-U141
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-26-1 Blk.177-U142
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-27-9 Blk.177-U143
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-28-7 Blk.177-U144
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-29-5 Blk.177-U145
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-30-3 Blk.177-U146
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-31-1 Blk.177-U147
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-32-9 Blk.177-U148
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-33-7 Blk.177-U149
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-34-5 Blk.177-U150
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-35-3 Blk.177-U151
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-36-1 Blk.177-U152
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-37-9 Blk.177-U153
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-38-7 Blk.177-U154
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-39-5 Blk.177-U155
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-40-3 Blk.177-U156
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-41-1 Blk.177-U157
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-42-9 Blk.177-U158
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-43-7 Blk.177-U159
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-44-5 Blk.177-U160
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-45-3 Blk.177-U161
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-46-1 Blk.177-U162
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-47-9 Blk.177-U163
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-48-7 Blk.177-U164
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-49-5 Blk.177-U165
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-50-3 Blk.177-U166
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-51-1 Blk.177-U167
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-52-9 Blk.177-U168
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-53-7 Blk.177-U169
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-54-5 Blk.177-U170
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-55-3 Blk.177-U171
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-56-1 Blk.177-U172
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-57-9 Blk.177-U173
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-58-7 Blk.177-U174
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-59-5 Blk.177-U175
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-60-3 Blk.177-U176
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-61-1 Blk.177-U177
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-62-9 Blk.177-U178
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-63-7 Blk.177-U179
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-64-5 Blk.177-U180
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-65-3 Blk.177-U181
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-66-1 Blk.177-U182
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-67-9 Blk.177-U183
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-68-7 Blk.177-U184
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-69-5 Blk.177-U185
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-70-3 Blk.177-U186
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-71-1 Blk.177-U187
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-72-9 Blk.177-U188
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-73-7 Blk.177-U189
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-74-5 Blk.177-U190
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-75-3 Blk.177-U191
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-76-1 Blk.177-U192
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-77-9 Blk.177-U193
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-78-7 Blk.177-U194
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-79-5 Blk.177-U195
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-80-3 Blk.177-U196
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-81-1 Blk.177-U197
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-82-9 Blk.177-U198
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-83-7 Blk.177-U199
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-84-5 Blk.177-U200
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-85-3 Blk.177-U201
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-86-1 Blk.177-U202
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-87-9 Blk.177-U203
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-88-7 Blk.177-U204
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-89-5 Blk.177-U205
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-90-3 Blk.177-U206
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-91-1 Blk.177-U207
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-92-9 Blk.177-U208
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-93-7 Blk.177-U209
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-94-5 Blk.177-U210
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-95-3 Blk.177-U211
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-96-1 Blk.177-U212
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-97-9 Blk.177-U213
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-98-7 Blk.177-U214
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66649-99-5 Blk.177-U215
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-00-1 Blk.177-U216
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-01-9 Blk.177-U217
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-02-7 Blk.177-U218
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-03-5 Blk.177-U219
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-04-3 Blk.177-U220
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-05-1 Blk.177-U221
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-06-9 Blk.177-U222
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-07-7 Blk.177-U223
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-08-5 Blk.177-U224
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-09-3 Blk.177-U225
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-10-1 Blk.177-U226
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-11-9 Blk.177-U227
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-12-7 Blk.177-U228
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-13-5 Blk.177-U229
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-14-3 Blk.177-U230
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-15-1 Blk.177-U231
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-16-9 Blk.177-U232
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-17-7 Blk.177-U233
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-18-5 Blk.177-U234
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-19-3 Blk.177-U235
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-20-1 Blk.177-U236
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-21-9 Blk.177-U237
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-22-7 Blk.177-U238
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-23-5 Blk.177-U239
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-24-3 Blk.177-U240
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-25-1 Blk.177-U241
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-26-9 Blk.177-U242
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-27-7 Blk.177-U243
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-28-5 Blk.177-U244
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-29-3 Blk.177-U245
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-30-1 Blk.177-U246
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-31-9 Blk.177-U247
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-32-7 Blk.177-U248
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-33-5 Blk.177-U249
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-34-3 Blk.177-U250
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-35-1 Blk.177-U251
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-36-9 Blk.177-U252
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-37-7 Blk.177-U253
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-38-5 Blk.177-U254
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-39-3 Blk.177-U255
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-40-1 Blk.177-U256
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-41-9 Blk.177-U257
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-42-7 Blk.177-U258
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-43-5 Blk.177-U259
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-44-3 Blk.177-U260
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-45-1 Blk.177-U261
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-46-9 Blk.177-U262
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-47-7 Blk.177-U263
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-48-5 Blk.177-U264
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-49-3 Blk.177-U265
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-50-1 Blk.177-U266
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-51-9 Blk.177-U267
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-52-7 Blk.177-U268
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-53-5 Blk.177-U269
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-54-3 Blk.177-U270
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-55-1 Blk.177-U271
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-56-9 Blk.177-U272
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-57-7 Blk.177-U273
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-58-5 Blk.177-U274
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-59-3 Blk.177-U275
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-60-1 Blk.177-U276
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-61-9 Blk.177-U277
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-62-7 Blk.177-U278
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-63-5 Blk.177-U279
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-64-3 Blk.177-U280
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-65-1 Blk.177-U281
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-66-9 Blk.177-U282
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-67-7 Blk.177-U283
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-68-5 Blk.177-U284
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-69-3 Blk.177-U285
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-70-1 Blk.177-U286
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-71-9 Blk.177-U287
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-72-7 Blk.177-U288
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-73-5 Blk.177-U289
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-74-3 Blk.177-U290
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-75-1 Blk.177-U291
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-76-9 Blk.177-U292
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-77-7 Blk.177-U293
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-78-5 Blk.177-U294
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-79-3 Blk.177-U295
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-80-1 Blk.177-U296
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-81-9 Blk.177-U297
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66650-82-7 Blk.177-U298
N/F Philadelphia Presbytery

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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 PROPOSED lines.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVISION AND LAND DEVELOPMENT

Project received Prelinimary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD–17–02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD–17–02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD–21–XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.


SUSQUEHANNA ROAD
Variable Legal Width-of-Way Line
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD
OLD YORK ROAD
RYDAL WAY
HARBISON WAY
NOBLE CIRCLE
RYDAL PARK
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
HILLSIDE
WAYSIDE
STORMWATER BASIN
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
RAIN GARDEN
DOG PARK
CLUB HOUSE
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
20' Wide Abington Township Sanitary Sewer Easement
8 FT. ASPHALT TRAIL
6 FT. ASPHALT TRAIL
5' WIDE CONC. WALK
15' Wide Abington Township Storm Sewer Easement
Douglas E. & Monica E. Wysocki N/F TPN:30–00–65125–00–9 Blk.177–U004
Dee C. & Sandra J. Adcock N/F TPN:30–00–05320–00–5 Blk.177–U011
Dee C. & Sandra J. Adcock N/F TPN:30–00–05336–03–4 Blk.189–U014
Dee C. & Sandra J. Adcock N/F TPN:30–00–05336–02–5 Blk.189–U013
Robert S. Lowery & Kristin Herold N/F TPN:30–00–05336–00–7 Blk.189–U001
Robert S. Lowery & Kristin Herold N/F TPN:30–00–05139–00–6 Blk.189–U012
Kenneth J. Adam N/F TPN:30–00–65120–01–8 Blk.189–U015
Melanie T. & Michael F. Catone N/F TPN:30–00–65120–01–1 Blk.189–U022
Diane Reed & Charles S. Marsh N/F TPN:30–00–05132–00–2 Blk.189–U011
Amanda & Kenneth Detweiler N/F TPN:30–00–31928300–1 Blk.189–U008
Herbert E. Jr. & Lori A. McMahon N/F TPN:30–00–31696700–8 Blk.180–U007
Van & Rune Hellestad N/F TPN:30–00–31928300–56 Blk.189–U009
Keith & Heidi Johnson N/F TPN:30–00–05139–00–6 Blk.189–U010
Donald Cleveland & Kathryn Hall N/F TPN:30–00–05139–00–1 Blk.189–U006
N/F Intercounty Associates TPN:30–00–49716–00–6 Blk.180–U005
BBH, LLC N/F TPN:30–00–49708–00–5 Blk.177–U010
Kenneth J. & Monica M. Hammond N/F TPN:30–00–65124–00–4 Blk.177–U013
Philadelphia Presbytery Homes, Inc. N/F TPN:30–00–66644–00–3 Blk.177–U034
Randall C. & Barbara B. Mantle N/F TPN:30–00–82154–00–8 Blk.177–U035
Abington Memorial Hospital N/F TPN:30–00–66644–00–7 Blk.177–U033
Boederwood Residential Partners, LP N/F TPN:30–00–66644–00–7 Blk.177–U033
BSC Jenkintown, LP N/F TPN:30–00–39605–00–6 Blk.177–U001
DDR Noble TC Trust N/F TPN:30–00–49688–00–7 Blk.177–U022
Old York Road Temple N/F TPN:30–00–49700–00–4 Blk.177–U005
Eugene & Wenosah Eppenstein Trust N/F TPN:30–00–28417–00–5 Blk.177–U011
Abington York Road, LP N/F TPN:30–00–49692–00–3 Blk.177–U021
WHOLE FOODS SUPERMARKET
S65°53'17"E 164.33'
S65°53'17"E 26.95'
S65°53'17"E 1190.69'
N24°06'45"E 15.00'
N24°06'45"E 509.49'
R=955.36' A=58.55'
R=576.63' A=161.93'
R=105.84' A=74.19'
R=179.29' A=59.26'
N27°40'06"W 70.00'
N27°40'06"W 201.99'
N27°40'06"W 88.32'
N27°40'06"W 113.59'
N27°40'06"W 119.17'
N62°19'54"W 70.13'
N62°19'54"W 89.94'
N41°22'28"W 79.27'
N16°51'27"W 117.11'
N16°51'27"W 79.82'
N50°52'53"W 661.42'
S23°14'23"W 1117.11'
S50°34'27"W 141.55'
S39°25'33"W 70.13'
S39°25'33"W 141.55'
S50°34'27"W 70.13'
S52°08'37"E 661.42'
N65°30'14"E 142.98'
N39°41'50"E 184.40'
N51°31'58"E 61.88'
N69°12'32"E 102.98'
N69°12'32"E 25.36'
N22°02'12"E 46.65'
N65°53'17"W 26.95'
N65°53'17"W 164.33'
N65°53'17"W 1190.69'
N24°06'45"W 15.00'
N24°06'45"W 509.49'
N65°53'17"W 1190.69'
N24°06'45"W 15.00'
N24°06'45"W 509.49'
S65°53'17"E 1190.69'
S24°06'45"E 15.00'
S24°06'45"E 509.49'
S74°23'08"E 10.11'
S24°06'45"E 15.00'
S65°53'17"E 164.33'
S65°53'17"E 26.95'
S65°53'17"E 1190.69'
N24°06'45"E 15.00'
N24°06'45"E

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING STREAM LINE
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- WATERS OF THE U.S.
- 43 PROPOSED UNIT No.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2

SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, KIRKLE
ABINGTON, PA 19001

DEED BOOK – PAGE
5698–01688

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesheomaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	REVISION	NO	DATE
GAT	DD Submission Set	1	4/25/2018
GAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
GAT	SIDEWALKS AND CLUB HOUSE	3	12/20/2018
GAT	STREET ADDRESSES	4	4/06/2019

RECORD PLAN - EASEMENTS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–644
JOB NO.: 26393
SHEET NO.: 4 OF 59

87

(NOT OPEN)

NOBLE CIRCLE

NOBLE

RYDAL PARK

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

HILLSIDE BUILDING

OPEN SPACE 'F'
94,037 S.F.
2.1588 Ac.

OPEN SPACE 'C'
42,929 S.F.
0.9855 Ac.

CLUB HOUSE
#1637

POOL

Golf Carts

FUTURE SPORT COURTS AREA

WHOLE FOODS SUPERMARKET

BAEDERWOOD SHOPPING CENTER

N/F
BSC Jenkintown, LP
TPN:30-00-66636-00-6
Blk.177-U001

N/F
Baederwood Residential Partners, LP
TPN:30-00-66644-00-7
Blk.177-U033

N/F
DDR Noble TC Trust
TPN:30-00-49688-00-7
Blk.177-U022

Mon. Fnd.

I.P. Fnd.

791.82'

N50°52'53"W

66'1.42'

S73°14'34"W

528.83'

395.94'

424.78'

S50°52'53"E

S55°44'36"E

64.15'

92.48'

S44°27'16"E

80.45'

S45°51'28"E

80.45'

N44°51'28"W

108.74'

S40°08'33"W

8.72'

N43°51'24"E

14.37'

N43°51'24"E

31.81'

S44°27'16"E

30.00'

N45°32'44"E

30.00'

S44°27'16"W

30.00'

N45°32'44"E

30.00'

S44°27'16"W

30.00'

N45°32'44"E

30.00'

S44°27'16"W

N/F
Joseph S. & Barbara L. Tartaglia
TPN:30-00-64480-00-2
Blk.006-U009

N/F
Michael J. & Nancey B. Reilly
TPN:30-00-64476-00-6
Blk.006-U026

N/F
Michael J. & Constance D. LaRussa
TPN:30-00-61812-00-6
Blk.006-U008

N/F
Allan R. Becker
TPN:30-00-61832-00-4
Blk.005-U008

N/F
Douglas E. & Monica E. Wysocki
TPN:30-00-65112-00-9
Blk.177, U004

N/F
Raymond J. Keough
TPN:30-00-65108-00-4
Blk.177-U013

N\F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

N/F
Randall C. & Barbara B. Manaka
TPN:30-00-65104-00-8
Blk.177-U027

N/F
Dee C. & Sandra J. Adcock
TPN:30-00-05336-03-4
Blk.189-U014

N/F
Dee C. & Sandra J. Adcock
TPN:30-00-05320-00-5
Blk.177-U011

N/F
Dee C. & Sandra J. Adcock
TPN:30-00-05336-02-5
Blk.189-U013

N/F
Robert S. Lowery & Kristin Heras
TPN:30-00-05336-00-7
Blk.189-U001

N/F
Robert S. Lowery & Kristin Heras
TPN:30-00-05336-01-6
Blk.189-U012

SUSQUEHANNA ROAD

SEWELL LANE

BROOK (OPEN) ROAD

R=168.32'
A=121.36'
S16°00'00"E
PennDOT Legal Right-of-Way Line
PennDOT Legal R/W Line

20' Wide Abington Township Sanitary Sewer Easement

DRAINAGE EASEMENT
(AREA = 136,328 S.F.)

12' Wide Easement for Driveway & Pedestrian Ingress & Egress (DB 4583, Pg 360)

Detention Basin Easement (DB 5596, Pg 874)

Variable Width Abington Township Sanitary Sewer Easement

I.P. Fnd. W/Cap "VC"

209.08'
N79°07'32"E

N67°25'02"E
45.56'

S51°31'58"E
61.86'

N17°51'32"E
81.21'

S60°41'30"E 184.40'

N72°00'14"E
33.75'

R=178.29'
A=50.26'
342.78'

15' Wide Abington Township Sanitary Sewer Easement (NOT OPEN)

PROPOSED
STORMWATER BASIN
& DRAINAGE EASEMENT
(AREA = 83,332 S.F.)

STORMWATER BASIN

Existing Detention Basin Easement To be Vacated (4,063 S.F.)

20' Wide Perpetual Easement, 10' Exclusive Easement Centered Over 8 inch Main Granted to Philadelphia Suburban Water Co. (DB 5015 PG 1202)

20' Wide Abington Township Sanitary Sewer Easement (DB 5596, Pg 882 (Area = 4,063 S.F.) (see S.F.)

OPEN SPACE 'B'
233,114 S.F.
5.3516 Ac.

S39°07'07"W
348.99'

S71°26'53"E
58.00'

N67°26'53"W
62.63'

S71°26'53"E
58.00'

S16°00'00"E
106.24'

S16°00'00"E
294.15'

S16°00'00"E
336.53'

S16°00'00"E
348.99'

S16°00'00"E
201.59'

S16°00'00"E
59.78'

WOODSIDE BUILDING

POND

PROPOSED (3) REMOVABLE 6" DROP-IN BOLLARDS (5'-0" c-c)

1" OVERLAY & 8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)

10 FT. ASPHALT SIDEWALK

5 FT. ASPHALT TRAIL

NOBLE CIRCLE

15 FT. ASPHALT TRAIL

Golf Carts

17	#1656
18	#1654
19	#1652
20	#1650
21	#1648
22	#1646
23	#1644
24	#1642
25	#1640
26	#1638
28	#1645
29	#1649
45	#1634
46	#1632
47	#1630

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING STREAM LINE
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- WATERS OF THE U.S.
- 43 PROPOSED UNIT No.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, MONTGOMERY COUNTY, PA
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesheomaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	REVISION	DATE	NO
GAT	TO Submission 3R	4/25/2018	1
GAT	CONDITIONS OF FINAL APPROVAL	10/16/2018	2
GAT	STREET ADDRESSES, STORMWATER AND CLUB HOUSE	12/20/2018	3
GAT		4/26/2019	4

RECORD PLAN - EASEMENTS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-646
JOB NO.: 26393
SHEET NO. 6 OF 59

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc.to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Project site is to be provided with public water by Aqua Pennsylvania, Inc. and sanitary sewage conveyance by Abington Township with waste water treatment at the North–East Philadelphia Waste Water Treatment Plant.
9. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.
10. Construction improvements shall be completed under the specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection or other appropriate state agency, the Montgomery County Soil and Water Conservation District or other appropriate agency or in accordance with Abington Township Standards and Specifications, whichever specifications shall result in the stricter interpretation.
11. Detention, reuse and quality of stormwater runoff shall be provided in accordance with all current Stormwater Management Ordinances and standards of Abington Township and NPDES Permit Requirements.
12. Civil engineering plans, landscape/lighting plans, and reports, etc., on record at Abington Township, shall be considered a part of the approved final plans as if recorded with same.
13. Clear Sight Triangles: No wall, fence, structure, hedge, tree, shrub or other growth is allowed to be planted or maintained within the clear sight triangle which shall interfere with a free and unobstructed view within such triangles.
14. Certain BMP's have been included in the design of the stormwater management system, ie; stormwater detention/infiltration basin, rain garden, vegetated swale and water quality inserts. The user of these plans shall ensure the operations and maintenance requirements shown on the Post–construction Stormwater Management plans and details are followed.
15. The subject tract is located within the 'SNR' Senior Neighborhood Residential District.
16. On street parking is permitted in designated spaces only.
17. Abington Township is hereby granted a blanket easement for access to and/or maintenance and repair of all sanitary sewer mains.
18. Prior to commencing construction of retaining walls, detailed engineering designs and plans are required to be submitted to Abington Township for review and approval. Building permits for walls are to be issued by Abington Township.
    Wall system: Vertica Stone–cut–edge blocks by E.P. Henry, Bella stone color, or equivalent.
19. Land designated as open space area shall be deed restricted through declarations and restrictive covenants acceptable to the Township Solicitor and shall be simultaneously recorded with the approved land development plan.
20. Maintenance and ownership of the stormwater management systems including detention basins, rain gardens, infiltration beds, swales, inlets and pipes, shall be the responsibility of the property owner, their successors and assigns.

DEVELOPMENT NOTES:

1. Fire hydrants and streetlights are to be installed at the expense of the subdivider/ land developer in accordance with Township standards and with the recommondations of the respective utility companies, subject to the approval of the Board of Commissioners.
2. Streetlight and street name signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards. Streetlights and street name signs to remain property of the land owner.
3. The PECO Energy Company, Verizon and Cable companies are granted the right to construct, maintain and repair pole lines and underground equiptment on, under and across the subject property together with the right to construct, maintain and repair pole lines and underground equiptment on, under, and across all highways in this tract.
4. The stormwater detention facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors 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 basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of thebasin. Abington Township shall have perpetual easement on and over the property for access to the proposed rain gardens, infiltration/detention facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the basin to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises 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.

WAIVERS GRANTED ON DECEMBER 14, 2017, LD-17-02:

A.	SECTION 146–9.A.	Plan Stages – FROM THE REQUIREMENT TO FILE A PLAN IN TWO STAGES AS A PRELIMINARY PLAN AND AGAIN AS A FINAL PLAN SUBMISSION.
B.	SECTION 146–10.A.1.	Drafting Standards – FROM THE REQUIREMENT PLANS BE NO SMALLER THAN 1"= 50'
C.	SECTION 146–11.B.7.	Existing Features Plan – FROM THE REQUIREMENT TO DEPICT ALL EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
D.	SECTION 146–24.4.A.	Street Plan – FROM THE REQUIREMENT TO PROVIDE 50 FT. WIDE RIGHT OF WAY FOR PROPOSED INTERNAL STREETS.
E.	SECTION 146–24.4.B.	Street Plan – FROM THE REQUIREMENT ISLANDS AND MEDIAL STRIPS ARE PERMITTED ONLY IN COMMERCIAL ZONES.
F.	SECTION 146–27.1.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE SIDEWALK ON BOTH SIDES OF STREETS.
G.	SECTION 146–27.6.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE CONCRETE CURB WITH EIGHT INCH REVEAL FOR PROPOSED INTERNAL STREETS.
H.	SECTION 146–28.1.D.	Off Street Parking Areas – FROM THE REQUIREMENT TO PROVIDE LOADING AREA FOR THE PROPOSED CLUB HOUSE.
I.	SECTION 146–33.7.	Drainage – FROM THE REQUIREMENT TO SPECIFY CITY NO. 1 INLETS.
J.	SECTION 146–35.3.A.	Sanitary Sewer – FROM THE REQUIREMENT TO PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO ALL DWELLING BASEMENTS.
K.	SECTION 146–40.2.A.	Recreational Areas – FROM THE REQUIREMENT PROPOSED OPEN SPACE AREAS HAVE ACCESS TO A PUBLIC ROAD.

ZONING HISTORY PREVIOUSLY GRANTED (SPECIAL EXCEPTIONS):

1. SECTION 602.7.B: TO ALLOW THE INSTALLATION OF A SANITARY SEWER SYSTEM WITHIN REGULATED STEEP SLOPE AREAS.
2. SECTION 602.7.D: TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS AND A ROADWAY WITHIN REGULATED STEEP SLOPE AREAS.
3. SECTION 602.7.E: TO ALLOW FOR OTHER GRADING, EXCAVATION, AND ACTIVITY WHICH RESULTS IN THE DISTURBANCE OF REGULATED STEEP SLOPE AREAS.
4. SECTION 801.1.11: TO ALLOW A GRADE CHANGE WITHIN 100 FEET OF THE PROPERTY LINE.

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	UNDERGROUND DETENTION BASIN	AS SHOWN ON PLAN	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	UNDERGROUND INFILTRATION BED	AS SHOWN ON PLAN	PROPERTY OWNER	BED SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
3	SOIL AMENDMENT	LANDSCAPE ISLANDS AS SHOWN ON PLAN	PROPERTY OWNER	LANDSCAPE ISLANDS WITH SOIL AMENDMENT SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE–ESTABLISH VEGETATIVE COVER.
4	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	STREET SWEEPING	STREETS & PARKING AREA AS SHOWN ON PLANS	PROPERTY OWNER	PROPERTY OWNER WILL BE RESPONSIBLE FOR PERFORMING BI–WEEKLY STREET SWEEPING WITH A WALK BEHIND STYLE STREET VACUUM CLEANER. IN ADDITION, LARGE DEBRIS IS TO BE PICKED UP BY HAND AND MANUALLY DISCARDED.

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components. Occasionally, non–routine maintenance may be necessary for sediment removal and outlet structure maintenance or replacement.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non–technical staff. However, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on–site BMP's shall be the responsibility of the property owner:

Title Exceptions affecting survey as taken from Schedule B, Section II of First American Title Insurance Company Order Number 137726–NFA, Effective Date: March 30, 2008.

EXCEPTIONS:

2. Possible additional tax assessments for new construction and/or major improvements. (NOT SURVEY RELATED)
3. Easements or claims of easements not shown by the public record.
4. Conditions and Restrictions as being recorded in Deed Book 624 page 419. (USE RESTRICTIONS–NOT SURVEY RELATED)
5. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Thomas B.Harbison, dated 6/10/1983 and recorded in Deed Book 4709 page 1238. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
6. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Harbison York Road Limited Partnership, dated 6/10/1983 and recorded in Deed Book 4709 page 1246. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
7. Declaration of Easement by Philadelphia Presbytery Homes, Inc., dated 2/1/1999 and recorded in Deed Book 5262, page 1795. (EASEMENT OF ACCESS, UTILITIES AND STORM WATER THROUGH RYDAL PARK TO BENEFIT RYDAL WATERS FOR PROPOSED 1991 LAND DEVELOPMENT–CAN NOT PLOT)
8. Easement Agreement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 674. (DETENTION BASIN EASEMENT – SHOWN ON PLAN)
9. Sanitary Sewer Easement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 682. (SHOWN ON PLAN)
10. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as being recorded in Deed Book 1228, page 345. (BLANKET EASEMENT)
11. Rights granted to Philadelphia Electric Company as being recorded in Deed Book 1455, page 187, Deed Book 2170 page 350, Deed Book 3071 page 29, Deed Book 3264 page 477, Deed Book 4187 page 96 and Deed Book 5017 page 596.
    1455–187, PHILADELPHIA ELECTRIC COMPANY RIGHTS TO ERECT, OPERATE AND MAINTAIN ELECTRIC FACILITIES IMMEDIATELY OUTSIDE EASTERLY RIGHT OF WAY OF OLD YORK ROAD FROM BROOK ROAD SOUTHWARDLY FOR APPROXIMATELY 100 FEET. ALSO THE RIGHTS TO ERECT, INSTALL, OPERATE AND MAINTAIN GAS AND ELECTRIC FACILITIES WITHIN THE LEGAL RIGHT OF WAY OF OLD YORK ROAD.
    2170–350 PHILADELPHIA ELECTRIC COMPANY EASEMENT (30' WIDE POLE LINE EASEMENT SHOWN ON PLAN)
    3071–29 (DOES NOT PLOT ON SUJECT PREMISE)
    3264–477 PHILADELPHIA ELECTRIC COMPANY, ELECTRIC EASEMENT – (DOES NOT PLOT ON SUBJECT PREMISES)
    4187–96 PHILADELPHIA ELECTRIC COMPANY, GAS EASEMENT – (CAN NOT PLOT)
    5017–596 PHILADELPHIA ELECTRIC COMPANY, (BLANKET EASEMENT FOR GAS AND ELECTRIC SERVICES – WITH RESTRICTIONS)
12. Rights granted to Philadelphia Suburban Water Company as being recorded in Deed Book 1244 page 285 and Deed Book 5015 page 1202.
    1244–285 (CANNOT PLOT – NO PLAN ATTACHED)
    5015–1202 (DOES NOT PLOT ON SUBJECT PREMISES–SEE PLAN)
13. Deed of Dedication and Release to Montgomery County and Abington Township as being recorded in Deed Book 1594 page 558. (10' WIDE STRIP – SHOWN ON PLAN)
14. Title to the portion of the premises in the beds of Huntingdon Road, Merrit Road (if any), Rydal Way Harbison Way, Brook Road and Noble Circle is subject to public and private rights therein.
15. Title to the portion of the premises in the bed of York Road is subject to public and private rights therein.
16. Stream of water flows through premises; subject to riparian rights of owners abutting or bounding thereof.
17. Possible Easement of a private driveway and/or passageway located upon premises; subject to the proportionate part of the expense and maintenance of keeping the same in good order and repair. (POSSIBLY ACCESS TO FORMER INTERIOR PROPERTY – CAN NOT PLOT)
18. Subject to all notes, easements, conditions and other items of interest as being set forth and recorded on Land Site Plan Book 1, page 406, Plan Book 24 page 55–56 and Plan Book 26 pages 364–367.

BUILDING COVERAGE:

MAX. PERMITTED BLDG COVER = 40%

PROPOSED:

RESIDENTIAL BLDGS.	244,010 S.F.
CLUB HOUSE	4,827 S.F.
ACCESSORY STRUCTURES	550 S.F.
TOTAL	249,387 S.F.

249,387 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 17.6%

IMPERVIOUS COVERAGE:

MAX. PERMITTED IMPERVIOUS COVER = 50%

PROPOSED:

BUILDINGS	249,387 S.F.
PORCHES/PATIOS	17,758 S.F.
ROADWAY/PARKING LOTS	192,495 S.F.
WALKS/DRIVEWAYS	111,658 S.F.
WALLS	15,337 S.F.
TRAILS	23,207 S.F.
POOL	6,355 S.F.
PICKLEBALL COURT	4,352 S.F.
TOTAL	620,549 S.F.

620,549 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 43.8%

OPEN SPACE AREAS:

REQUIRED:

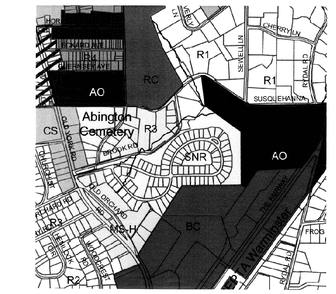
GROSS SITE AREA X 0.20

32.7949 Ac. x 0.20 = 6.5 Ac.

PROVIDED:

OPEN SPACE 'A'	11,359 S.F.	0.2608 Ac.
OPEN SPACE 'B'	233,114 S.F.	5.3516 Ac.
OPEN SPACE 'C'	42,929 S.F.	0.9855 Ac.
OPEN SPACE 'D'	29,498 S.F.	0.6772 Ac.
OPEN SPACE 'E'	48,505 S.F.	1.1135 Ac.
OPEN SPACE 'F'	94,037 S.F.	2.1588 Ac.
TOTAL		10.5474 Ac.

ZONING MAP



ZONING TABLE

ART. VIII: 'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

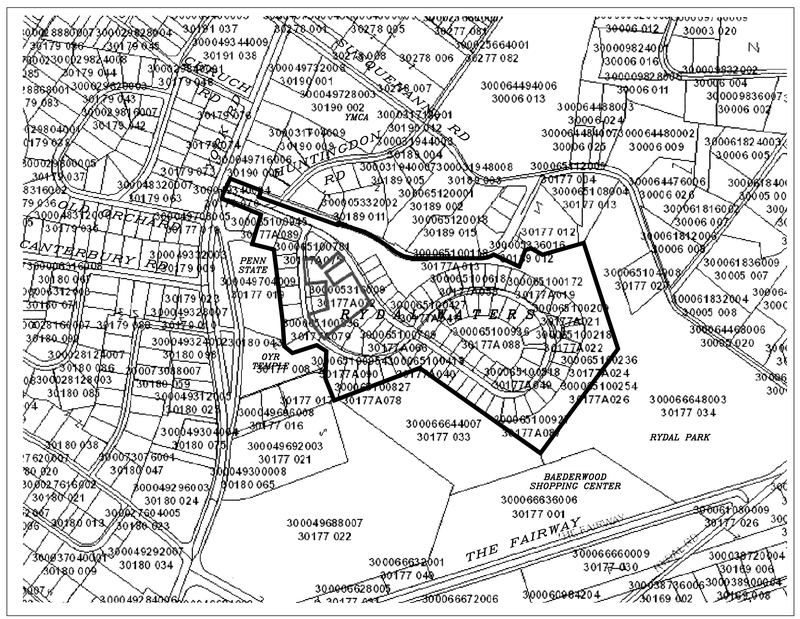
	SECTION No.:	REQUIRED:	PROPOSED
Uses by Right:	Sec. 801.		Senior Living Community (E–15) (H–7 & H–10) (Age Restricted) Club House (A–6)
DIMENSIONAL REGULATIONS:	Sec. 802.		
MIN. LOT DIMENSIONS:			
Lot Area:			
Gross to Title Lines			32.7949 Acres
Net to Legal R/W Lines		25 Acres	32.4962 Acres
Lot Width:		N/A	
Lot Depth:		N/A	
MIN. YARD DIMENSIONS:	Sec. 802.		
Tract Perimeter:		25 FT.	25 FT.
Dwelling Setback from Edge of Interior Road:		8 FT.	10.1 FT.
Side Yard:		N/A	
Rear Yard:		N/A	
COVERAGE:	Sec. 802.		
Max. Building Area:		40%	249,387 S.F./ 17.6%
Max. Impervious Area:		50%	620,549 S.F./ 43.8%
Min. Green Area:		50%	794,987 S.F./ 56.2%
Min. Open Space:		GSA (Ac.) x 0.20 32.7949 (Ac.) x 0.20 = 6.5 Ac.	10.5 Ac.
Max. Density:		GSA (Ac.) x 3.2 DU/Ac. 32.7949 (Ac.) x 3.2 DU/Ac.= 104 DU's	81 DU's 2.5 DU/Ac.
BUILDING DIMENSIONS:	Sec. 802.		
Building Height:		35 FT.	One Sty, <35 FT.
Max. Building Length:		120 FT.	101.2 FT.
Min. Building Separation:		10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 803.		
A. Retail Operations:		None Permitted (1)	None
B. Residential Buffer:		25 FT. Screening Buffer (2)	25 FT.
C. Open Space Standards:		Min. 3 Areas >1.0 Ac. Ea.	3 Areas, 8.6 Ac.
OFF–STREET PARKING:	Sec. 2304.E.15.		
Single Family Dwellings:	Use H–7	Two Spaces/Unit (3) 41 Units x 2 = 82 P.S.	82 Parking Spaces
Twin Dwelling Units:	Use H–10	Two Spaces/Unit (3) 40 Units x 2 = 80 P.S.	80 Parking Spaces
Visitor Street Parking:		None Required	48 Parking Spaces
Club House Parking:	Use A–6	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces:		Required = 162 Spaces	Provided = 250 Spaces
Parking Space Size:	Sec. 2304.H.7a Sec. 2304.H.10a.	9 FT. x 18 FT.	Club House: 10 FT. x 18 FT. Street Parking: 9 FT. x 18 FT.
Parking Aisle Width:	Sec. 2310.	24 FT. (Two–Way) 12 FT. (One–Way)	24 FT. (Two Way) N/A
OPEN SPACE STANDARDS:	Sec. 2601.K.		
# Non–contiguous Open Space Areas	Sec. 2601.K.1.d.	Max. Three Areas	Three Open Space Areas
Min. Open Space Area	Sec. 2601.K.1.d.	One Acre	1.1 Ac.
Permitted Structure Setback From Tract Boundary, Property Line or Roadway	Sec. 2601.K.1.e.	50 FT.	76 FT. (Dog Park)
Max. Floodplain, Wetland or Slopes > 25%	Sec. 2601.K.1.h.	75 %, Max.	< 75%
Min. Width / Length to Width Ratio	Sec. 2601.K.1.i.	100 FT., 4:1 Ratio	> 100 FT./ 4:1 Ratio
RIPARIAN CORRIDOR CONSERVATION DISTRICT:			
Zone One	Sec. 1502.A.2.a.	Min. 25 FT.	Min. 25 FT.
Zone Two	Sec. 1502.A.2.b.	Min. 50 FT.	Min. 50 FT.
Conditional Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Mitigation Measures	Sec. 1508.B.		

(1) No retail operations or retail land uses are permitted even as accessory uses.

(2) Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to Section 2403.B.4 Buffer Specifications, High Intensity Buffer of Medium Intensity Buffer Option A, with a depth of not less than twenty–five (25) feet in depth shall be provided.

(3) Required off–street parking for single family detached dwellings is exclusive of garage spaces.

TAX PARCEL MAP



TAX PARCELS WITHIN 400 FEET:

Parcel ID: 30–00–66648–00–3
Owner: Philadelphia Presbytery Homes, Inc.
Address: 1515 The Fairway

Parcel ID: 30–00–66636–00–6
Owner: BSC Jenkintown, LP
Address: 1631 The Fairway

Parcel ID: 30–00–66644–00–7
Owner: Baederwood Residential Partners, LP
Address: The Fairway

Parcel ID: 30–00–49688–00–7
Owner: DDR Noble TC Trust
Address: 901 Old York Road

Parcel ID: 30–00–49692–00–3
Owner: Abington York Road LP
Address: 939 Old York Road

Parcel ID: 30–00–49694–00–1
Owner: James L. & Alice G Trustees
Address: 943 Old York Road

Parcel ID: 30–00–49696–00–8
Owner: OLYOR Corporation
Address: 947 Old York Road

Parcel ID: 30–00–49700–00–4
Owner: Old York Road Temple
Address: 971 Old York Road

Parcel ID: 30–00–49704–00–9
Owner: Pennsylvania State Univiversity The
Address: 1001 Old York Road

Parcel ID: 30–00–48708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49344–00–9
Owner: Abington Presbyterian Church
Address: 1082 Old York Road

Parcel ID: 30–00–49732–00–8
Owner: Abington Presbyterian Church
Address: Old York Road

Parcel ID: 30–00–49340–00–4
Owner: Abington Township
Address: 1030 Old York Road

Parcel ID: 30–00–49332–00–3
Owner: Choe Jennie E. & Sookie J
Address: 1000 Old York Road

Parcel ID: 30–00–49336–00–8
Owner: Alsue Enterprises LLC
Address: 1020 Old York Road

Parcel ID: 30–00–49716–00–6
Owner: Tempenny Associates R A Wenhold MD
Address: 1047 Old York Road

Parcel ID: 30–00–49720–00–2
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1059 Old York Road

Parcel ID: 30–00–49724–00–7
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1067 Old York Road

Parcel ID: 30–00–49728–00–3
Owner: Philadelphia Freedon Valley Youg Mens Christian Association
Address: 1073 Old York Road

Parcel ID: 30–00–49712–00–1
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–28428–00–9
Owner: Connor James L. & Alice G Trustees
Address: 2 Hidden Lane

Parcel ID: 30–00–28432–00–5
Owner: Vansaldi Eugene J Revocable Trust
Address: 3 Hidden Lane

Parcel ID: 30–00–08784–00–6
Owner: Li Alex & Chen Daphne
Address: 1035 Church Street

Parcel ID: 30–00–08788–00–2
Owner: Levy Elliot M & Megan M
Address: 1039 Church Street

Parcel ID: 30–00–08792–00–7
Owner: Libby Beth A & Dina E
Address: 1043 Church Street

Parcel ID: 30–00–08796–00–3
Owner: Cissone Mac & Susan
Address: 1045 Church Street

Parcel ID: 30–00–08800–00–8
Owner: McCarron Robert T & Catherine
Address: 1049 Church Street

Parcel ID: 30–00–08804–00–4
Owner: Parkhill Patricia A & Frank J
Address: 1053 Church Street

Parcel ID: 30–00–08808–00–9
Owner: Pitsow Mark & Elaine J
Address: 1059 Church Street

Parcel ID: 30–00–08756–00–7
Owner: Walter John Anthony Jr &
Gdowik–Walter Maureen
Address: 1034 Church Street

Parcel ID: 30–00–08752–00–2
Owner: Garcia–Gordon Charles F & Lorraine L
Address: 1028 Church Street

Parcel ID: 30–00–08760–00–3
Owner: Flores Nixon J & Carmen G
Address: 1040 Church Street

Parcel ID: 30–00–08764–00–8
Owner: Scoendorfer Dean L & Rosemary
Address: 1044 Church Street

Parcel ID: 30–00–48284–00–7
Owner: Cohen Marie
Address: 1810 Old Orchard Road

Parcel ID: 30–00–48288–00–3
Owner: Day Stephen M & Susan M
Address: 1824 Old Orchard Road

Parcel ID: 30–00–48292–00–8
Owner: Gray Collin & Luisa
Address:1830 Old Orchard Road

Parcel ID: 30–00–48280–00–2
Owner: Pitcairn Trust Co Guardian Est
Address: 1812 Old Orchard Road

Parcel ID: 30–00–00488–00–4
Owner: Cutilli Vincent F & Nancy Trustees
Address: 1918 Adams Ave

Parcel ID: 30–00–06296–00–1
Owner: Pisko Robert B & Linda
Address: 1815 Canterbury Road

Parcel ID: 30–00–08292–00–5
Owner: Lockhart Christopher Samuel & Edler Donna Lee
Address: 1821 Canterbury Road

Parcel ID: 30–00–65120–00–1
Owner: Cafone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–64476–00–6
Owner: Reilly Michael J & Nancy B
Address: 1635 Susquehanna Road

Parcel ID: 30–00–64480–00–2
Owner: Tartaglia Joseph S & Barbara L
Address: 1641 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address:1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keogh Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–65112–00–9
Owner: Wysocki Douglas E. & Monica E.
Address: 1676 Susquehanna Road

Parcel ID: 30–00–65120–01–8
Owner: Adam J Kenneth
Address: 1710 Susquehanna Road

Parcel ID: 30–00–65120–00–1
Owner: Cafone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address: 1606 Susquehanna Road

Parcel ID: 30–00–31696–00–8
Owner: McMahon Herbert E Jr & Lori A
Address: 1046 Huntingdon Road

Parcel ID: 30–00–31700–00–4
Owner: McVeigh Susanna A
Address: 1052 Huntingdon Road

Parcel ID: 30–00–31704–00–9
Owner: LIPA Bethany M & Esrick Michael
Address: 1056 Huntingdon Road

Parcel ID: 30–00–21708–00–5
Owner: White Joshua D & Hannah
Address: 1062 Huntingdon Road

Parcel ID: 30–00–31712–00–1
Owner: Germain Christopher & Heidi Sanders
Address: 1092 Huntingdon Road

Parcel ID: 30–00–31924–00–5
Owner: Heilman Dan & Von
Address: 1047 Huntingdon Road

Parcel ID: 30–00–31928–00–1
Owner: Detweiler Amanda & Kenneth
Address: 1055 Huntingdon Road

Parcel ID: 30–00–31932–00–6
Owner: Dardaris Gregory W & Christine M
Address: 1065 Huntingdon Road

Parcel ID: 30–00–31936–00–2
Owner: Lee Stephen & Teleck
Address: 1073 Huntingdon Road

Parcel ID: 30–00–31940–00–7
Owner: Gibson Ray J III & Anne M
Address: 1079 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Meyerowitz William & Clair
Address: 1085 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Durkin Mary Jane
Address: 1091 Huntingdon Road

Parcel ID: 30–00–61812–00–6
Owner: Larosa Michael J & Constance D
Address: 1112 Sewell Lane

Parcel ID: 30–00–61832–00–4
Owner: Becker Alan R
Address: 1105 Sewell Lane

Parcel ID: 30–00–05328–00–6
Owner: Kleiman Keith & Heidi
Address: 1785 Huntingdon Road

Parcel ID: 30–00–05332–00–2
Owner: Marsh Diane Read & Charles S
Address: 1779 Brook Road

Parcel ID: 30–00–05336–00–7
Owner: Lowery Robert S & Heras Kristin
Address: 1719 Brook Road

Parcel ID: 30–00–05336–01–6
Owner: Lowery Robert S & Heras Kristin
Address: Brook Road

Parcel ID: 30–00–05324–00–1
Owner: Marquardt Donald E Jr & Kathryn
Address: 1805 Brook Road

Parcel ID: 30–00–05320–00–5
Owner: Adcock C Dee & Sandra J
Address: 1714 Brook Road

Parcel ID: 30–00–05336–02–5
Owner: Adcock C Dee & Sandra J
Address: Brook Road

Parcel ID: 30–00–05336–03–4
Owner: Adcock C Dee & Sandra J
Address: Brook Road

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–038
SITE ADDRESS
OLD YORK ROAD
ABINGTON PA, 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REMOVED FROM PLAN	GAT
5	3/03/2020	AMENDED PLAN: UNITS 56–58	GAT
4	4/06/2019	REMOVE NOTE #21	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	LD Submission Set	GAT

PROJECT IDENTIFICATION & NOTES
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–647
JOB NO.: 26393
SHEET NO.: 7 OF 59

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.

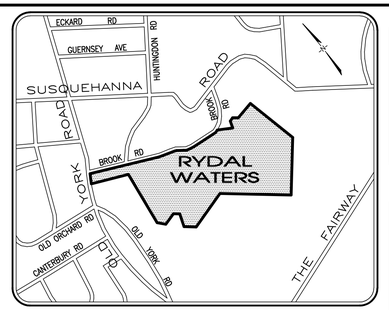
SOIL CLASSIFICATIONS

SYMBOL	SOILS
Ba	Baile silt loam (alluvial)
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land–Gladstone 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 and by on–site soil analysis of alluvials by VW Consultants, Inc. of Quakertown, PA.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100–YR FLOOD PLAIN
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WETLANDS / WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED WOODLAND LINE
- RIPARIAN CONSERVATION DISTRICT BOUNDARY
- ZONE TWO
- ZONE ONE
- STREAM / WATER COURSE
- LIMIT OF NATURAL SLOPES

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.

RIPARIAN CORRIDOR

ZONE TWO WAIVER AREAS (35,630 S.F.)
ZONE TWO MITIGATION AREAS (35,638 S.F.)

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	REQUIRED PRESERVED AREA (%)
WOODLANDS (FOREST)	217,290	25% MIN.
MAN–MADE SLOPES: (NON–REGULATED)		
15–25%	69,614	N/A
> 25%	119,434	N/A
NATURAL SLOPES: (REGULATED)		
15–25%	58,991	75% MIN.
> 25%	51,106	90% MIN.

SITE AREA

Area to Former Title Lines
1,428,546 S.F. or 32.7949 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

PROPERTY DATA:

Owner: Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation
County Parcel #: See Plan
Block/Unit #: See Plan
Address: York Road, Rydal Way, Noble Circle and Harbison Way
Area: 1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
HARBISON WAY
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	1D Submission 3rd	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2018	NOT REVISED	GAT

NATURAL RESOURCE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM 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: stcff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE: JUNE 2, 2017
DWG NO.: A–10–648–A
JOB NO.: 26393
SHEET NO. 8A OF 59

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philoladelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philoladelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.

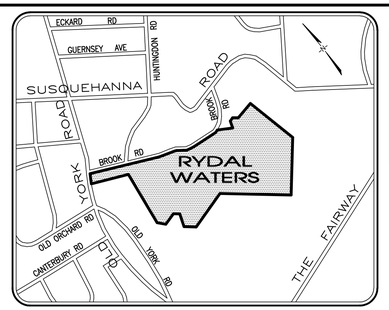
SOIL CLASSIFICATIONS

SYMBOL	SOILS
Ba	Baile silt loam (alluvial)
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land–Gladstone 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 and by on–site soil analysis of alluvials by VW Consultants, Inc. of Quakertown, PA.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100–YR FLOOD PLAIN
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WETLANDS / WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED WOODLAND LINE
- PROPOSED CONTOUR LINE
- RIPARIAN CONSERVATION DISTRICT BOUNDARY
- ZONE TWO
- ZONE ONE
- STREAM / WATER COURSE

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.

NON–REGULATED SLOPE:
Steep slope does not include any area exceeding the 15% standard when such area is subject to land development or subdivision approval granted by the Township prior to the effective date of this Chapter, and provided that improvements in such area have been substantially completed in accordance with such prior approval.

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	DISTURBED AREA (S.F.)	PRESERVED AREA (S.F.)	% PRESERVED AREA (%)	REQUIRED PRESERVED AREA (%)
WOODLANDS (FOREST)	217,290	91,587	125,703	57.8%	25% MIN.
MAN–MADE SLOPES:					
15–25%	69,614	58,289	11,325	16.3%	
> 25%	119,434	72,693	46,741	39.1%	
NATURAL SLOPES:	(Non–regulated, see note above)				
15–25%	58,991	46,944	12,047	20.4%	75% MIN.
> 25%	51,106	21,516	29,590	57.9%	90% MIN.

PROPERTY DATA:

Owner: Philadelphia Presbytery Homes, Inc., a Pennsylvania Non–Profit Corporation
County Parcel #: See Plan
Block/Unit #: See Plan
Address: York Road, Rydal Way, Noble Circle and Harbison Way
Area: 1,415,536 S.F. or 32.4962 Acres

SITE AREA

Area to Former Title Lines
1,428,546 S.F. or 32.7949 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

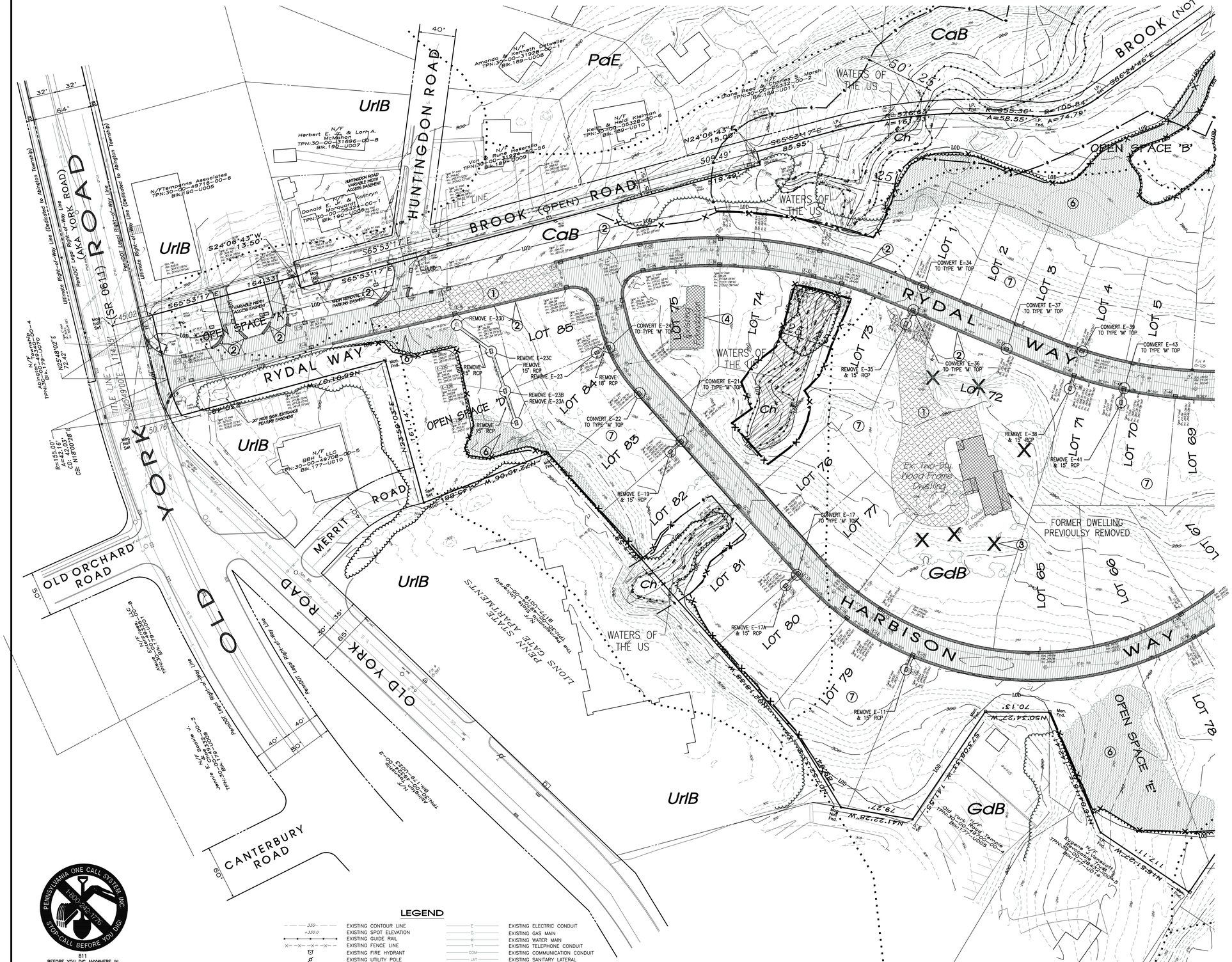
NO	DATE	REVISION	BY
1	4/25/2018	DD Submission Set	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2018	NOT REVISED	GAT

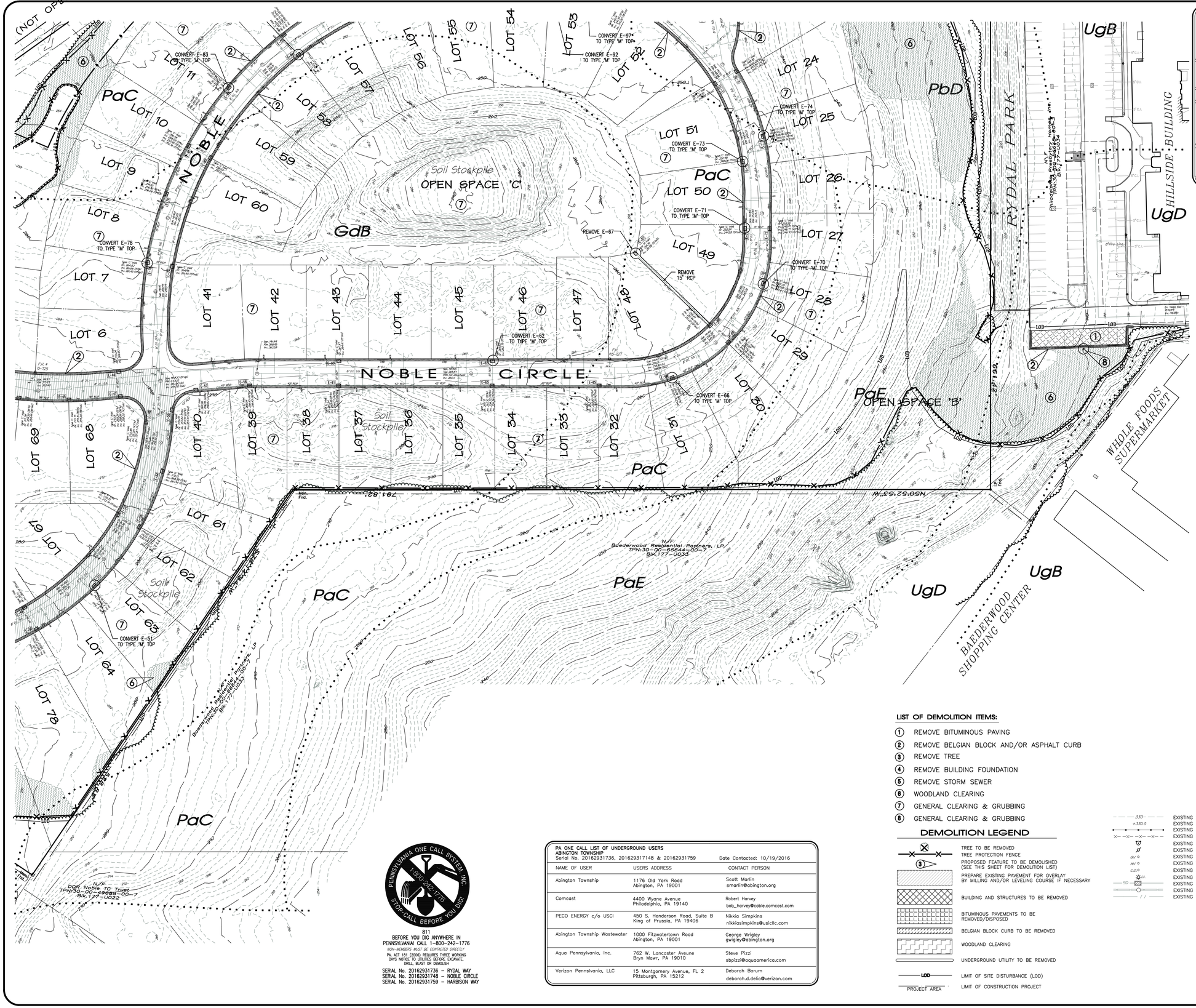
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@cesshoemaker.com

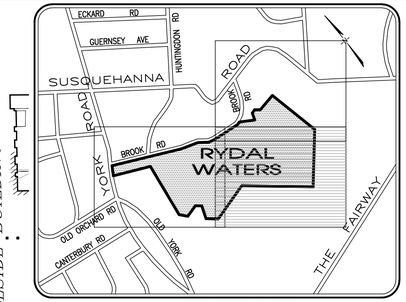
SCALE 1" = 100'
0' 50' 100' 200' 300'

RESOURCE CONSERVATION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–648–B
JOB NO.: 26393
SHEET NO.: 8B OF 59


BROOK (NOT OPEN)
BROOK (OPEN) ROAD
HUNTINGTON ROAD
YORK ROAD (SR 0611) (AKA OLD YORK ROAD)
RYDAL WAY
HARBISON WAY
OLD YORK ROAD
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
WATERS OF THE US
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'D'
OPEN SPACE 'E'
FORMER DWELLING PREVIOUSLY REMOVED
Ex. Two-Sty. Wood Frame Dwelling
LOT 69
LOT 70
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
CaB
PaE
UrlB
GdB
Ch
TITLE LINE
LOD
CONVERT E-17 TO TYPE 'M' TOP
CONVERT E-21 TO TYPE 'M' TOP
CONVERT E-22 TO TYPE 'M' TOP
CONVERT E-24 TO TYPE 'M' TOP
CONVERT E-34 TO TYPE 'M' TOP
CONVERT E-35 TO TYPE 'M' TOP
CONVERT E-36 TO TYPE 'M' TOP
CONVERT E-37 TO TYPE 'M' TOP
CONVERT E-39 TO TYPE 'M' TOP
CONVERT E-43 TO TYPE 'M' TOP
REMOVE E-11 & 15" RCP
REMOVE E-17A & 15" RCP
REMOVE E-19 & 15" RCP
REMOVE E-23D
REMOVE E-23C
REMOVE 15" RCP
REMOVE E-23
REMOVE E-23B
REMOVE E-23A
REMOVE 18" RCP
REMOVE 15" RCP
REMOVE E-35 & 15" RCP
REMOVE E-38 & 15" RCP
REMOVE E-41 & 15" RCP
VARIABLE WIDTH ACCESS EASEMENT
HUNTINGTON ROAD VARIABLE WIDTH ACCESS EASEMENT
30' WIDE MAIN ENTRANCE FEATURE EASEMENT
SIGN REMOVAL & PARKING EASEMENT
Penndot Legal Right-of-Way Line (Dedicated to Abington Township)
Ultimate Right-of-Way Line
Penndot Legal Right-of-Way Line
The Pennsylvania State University
Trustees of the Penn State Foundation
Penn State Lions Gate Apartments
Abington Township
Old York Road Partnership
Old York Road Country Club
Philadelphia Presbytery Homes, Inc.
Abington Presbyterian Church
Abington Memorial Hospital
Trustees of Temple University
Tuscarora Intermediate Unit 11
Commonwealth of Pennsylvania
Penndot
Herbert E. Jr. & Lorri A. McArthur
Amanda & Kenneth Detweiler
Diane Reed
Nicholas S. Marsh
Kelly & Heidi Kleinman
Van Dyke Rentals
Donald E. & Kathryn Marquardt
N/F Tempesta Associates
N/F Kelly & Heidi Kleinman
N/F Abington Memorial Hospital
N/F Trustees of Temple University
N/F Old York Road Country Club
N/F Abington Township
N/F Commonwealth of Pennsylvania
N/F Penndot
N/F Tuscarora Intermediate Unit 11
N/F Trustees of the Penn State Foundation
N/F Penn State Lions Gate Apartments
N/F Old York Road Partnership
N/F Philadelphia Presbytery Homes, Inc.
N/F Abington Presbyterian Church
BBH, LLC
N/F Penndot
N/F Penndot
N/F Penndot





LOCATION MAP
SCALE: 1" = 800'

SOIL CLASSIFICATIONS

SYMBOL	SOILS
Ba	Baile silt loam (alluvial)
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land–Gladstone 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 and by on–site soil analysis of alluvials by VW Consultants, Inc. of Quakertown, PA.

LIST OF DEMOLITION ITEMS:

1. REMOVE BITUMINOUS PAVING
2. REMOVE BELGIAN BLOCK AND/OR ASPHALT CURB
3. REMOVE TREE
4. REMOVE BUILDING FOUNDATION
5. REMOVE STORM SEWER
6. WOODLAND CLEARING
7. GENERAL CLEARING & GRUBBING
8. GENERAL CLEARING & GRUBBING

DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
- PREPARE EXISTING PAVEMENT FOR OVERLAY BY MILLING AND/OR LEVELING COURSE IF NECESSARY
- BUILDING AND STRUCTURES TO BE REMOVED
- BITUMINOUS PAVEMENTS TO BE REMOVED/DISPOSED
- BELGIAN BLOCK CURB TO BE REMOVED
- WOODLAND CLEARING
- UNDERGROUND UTILITY TO BE REMOVED
- LOD — LIMIT OF SITE DISTURBANCE (LOD)
- PROJECT AREA — LIMIT OF CONSTRUCTION PROJECT

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
SCO	EXISTING SEWER CLEAN OUT
LL	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	ZONING DISTRICT BOUNDARY
	FEMA 100–YR FLOOD LINE
	SOIL BOUNDARY LINE
	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

PA ONE CALL LIST OF UNDERGROUND USERS
ABINGTON TOWNSHIP
Serial No. 20162931736, 20162931748 & 20162931759 Date Contacted: 10/19/2016

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	15 Montgomery Avenue, FL 2 Pittsburgh, PA 15212	Deborah Barum deborah.d.delia@verizon.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–033144–E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
YORK ROAD
RIDAL WATERS DRIVE CIRCLE
NOBLE CIRCLE & NOBLE TERRACE
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcf@cesnoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	REVISION	NO	DATE
CJAT	NOT REVISED	3	12/20/2018
CJAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
CJAT	TO Submission SET	1	4/25/2018

EXISTING FEATURES/DEMOLITION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, P.A.

DATE: JUNE 2, 2017
DWG NO.: A–10–650
JOB NO.: 26393
SHEET NO. 10 OF 59

DEMOLITION LEGEND

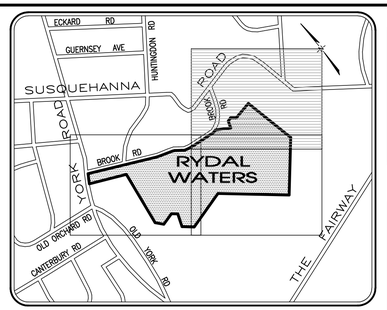
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- (3) PROPOSED FEATURE TO BE DEMOLISHED (SEE THIS SHEET FOR DEMOLITION LIST)
- PREPARE EXISTING PAVEMENT FOR OVERLAY BY MILLING AND/OR LEVELING COURSE IF NECESSARY
- BUILDING AND STRUCTURES TO BE REMOVED
- BITUMINOUS PAVEMENTS TO BE REMOVED/DISPOSED
- BELGIAN BLOCK CURB TO BE REMOVED
- WOODLAND CLEARING
- UNDERGROUND UTILITY TO BE REMOVED
- LOD — LIMIT OF SITE DISTURBANCE (LOD)
- PROJECT AREA — LIMIT OF CONSTRUCTION PROJECT

LIST OF DEMOLITION ITEMS:

1. REMOVE BITUMINOUS PAVING
2. REMOVE BELGIAN BLOCK AND/OR ASPHALT CURB
3. REMOVE TREE
4. REMOVE BUILDING FOUNDATION
5. REMOVE STORM SEWER
6. WOODLAND CLEARING
7. GENERAL CLEARING & GRUBBING
8. GENERAL CLEARING & GRUBBING

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- RIPARIAN CONSERVATION DISTRICT



LOCATION MAP
SCALE: 1" = 800'

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
RYDAL WATERS, HARBISON WAY
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

BY	REVISION	NO	DATE
GAT	NOT REVISED		
GAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
GAT	00 Submission Set	1	4/25/2018
		3	12/20/2018

EXISTING FEATURES/DEMOLITION PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-651
JOB NO.: 26393
SHEET NO.: 11 OF 59

LEGEND

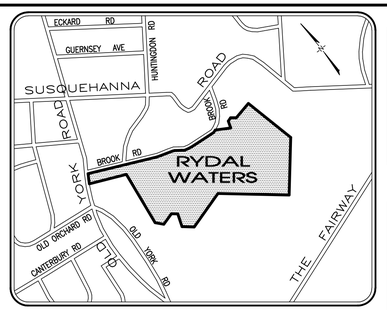
330	EXISTING CONTOUR LINE	E	EXISTING ELECTRIC CONDUIT
+330.0	EXISTING SPOT ELEVATION	G	EXISTING GAS MAIN
	EXISTING GUIDE RAIL	W	EXISTING WATER MAIN
	EXISTING FENCE LINE	T	EXISTING TELEPHONE CONDUIT
	EXISTING FIRE HYDRANT	COM	EXISTING COMMUNICATION CONDUIT
	EXISTING UTILITY POLE	LAT	EXISTING SANITARY LATERAL
GV	EXISTING GAS VALVE		EXISTING SIGN
WV	EXISTING WATER VALVE		EXISTING WOODLANDS
CO	EXISTING SEWER CLEAN OUT		FEMA 100-YR FLOOD LINE
	EXISTING LIGHT POST		ZONING DISTRICT BOUNDARY
SD	EXISTING STORM SEWER w/ INLET		SOIL BOUNDARY LINE
	EXISTING SANITARY SEWER	WOTUS WOTUS	WATERS OF THE U.S.
	EXISTING OVERHEAD WIRE		EXISTING STREAM LINE

GENERAL NOTES:

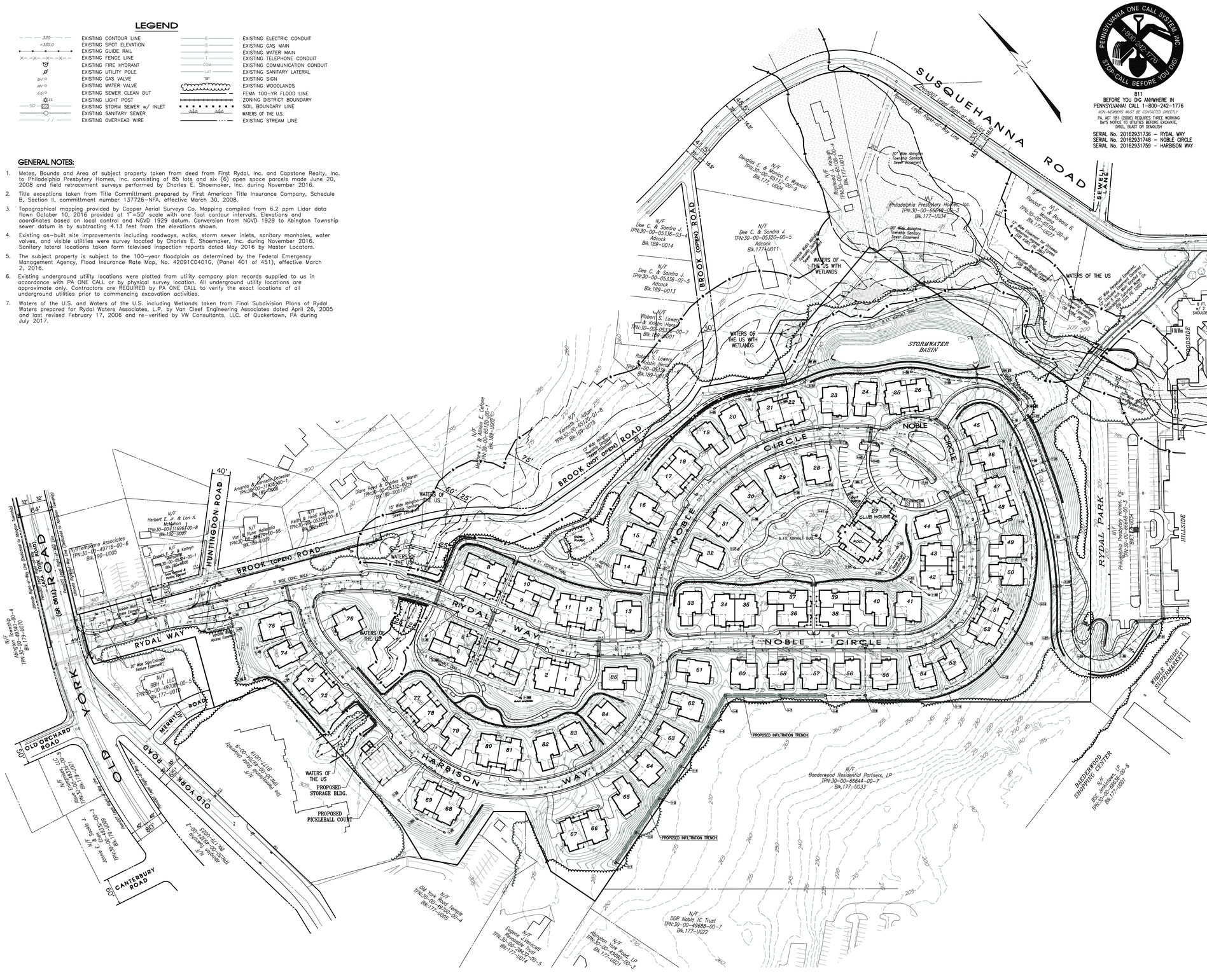
1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@ceshoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	2nd AMENDED PLAN: UNITS 70 & 71 REVISED TO SINGLE FAMILY DETACHED	GAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	GAT
4/05/2019	5	Township Review	GAT
1/15/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

OVERALL SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–652
JOB NO.: 26393
SHEET NO.: 12 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
4	01/18/2019	CD Submission 3rd	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	TD Submission 3rd	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-653
JOB NO.: 26393
SHEET NO. 13 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

PROPOSED

- LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
7/15/2021	8	2nd AMENDED PLAN, PEDICABLL COURT	CAT
7/29/2020	7	COTTAGE UNIT #30 FLIPPED	CAT
3/03/2020	6	AMENDED PLAN, UNITS 56-58	CAT
4/26/2019	5	Township Review	CAT
1/16/2019	4	60 Submission Set	CAT
12/20/2018	3	SIDEWALK AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	10 Submission Set	CAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-654
JOB NO.: 26393
14 OF 59

CLUB HOUSE
FF=251.50
POOL
TOT LOT
TOT LOT
PASSIVE SPORTS ACTIVITY AREA
6 FT ASPHALT TRAIL
CIRCLE
RYDAL PARK
HILLSIDE BUILDING
N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66644-00-3
Blk.177-U034
N/F
Baederwood Residential Partners, LP
TPN:30-00-66644-00-7
Blk.177-U033
BAEDERWOOD
SHOPPING CENTER
N/F
BSC Jenkintown, LP
TPN:30-00-66636-50-6
Blk.77-U001
WHOLE FOODS
SUPERMARKET
N50°52'53"W
37 FF=269.50
36 FF=269.50
39 FF=267.50
38 FF=267.50
40 FF=267.00
41 FF=264.50 BF=254.50
42 FF=254.50
43 FF=254.50
44 FF=253.00
47 FF=252.50 BF=242.50
48 FF=252.50 BF=242.50
49 FF=254.00 BF=244.00
50 FF=255.00 BF=245.00
51 FF=256.00 BF=246.00
52 FF=256.00 BF=246.00
53 FF=260.00
54 FF=261.50
55 FF=266.00 BF=256.00
56 FF=267.50
57 FF=268.50
MH-1 R:249.83
I-39 GR:250.00
I-40 GR:249.50
I-41 GR:249.50
I-41A GR:248.00
I-44 GR:248.65
I-54 GR:249.00
I-53 GR:249.25
I-52 GR:249.50
I-51 GR:253.50
I-50 GR:253.50
I-14 GR:243.20
I-15 GR:243.50
I-18 GR:240.40
I-23
I-24
I-26
I-27
I-29
I-30
I-31
I-3 GR:244.50
I-12 GR:249.00
I-11 GR:257.50
I-10
I-9 GR:263.50
I-8 GR:265.75
GR:268.00
E-107
E-63
E-62
E-65
E-66
E-67
E-68
E-69
E-70
E-71
E-72
E-73
E-74
E-75
E-76
E-77
E-78
E-79
E-80
E-81
E-82
E-83
E-84
E-85
E-86
E-87
E-88
E-89
E-90
E-91
E-92
E-93
E-94
E-95
E-96
E-97
E-98
E-99
E-100
E-101
E-102
E-103
E-104
E-105
E-106
LOD
100'
15" HDPE
18" HDPE
24" HDPE
8" HDPE
6" HDPE
5' WIDE CONC. WALK
8' WIDE CONC. WALK
8" Fire Line
Ex. Temp. End of Pipe Inv. 730.60+
Sanitary Manhole Rim 730.25 Inv. 715.05 (8"SW)
Inv. 715.05 (8"SW)
Inv. 715.05 (8"SW)
Inv. 715.05 (8"SW)
Sanitary Manhole Rim 730.25 Inv. 715.05 (8"SW)
Inv. 715.05 (8"SW)
Inv. 715.05 (8"SW)
Inv. 715.05 (8"SW)

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
C.O.	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

BY	REVISION	DATE	NO
CAT	PRELIMINARY/FINAL SUBDIVISION SUBMISSION	4/25/2018	1
CAT	CONDITIONS OF FINAL APPROVAL	10/16/2018	2
CAT	SIDEWALKS AND CLUB HOUSE	11/20/2018	3
CAT	DEP Submission Set	01/18/2019	4

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-656
JOB NO.: 26393
16 OF 59

100

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	01/18/2019	CD Submission Set	GAT
2	12/20/2018	SIGNALS AND CLUB HOUSE	GAT
3	10/16/2018	CONDITIONS of FINAL APPROVAL	GAT
4	4/25/2018	1D Submission Set	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-657
JOB NO.: 26393
17 OF 59

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
LL	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

PLOTTED: 4/25/2018 10:01

LEGEND

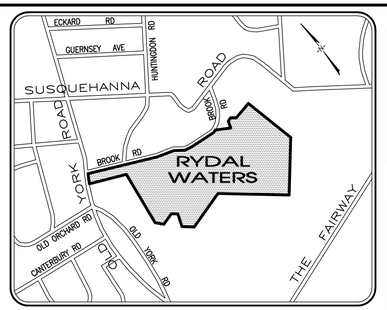
330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

GENERAL NOTES:

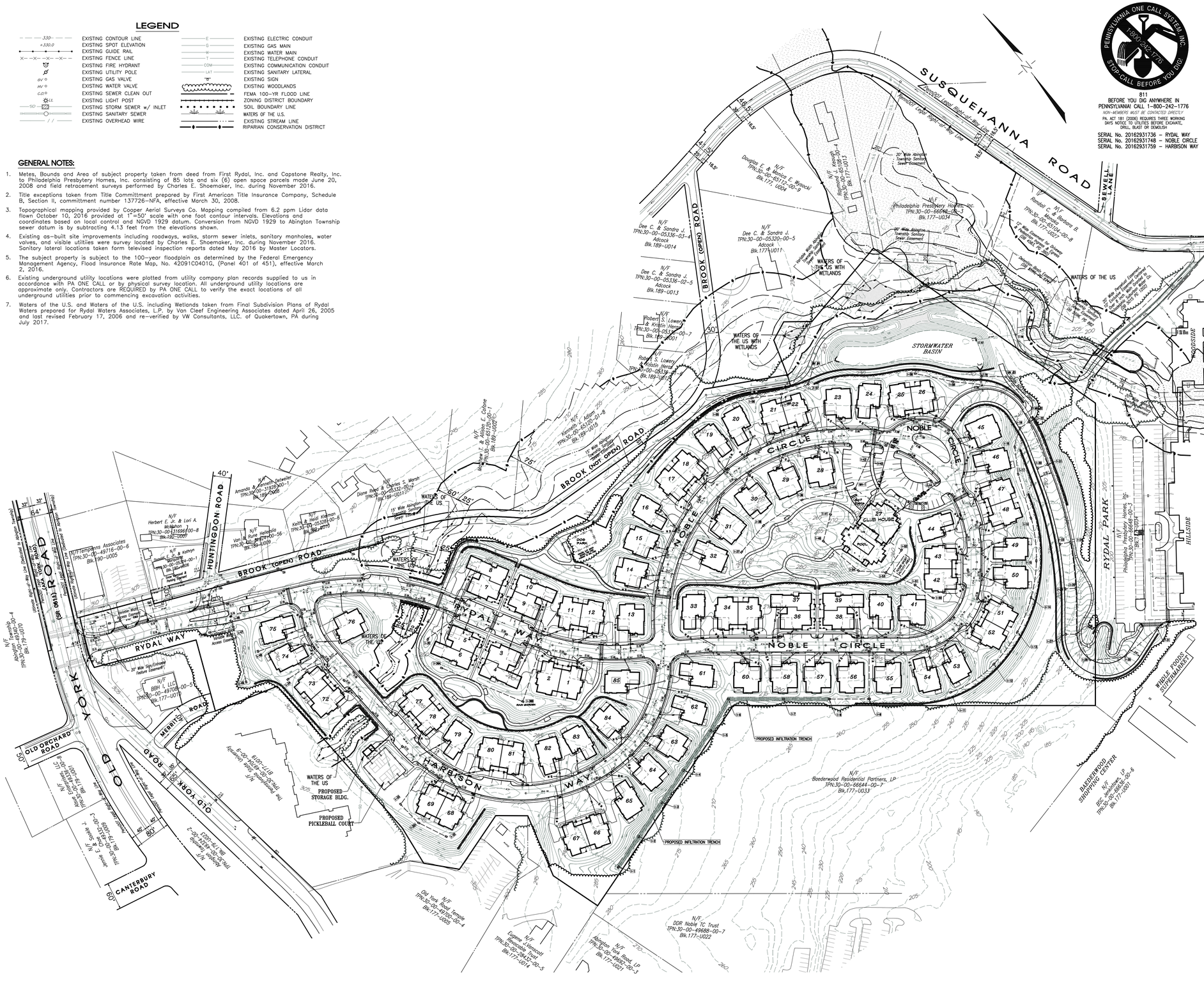
1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@ceshoemaker.com
SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	AMENDED PLAN: PICKLEBALL COURT	CAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	CAT
04/04/2019	5	Township Review	CAT
01/16/2019	4	CD Submission Set	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	DD Submission Set	CAT

OVERALL SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–658
JOB NO.: 26393
SHEET NO.: 18 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING
DAYS NOTICE TO UTILITIES BEFORE EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING CONTOUR LINE	PROPOSED ELECTRIC CONDUIT
EXISTING SPOT ELEVATION	PROPOSED GAS MAIN
EXISTING GUIDE RAIL	PROPOSED WATER SERVICE
EXISTING FENCE LINE	PROPOSED COMMUNICATION CONDUIT
EXISTING FIRE HYDRANT	PROPOSED SANITARY LATERAL
EXISTING UTILITY POLE	PROPOSED SIGN
EXISTING GAS VALVE	PROPOSED EDGE OF WOODLANDS
EXISTING WATER VALVE	PROPOSED CONTOUR LINE
EXISTING SEWER CLEAN OUT	PROPOSED FENCE LINE
EXISTING LIGHT POST	PROPOSED STORM SEWER
EXISTING STORM SEWER w/ INLET	PROPOSED SEWER CLEAN OUT
EXISTING SANITARY SEWER	PROPOSED SPOT ELEVATION
EXISTING OVERHEAD WIRE	RIPARIAN CONSERVATION DISTRICT
EXISTING ELECTRIC CONDUIT	TREE PROTECTION FENCE
EXISTING GAS MAIN	PROPOSED WATER MAIN (8")
EXISTING WATER MAIN	PROPOSED STREET LIGHT– T3
EXISTING TELEPHONE CONDUIT	PROPOSED STREET LIGHT– T–5
EXISTING COMMUNICATION CONDUIT	PROPOSED BOLLARD LIGHT
EXISTING SANITARY LATERAL	
EXISTING SIGN	
EXISTING WOODLANDS	
FEMA 100–YR FLOOD LINE	
ZONING DISTRICT BOUNDARY	
SOIL BOUNDARY LINE	
WATERS OF THE U.S.	
EXISTING STREAM LINE	

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO.	30–00–65100–63–6
BLOCK – UNIT	30–177A–088
SITE ADDRESS	OLD YORK ROAD ABINGTON, PA 19001
DEED BOOK – PAGE	5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	3/23/2018	DRAFT PROGRESS PLOT	CAT
2	4/25/2018	DD Submission Set.	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
4	11/20/2018	SIDEWALK AND CLUB HOUSE	CAT
5	01/18/2019	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	CAT
6	2/15/2021		CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–659
JOB NO.: 26393
SHEET NO. 19 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT– T3
- PROPOSED STREET LIGHT– T–5
- PROPOSED BOLLARD LIGHT

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesh oemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

2/15/2021	9	Per AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	GAT
7/29/2020	8	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	7	AMENDED PLAN: UNITS 56-58	GAT
4/08/2019	6	Township Review	GAT
1/08/2019	5	CS Submission Set	GAT
11/20/2018	4	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	3	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	2	SD Submission Set	GAT
3/23/2018	1	DRAFT PROGRESS PLOT	GAT
DATE	NO	REVISION	BY

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–660
JOB NO.: 26393
20 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA: CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 - RYDAL WAY
SERIAL No. 20162931748 - NOBLE CIRCLE
SERIAL No. 20162931759 - HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING ELECTRIC WIRE
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE
- PROPOSED WATER MAIN (8")
- PROPOSED STREET LIGHT- T3
- PROPOSED STREET LIGHT- T-5
- PROPOSED BOLLARD LIGHT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	3/03/2020	AMENDED PLAN: UNITS 56-58	CAT
5	1/16/2019	CD Submission Set	CAT
4	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
2	4/25/2018	DD Submission Set	CAT
1	3/23/2018	DRAFT PROGRESS PLOT	CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-661
JOB NO.: 26393
21 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS MAIN
- PROPOSED WATER SERVICE
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED SANITARY LATERAL
- PROPOSED SIGN
- PROPOSED EDGE OF WOODLANDS
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER CLEAN OUT
- PROPOSED SPOT ELEVATION
- RIPARIAN CONSERVATION DISTRICT
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 30-00-05336-00-7
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	01/18/2019	CO Submission Set	CAT
4	11/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
2	4/20/2018	CO Submission Set	CAT
1	3/20/2018	DWKT PROGRESS PLOT	CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-662
JOB NO.: 26393
22 OF 59

PennDOT Legal Right-of-Way Line

15.5'-16.5'

ROAD

SEWELL LANE

33'

N/F
Raymond C. Keough
TPN:30-00-66148-00-4
Blk.177-U013

20' WIDE ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

12' WIDE EASEMENT FOR PEDESTRIAN ACCESS & UTILITIES
DB 2283 PG 362

N/F
Allan R. Becker
TPN:30-00-61832-00-4
Blk.005-U008

N/F
Pee C. & Susan O. Lee
TPN:30-00-05220-00-5
Blk.177-U011

WATERS OF THE US WITH WETLANDS

209.08'

S16°00'00"E

VARIABLE WIDTH ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

N/F
Randall C. & Barbara B. Hoopes
TPN:30-00-39504-00-8
Blk.177-U021

DETENTION BASIN EASEMENT
DB 2046, PG 879

WATERS OF THE US

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

20' WIDE PERPETUAL EASEMENT
12" ENGLISH BOND BRICK CENTERED ON LINE AS NOW MARKED AND LOCATED
DB 2046, PG 879
DB 305 PAGE 382

N61°07'32"E

61.86'

8 FT. ASPHALT TRAIL

1" OVERLAY 8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)

PROPOSED (3) REMOVABLE 6" DROP-IN BOLLARDS (5'-0" c-c)

GAS LINE FOR SERVICE DOM SERVICE

WOODSIDE BUILDING

STORMWATER BASIN

PROPOSED TYPE "DW" ENDWALL #2
INV. 223.00

Existing 24" CMP Riser Top 228.35
Inv. 220.07 (18"PVC Stormsewer)
Inv. 219.15 (24"CMP)

Existing Outlet Structure Top 226.45
Inv. 221.50 (24" N)
Inv. 221.50 (18" N)
Inv. 219.8 (24" W)

Endwall
Inv. 223.00

PROPOSED TYPE "DW" ENDWALL #1
INV. 222.50

STACKED BOULDER WALL

STACKED BOULDER WALL

42" RCP
14 LF @ 0.0200 FT/FT

MH #3

50 LF @ 0.0122 FT/FT

24" HDPE

58 LF @ 0.0517 FT/FT

47 LF @ 0.0200 FT/FT

I-58 GR:245.50
I-50 GR:243.50
I-59 GR:247.50

22 FF=251.50

23 FF=249.50 BF=239.50

24 FF=248.50 BF=238.50

25 FF=248.00 BF=238.00

26 FF=248.00 BF=238.00

NOBLE CIRCLE

45 FF=249.50

46 FF=251.50 BF=241.50

47 FF=252.50 BF=242.50

48 FF=252.50 BF=242.50

28 FF=250.50

27 CLUB HOUSE FF=251.50

44 FF=253.00

I-43 GR:246.50
I-42 GR:246.40
I-44 GR:246.50
I-41 GR:249.50
I-41A GR:248.00
I-39 GR:250.00

15" HDPE 7 LF @ 0.0071 FT/FT

MH-1 R:249.83

Salt Boxes

72 LF @ 0.0172 FT/FT

24" HDPE 38 LF @ 0.0145 FT/FT

6" DIP WATER LATERAL (TYP.)

6" DIP WATER LATERAL (MH)

I-105 50 LF @ 0.0122 FT/FT

I-104 24" HDPE 47 LF @ 0.0200 FT/FT

I-101 15" HDPE 38 LF @ 0.0200 FT/FT

I-19 24" HDPE 14 LF @ 0.0050 FT/FT

I-20 12" HDPE 44 LF @ 0.0122 FT/FT

I-22 GR:241.00

MH #2

S39°07'07"W

591.78'

N/F
Philadelphia Presbytery Homes, Inc.
TPN:30-00-66648-00-3
Blk.177-U034

20' WIDE ABINGTON TOWNSHIP SANITARY SEWER EASEMENT

20' WIDE ASPHALT SERVICE DRIVE

Proposed Pedestrian Path

Proposed Canopy Tree Protection Fence

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
LL	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
S	EXISTING SANITARY SEWER
OHW	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
	WATERS OF THE U.S.
	EXISTING STREAM LINE
E	PROPOSED ELECTRIC CONDUIT
G	PROPOSED GAS MAIN
W S	PROPOSED WATER SERVICE
COM	PROPOSED COMMUNICATION CONDUIT
LAT	PROPOSED SANITARY LATERAL
	PROPOSED SIGN
	PROPOSED EDGE OF WOODLANDS
330	PROPOSED CONTOUR LINE
	PROPOSED FENCE LINE
	PROPOSED STORM SEWER
C.O.	PROPOSED SEWER CLEAN OUT
296.5 +	PROPOSED SPOT ELEVATION
	RIPARIAN CONSERVATION DISTRICT
	TREE PROTECTION FENCE

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesheomaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	3/23/2018	DRAFT PROGRESS PLOT	CAT
2	4/25/2018	DD Submission Set	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
4	12/20/2018	SIDEWALK AND CLUB HOUSE	CAT
5	01/18/2019	CD Submission Set	CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-663
JOB NO.: 26393
23 OF 59

EROSION CONTROL PLAN OBJECTIVES

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE – Disturbances relating to these site improvements will be limited to the greatest extent practical as shown on the plan. The limits of disturbance are delineated on the Erosion Control Plan as well as the Post Construction Stormwater Management Plan. Duration of earth distance will be limited to the greatest extent possible.

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION – This property is located along a tributary to the Pennypack Creek. Therefore, protection of this resource is of the utmost importance and disturbance adjacent to the stream will only occur with the construction of the proposed endwall. Existing trees and vegetation will be preserved to the greatest extent possible.

MINIMIZE COMPACTION – This site was previously in early stages of development, so some soil compaction has already occurred, but new disturbances relating to these proposed improvements will be limited to the greatest extent practical as shown on the plan.

OTHER BMP MEASURES – Construction activities on this site greatly improve the environmental performance of this previously developed site. Silt socks, a sediment basin and inlet protection will be used until the site is stabilized to prevent sediment laden water from entering the creek. These BMPs are depicted in the Erosion Control Plans. In the event of unanticipated erosion situations or malfunctioning structural BMP devices, the Property Owner should immediately contact the Township Engineer, Project Engineer or MCCD for guidance to address the problem.

MINIMIZE THERMAL IMPACTS – Thermal impacts are difficult to quantify, but can be mitigated with design considerations throughout the project. Warm, impervious areas are generally the main contributor to thermal pollution. During the construction phases of the project, thermal impacts will be minimal due to the lack of heat retaining impervious areas. The pervious disturbed area will contribute minimally to this pollution source, and these temporary thermal impacts will be limited by limiting disturbance wherever possible and completing construction in a timely fashion.

IMPORT OR EXPORT OF FILL

Earthwork on this site will likely balance, however some importation may be required When import or export of fill is required, the responsibility for performing 'Environmental Due Diligence' and determination of 'Clean Fill' will rest with 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 is recognizable as such. The term does not include materials placed in or on the 'Waters of the Commonwealth' unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

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, eletronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of Due Diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as Clean Fill is Regulated Fill. Regulated Fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

RECYCLING AND DISPOSAL

Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measures should be planned and implemented for house keeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred rather than disposal.

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.

NOTES:
1. This site is currently (5+) a partialy developed residential site. Prior to that (50+) it was vacant/wooded land.
2. 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 soil or geological conditions are encountered during construction, the project geotechnical consultant will take appropriate action.

PLAN EXCLUSIONS:
1. There are no riparian forest buffers; therfore, they area not shown on the plan and are not requested to be waived of the protection obligations or mapped.
2. This project is not within a Special Protection Watershed; therefore, there is no antidegradation analysis or ABACT.
3. This is not an HQ or EV Watershed; therefore, there are no bondaries for HQ or EV watersheds.
4. There are no infiltration areas outside the limits of disturbance. All infiltration areas are located within the project area.

EROSION CONTROL MAINTENANCE PROCEDURES

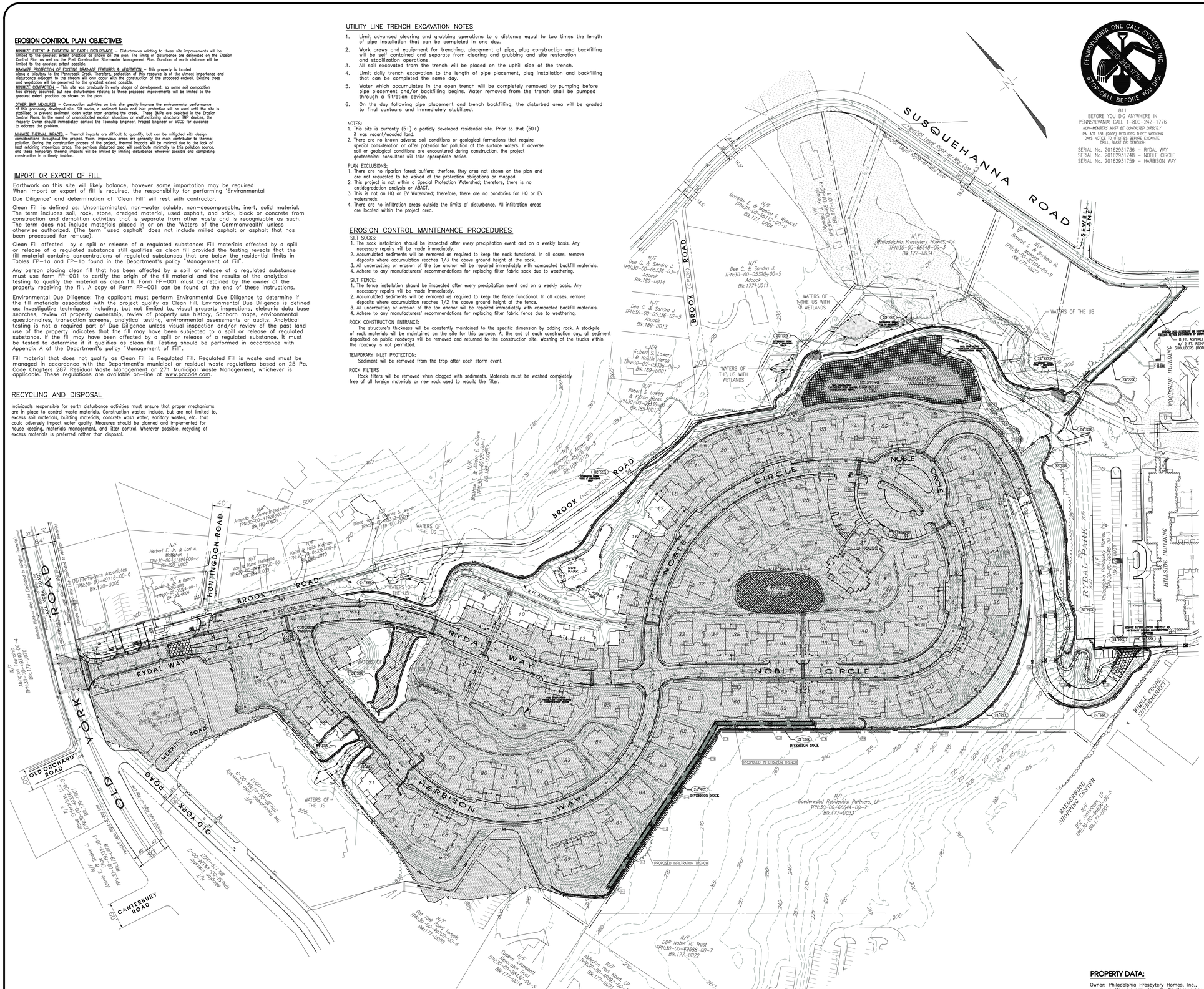
SILT SOCKS:
1. The sock installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 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 manufacturers' recommendations for replacing filter fabric sock due to weathering.

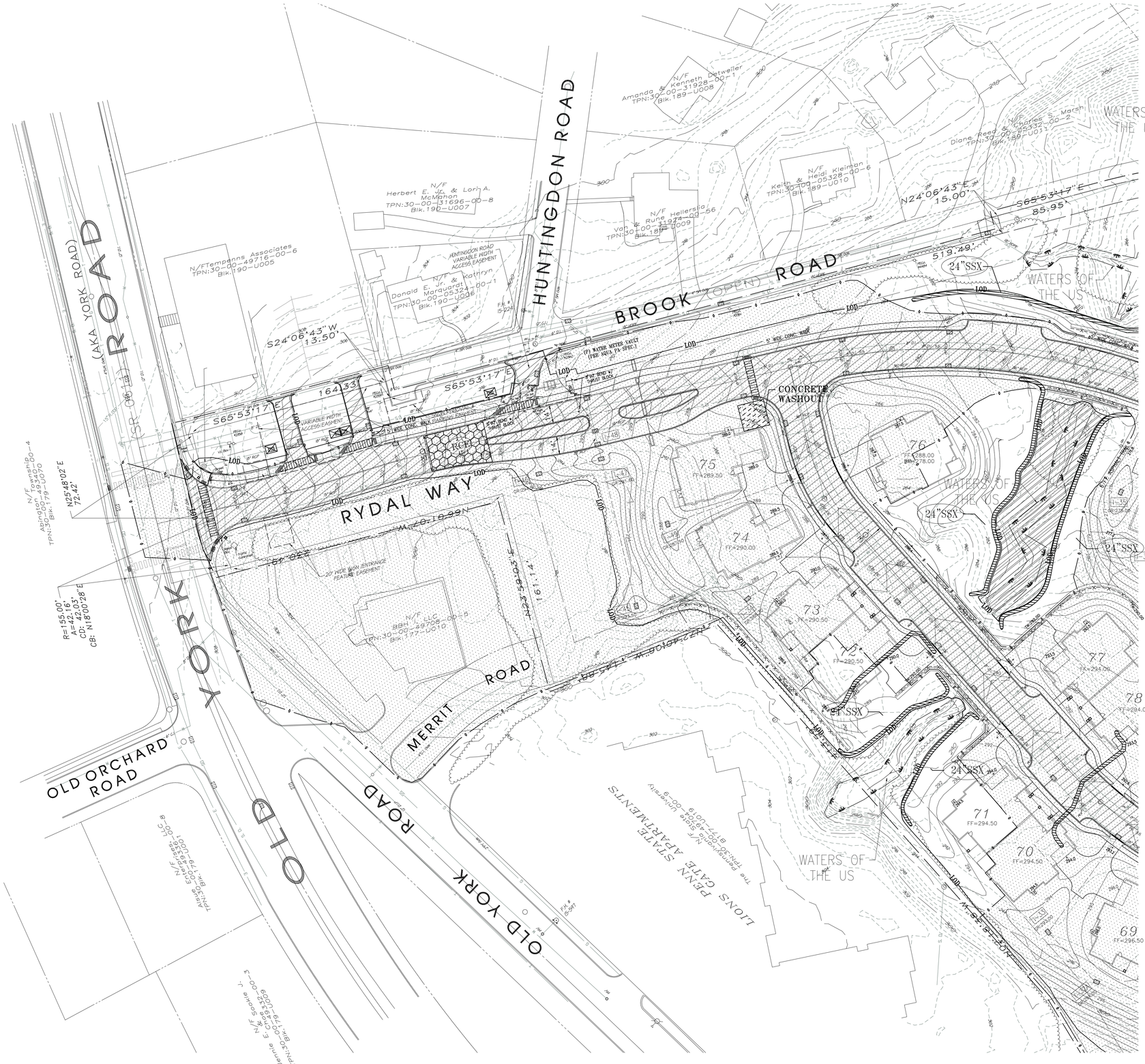
SILT FENCE:
1. The fence installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the fence functional. In all cases, remove deposits where accumulation reaches 1/2 the above ground height of the fence.
3. All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
4. Adhere to any manufacturers' recommendations for replacing filter fabric fence due to weathering.

ROCK CONSTRUCTION ENTRANCE:
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.

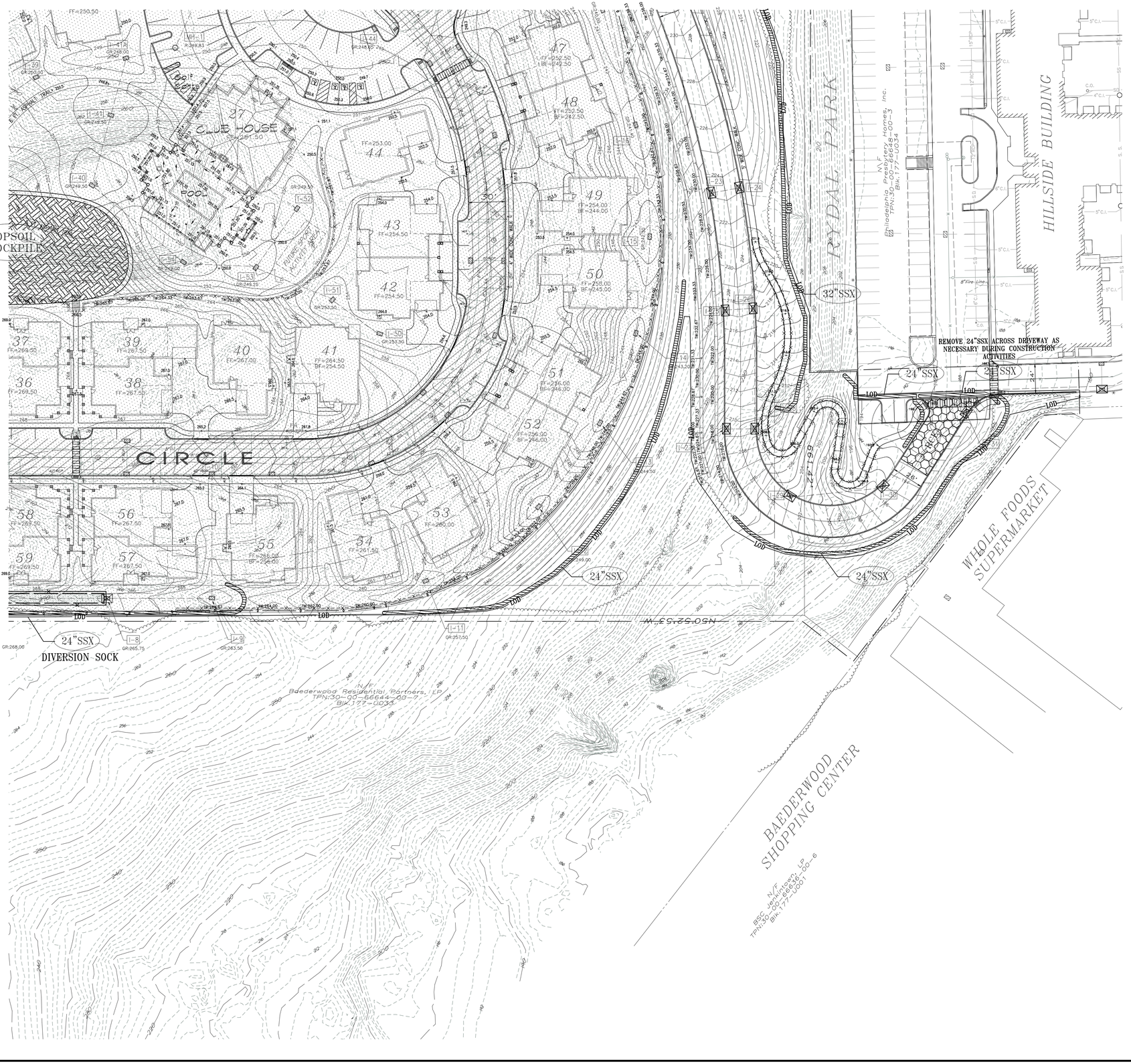
TEMPORARY INLET PROTECTION:
Sediment will be removed from the trap after each storm event.

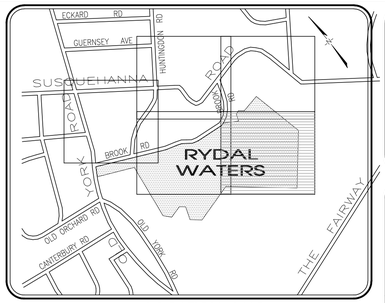
ROCK FILTERS
Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.


SUSQUEHANNA ROAD
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
RYDAL WAY
NOBLE CIRCLE
HARBISON WAY
OLD YORK ROAD
OLD ORCHARD ROAD
MERRIT ROAD
CANTERBURY ROAD
SEWELL LANE
MEADOW SIDE DRIVE
RYDAL PARK
HILLSIDE BUILDING
WHOLE FOODS SUPERMARKET
RAEDERWOOD SHOPPING CENTER
STORMWATER MANAGEMENT BASIN
SEDIMENT BASIN
CLUB HOUSE
POOL
TENNIS COURTS
TOT LOT
DOG PARK
PROPOSED INFILTRATION TRENCH
DIVERSION SOCK
8 FT. ASPHALT TRAIL w/ 2 FT. REINFORCED SHOULDERS (BOTH SIDES)
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-00-3 Bk.177-U034
N/F Baederwood Residential Partners, LP TPN:30-00-66644-00-7 Bk.177-U033
N/F DDR Noble TC Trust TPN:30-00-49688-00-7 Bk.177-U022
N/F Abington Old York Road, LP TPN:30-00-49687-00-3 Bk.177-U021
N/F Old York Temple TPN:30-00-49700-00-4 Bk.177-U005
N/F Eugene Yamouth Revocable Trust TPN:30-00-28457-00-5 Bk.177-U014
N/F Terravona Associates TPN:30-00-49716-00-6 Bk.190-U005
N/F Douglas E. & Nancy E. Wysocki TPN:30-00-05172-00-9 Bk.177-U004
N/F Dee C. & Sandra J. Adcock TPN:30-00-05326-03-4 Bk.189-U014
N/F Dee C. & Sandra J. Adcock TPN:30-00-05326-00-5 Bk.177-U011
N/F Dee C. & Sandra J. Adcock TPN:30-00-05326-02-5 Bk.189-U013
N/F Robert S. Lowery & Kristin Heras TPN:30-00-05326-00-7 Bk.189-U001
N/F Robert S. Lowery & Kristin Heras TPN:30-00-05326-01-6 Bk.189-U012
N/F Kenneth M. Kelly TPN:30-00-65709-01-8 Bk.189-U016
N/F Matthew T. & Jessica E. Colone TPN:30-00-65709-02-7 Bk.189-U002
N/F Elaine Rider & Charles S. Mercer TPN:30-00-05332-00-2 Bk.189-U017
N/F Amanda & Kenneth Detweiler TPN:30-00-31928-00-1 Bk.189-U009
N/F Herbert E. Jr. & Lori A. McMahon TPN:30-00-21696700-8 Bk.190-U009
N/F Von & Rumi Hellesto TPN:30-00-49274-00-56 Bk.190-U019
N/F Keith & Heidi Kleiman TPN:30-00-05281-00-8 Bk.190-U010
N/F Charles S. Jr. & Kathryn TPN:30-00-05284-00-1 Bk.190-U006
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-00-3 Bk.177-U034
N/F Randall C. & Barbara B. Marshall TPN:30-00-65704-00-8 Bk.177-U027
N/F Ronald J. & Kristin A. Kasper TPN:30-00-65710-00-0 Bk.177-U013
N/F BBH, LLC TPN:30-00-49708-00-5 Bk.177-U031
N/F Jessie E. Goshie TPN:30-00-05332-00-4 Bk.189-U018
N/F Jessie E. Goshie TPN:30-00-05332-00-3 Bk.189-U018
N/F Jessie E. Goshie TPN:30-00-05332-00-2 Bk.189-U018
N/F Jessie E. Goshie TPN:30-00-05332-00-1 Bk.189-U018
N/F Jessie E. Goshie TPN:30-00-05332-00-0 Bk.189-U018
N/F Jessie E. Goshie TPN:30-00-05332-00-6 Bk.189-U018
N/F Jessie E. Goshie TPN:30-00-05332-00-5 Bk.189-U018


HUNTINGDON ROAD
BROOK ROAD
RYDAL WAY
OLD YORK ROAD (AKA YORK ROAD)
MERRIT ROAD
OLD ORCHARD ROAD
N/F Amanda & Kenneth Dotweiler TPN:30-00-31928-00-1 Blk.189-U008
Herbert E. Jr. & Lorri A. McMahon TPN:30-00-31696-00-8 Blk.190-U007
N/F Trempanos Associates TPN:30-00-49716-00-6 Blk.190-U005
Donald E. Jr. & Kathryn Moraghan TPN:30-00-90532-00-1 Blk.190-U006
N/F Valerie & Russell Hellerstein TPN:30-00-31924-00-56 Blk.189-U009
Keith & Heidi Kleiman TPN:30-00-90532-00-6 Blk.189-U010
Diane Reed & Charles S. Marsh TPN:30-00-90532-00-2 Blk.189-U011
Abington Township TPN:30-00-49340-00-4 Blk.190-U004
N/F BBH N/F LLC TPN:30-00-49708-00-5 Blk.177-U010
N/F Joanne E. Cooke Jr. TPN:30-00-79-U029
N/F Ayala Dominguez LLC TPN:30-00-79-U001
The Penn State University TPN:30-00-49308-00-9 Blk.177-U019
WATERS OF THE US
CONCRETE WASHOUT
S24°06'43"W 13.50'
N24°06'43"E 15.00'
S65°53'17"E 85.95'
S65°53'17"E 519.49'
S65°53'17"E 164.33'
S25°06'43"E 161.14'
N25°48'02"E 72.42'
R=155.00' A=42°16' CB: N18°00'28"E CB: N18°00'28"E
N65°53'17"W 1,145.88'
24"SSX
(E) WATER METER VAULT (PER AQUA PA SPEC.)
4"W BEND W/ THRUST BLOCK
8" WIDE CONC. WALK EASEMENT
VARIABLE WIDTH ACCESS EASEMENT
HUNTINGDON ROAD VARIABLE WIDTH ACCESS EASEMENT
20' WIDE SIGN ENTRANCE FEATURE EASEMENT
LOD
75 FF=289.50
74 FF=290.00
73 FF=290.50
72 FF=291.00
76 FF=288.00 BM=278.00
77 FF=294.00
78 FF=294.00
71 FF=294.50
70 FF=294.50
69 FF=296.50
BCE
INLET #5
INLET #6
INLET #7
INLET #8
INLET #9
INLET #10
INLET #11
INLET #12
INLET #13
INLET #14
INLET #15
INLET #16
INLET #17
INLET #18
INLET #19
INLET #20
INLET #21
INLET #22
INLET #23
INLET #24
INLET #25
INLET #26
INLET #27
INLET #28
INLET #29
INLET #30
INLET #31
INLET #32
INLET #33
INLET #34
INLET #35
INLET #36
INLET #36A
INLET #37
INLET #38
INLET #39
INLET #40
INLET #41
INLET #42
INLET #43
INLET #44
INLET #45
INLET #46
INLET #47
INLET #48
INLET #49
INLET #50
INLET #51
INLET #52
INLET #53
INLET #54
INLET #55
INLET #56
INLET


RYDAL WAY
HARBISON WAY
NOBLE
24"SSX
SOIL COMPACTION PROTECTION WITH ORANGE CONSTRUCTION FENCE
RAIN GARDEN 1
RAIN GARDEN
6 FT. ASPHALT TRAIL
4' WIDE CONC. WALK
PROPOSED INFILTRATION TRENCH
PROPOSED INFILTRATION TRENCH
24"SSX
DIVERSION SOCK
LOD
I-1 GR:282.25
I-2 GR:280.50
I-3 GR:278.00
I-4 GR:276.00
I-5 GR:273.00
I-6 GR:269.00
I-7 GR:268.00
I-8 GR:276.00
I-9 GR:276.00
I-10 GR:276.00
I-11 GR:276.00
I-12 GR:276.00
I-13 GR:276.00
I-14 GR:276.00
I-15 GR:276.00
I-16 GR:276.00
I-17 GR:276.00
I-18 GR:276.00
I-19 GR:276.00
I-20 GR:276.00
I-21 GR:276.00
I-22 GR:276.00
I-23 GR:276.00
I-24 GR:276.00
I-25 GR:276.00
I-26 GR:276.00
I-27 GR:276.00
I-28 GR:276.00
I-29 GR:276.00
I-30 GR:276.00
I-31 GR:276.00
I-32 GR:276.00
I-33 GR:276.00
I-34 GR:276.00
I-35 GR:276.00
I-36 GR:276.00
I-37 GR:276.00
I-38 GR:276.00
I-39 GR:276.00
I-40 GR:276.00
I-41 GR:276.00
I-42 GR:276.00
I-43 GR:276.00
I-44 GR:276.00
I-45 GR:276.00
I-46 GR:276.00
I-47 GR:276.00
I-48 GR:276.00
I-49 GR:276.00
I-50 GR:276.00
I-51 GR:276.00
I-52 GR:276.00
I-53 GR:276.00
I-54 GR:276.00
I-55 GR:276.00
I-56 GR:276.00
I-57 GR:276.00
I-58 GR:276.00
I-59 GR:276.00
I-60 GR:276.00
I-61 GR:276.00
I-62 GR:276.00
I-63 GR:276.00
I-64 GR:276.00
I-65 GR:276.00
I-66 GR:276.00
I-67 GR:276.00
I-68 GR:276.00
I-69 GR:276.00
I-70 GR:276.00
I-71 GR:276.00
I-72 GR:276.00
I-73 GR:276.00
I-74 GR:276.00
I-75 GR:276.00
I-76 GR:276.00
I-77 GR:276.00
I-78 GR:276.00
I-79 GR:276.00
I-80 GR:276.00
I-81 GR:276.00
I-82 GR:276.00
I-83 GR:276.00
I-84 GR:276.00
I-85 GR:276.00
I-86 GR:276.00
I-87 GR:276.00
I-88 GR:276.00
I-89 GR:276.00
I-90 GR:276.00
I-91 GR:276.00
I-92 GR:276.00
I-93 GR:276.00
I-94 GR:276.00
I-95 GR:276.00
I-96 GR:276.00
I-97 GR:276.00
I-98 GR:276.00
I-99 GR:276.00
I-100 GR:276.00
I-101 GR:276.00
I-102 GR:276.00
I-103 GR:276.00
I-104 GR:276.00
I-105 GR:276.00
I-106 GR:276.00
I-107 GR:276.00
I-108 GR:276.00
I-109 GR:276.00
I-110 GR:276.00
I-111 GR:276.00
I-112 GR:276.00
I-113 GR:276.00
I-114 GR:276.00
I-115 GR:276.00
I-116 GR:276.00
I-117 GR:276.00
I-118 GR:276.00
I-119 GR:276.00
I-120 GR:276.00
I-121 GR:276.00
I-122 GR:276.00
I-123 GR:276.00
I-124 GR:276.00
I-125 GR:276.00
I-126 GR:276.00
I-127 GR:276.00
I-128 GR:276.00
I-129 GR:276.00
I-130 GR:276.00
I-131 GR:276.00
I-132 GR:276.00
I-133 GR:276.00
I-134 GR:276.00
I-135 GR:276.00
I-136 GR:276.00
I-137 GR:276.00
I-138 GR:276.00
I-139 GR:276.00
I-140 GR:276.00
I-141 GR:276.00
I-142 GR:276.00
I-143 GR:276.00
I-144 GR:276.00
I-145 GR:276.00
I-146 GR:276.00
I-147 GR:276.00
I-148 GR:276.00
I-149 GR:276.00
I-150 GR:276.00
I-151 GR:276.00
I-152 GR:276.00
I-153 GR:276.00
I-154 GR:276.00
I-155 GR:276.00
I-156 GR:276.00
I-157 GR:276.00
I-158 GR:276.00
I-159 GR:276.00
I-160 GR:276.00
I-161 GR:276.00
I-162 GR:276.00
I-163 GR:276.00
I-164 GR:276.00
I-165 GR:276.00
I-166 GR:276.00
I-167 GR:276.00
I-168 GR:276.00
I-169 GR:276.00
I-170 GR:276.00
I-171 GR:276.00
I-172 GR:276.00
I-173 GR:276.00
I-174 GR:276.00
I-175 GR:276.00
I-176 GR:276.00
I-177 GR:276.00
I-178 GR:276.00
I-179 GR:276.00
I-180 GR:276.00
I-181 GR:276.00
I-182 GR:276.00
I-183 GR:276.00
I-184 GR:276.00
I-185 GR:276.00
I-186 GR:276.00
I-187 GR:276.00
I-188 GR:276.00
I-189 GR:276.00
I-190 GR:276.00
I-191 GR:276.00
I-192 GR:276.00
I-193 GR:276.00
I-194 GR:276.00
I-195 GR:276.00
I-196 GR:276.00
I-197 GR:276.00
I-198 GR:276.00
I-199 GR:276.00
I-200 GR:276.00
I-201 GR:276.00
I-202 GR:276.00
I-203 GR:276.00
I-204 GR:276.00
I-205 GR:276.00
I-206 GR:276.00
I-207 GR:276.00
I-208 GR:276.00
I-209 GR:276.00
I-210 GR:276.00
I-211 GR:276.00
I-212 GR:276.00
I-213 GR:276.00
I-214 GR:276.00
I-215 GR:276.00
I-216 GR:276.00
I-217 GR:276.00
I-218 GR:276.00
I-219 GR:276.00
I-220 GR:276.00
I-221 GR:276.00
I-222 GR:276.00
I-223 GR:276.00
I-224 GR:276.00
I-225 GR:276.00
I-226 GR:276.00
I-227 GR:276.00
I-228 GR:276.00
I-229 GR:276.00
I-230 GR:276.00
I-231 GR:276.00
I-232 GR:276.00
I-233 GR:276.00
I-234 GR:276.00
I-235 GR:276.00
I-236 GR:276.00
I-237 GR:276.00
I-238 GR:276.00
I-239 GR:276.00
I-240 GR:276.00
I-241 GR:276.00
I-242 GR:276.00
I-243 GR:276.00
I-244 GR:276.00
I-245 GR:276.00
I-246 GR:276.00
I-247 GR:276.00
I-248 GR:276.00
I-249 GR:276.00
I-250 GR:276.00
I-251 GR:276.00
I-252 GR:276.00
I-253 GR:276.00
I-254 GR:276.00
I-255 GR:276.00
I-256 GR:276.00
I-257 GR:276.00
I-258 GR:276.00
I-259 GR:276.00
I-260 GR:276.00
I-261 GR:276.00
I-262 GR:276.00
I-263 GR:276.00
I-264 GR:276.00
I-265 GR:276.00
I-266 GR:276.00
I-267 GR:276.00
I-268 GR:276.00
I-269 GR:276.00
I-270 GR:276.00
I-271 GR:276.00
I-272 GR:276.00
I-273 GR:276.00
I-274 GR:276.00
I-275 GR:276.00
I-276 GR:276.00
I-277 GR:276.00
I-278 GR:276.00
I-279 GR:276.00
I-280 GR:276.00
I-281 GR:276.00
I-282 GR:276.00
I-283 GR:276.00
I-284 GR:276.00
I-285 GR:276.00
I-286 GR:276.00
I-287 GR:276.00
I-288 GR:276.00
I-289 GR:276.00
I-290 GR:276.00
I-291 GR:276.00
I-292 GR:276.00
I-293 GR:276.00
I-294 GR:276.00
I-295 GR:276.00
I-296 GR:276.00
I-297 GR:276.00
I-298 GR:276.00
I-299 GR:276.00
I-300 GR:276.00
I-301 GR:276.00
I-302 GR:276.00
I-303 GR:276.00
I-304 GR:276.00
I-305 GR:276.00
I-306 GR:276.00
I-307 GR:276.00
I-308 GR:276.00
I-309 GR:276.00
I-310 GR:276.00
I-311 GR:276.00
I-312 GR:276.00
I-313 GR:276.00
I-314 GR:276.00
I-315 GR:276.00
I-316 GR:276.00
I-317 GR:276.00
I-318 GR:276.00
I-319 GR:276.00
I-320 GR:276.00
I-321 GR:276.00
I-322 GR:276.00
I-323 GR:276.00
I-324 GR:276.00
I-325 GR:276.00
I-326 GR:276.00
I-327 GR:276.00
I-328 GR:276.00
I-329 GR:276.00
I-330 GR:276.00
I-331 GR:276.00
I-332 GR:276.00
I-333 GR:276.00
I-334 GR:276.00
I-335 GR:276.00
I-336 GR:276.00
I-337 GR:276.00
I-338 GR:276.00
I-339 GR:276.00
I-340 GR:276.00
I-341 GR:276.00
I-342 GR:276.00
I-343 GR:276.00
I-344 GR:276.00
I-345 GR:276.00
I-346 GR:276.00
I-347 GR:276.00
I-348 GR:276.00
I-349 GR:276.00
I-350 GR:276.00
I-351 GR:276.00
I-352 GR:276.00
I-353 GR:276.00
I-354 GR:276.00
I-355 GR:276.00
I-356 GR:276.00
I-357 GR:276.00
I-358 GR:276.00
I-359 GR:276.00
I-360 GR:276.00
I-361 GR:276.00
I-362 GR:276.00
I-363 GR:276.00
I-364 GR:276.00
I-365 GR:276.00
I-366 GR:276.00
I-367 GR:276.00
I-368 GR:276.00
I-369 GR:276.00
I-370 GR:276.00
I-371 GR:276.00
I-372 GR:276.00
I-373 GR:276.00
I-374 GR:276.00
I-375 GR:276.00
I-376 GR:276.00
I-377 GR:276.00
I-378 GR:276.00
I-379 GR:276.00
I-380 GR:276.00
I-381 GR:276.00
I-382 GR:276.00
I-383 GR:276.00
I-384 GR:276.00
I-385 GR:276.00
I-386 GR:276.00
I-387 GR:276.00
I-388 GR:276.00
I-389 GR:276.00
I-390 GR:276.00
I-391 GR:276.00
I-392 GR:276.00
I-393 GR:276.00
I-394 GR:276.00
I-395 GR:276.00
I-396 GR:276.00
I-397 GR:276.00
I-398 GR:276.00
I-399 GR:276.00
I-400 GR:276.00
I-401 GR:276.00
I-402 GR:276.00
I-403 GR:276.00
I-404 GR:276.00
I-405 GR:276.00
I-406 GR:276.00
I-407 GR:276.00
I-408 GR:276.00
I-409 GR:276.00
I-410 GR:276.00
I-411 GR:276.00
I-412 GR:276.00
I-413 GR:276.00
I-414 GR:276.00
I-415 GR:276.00
I-416 GR:276.00
I-417 GR:276.00
I-418 GR:276.00
I-419 GR:276.00
I-420 GR:276.00
I-421 GR:276.00
I-422 GR:276.00
I-423 GR:276.00
I-424 GR:276.00
I-425 GR:276.00
I-426 GR:276.00
I-427 GR:276.00
I-428 GR:276.00
I-429 GR:276.00
I-430 GR:276.00
I-431 GR:276.00
I-432 GR:276.00
I-433 GR:276.00
I-434 GR:276.00
I-435 GR:276.00
I-436 GR:276.00
I-437 GR:276.00
I-438 GR:276.00
I-439 GR:276.00
I-440 GR:276.00
I-441 GR:276.00
I-442 GR:276.00
I-443 GR:276.00
I-444 GR:276.00
I-445 GR:276.00
I-446 GR:276.00
I-447 GR:276.00
I-448 GR:276.00
I-449 GR:276.00
I-450 GR:276.00
I-451 GR:276.00
I-452 GR:276.00
I-453 GR:276.00
I-454 GR:276.00
I-455 GR:276.00
I-456 GR:276.00
I-457 GR:276.00
I-458 GR:276.00
I-459 GR:276.00
I-460 GR:276.00
I-461 GR:276.00
I-462 GR:276.00
I-463 GR:276.00
I-464 GR:276.00
I-465 GR:276.00
I-466 GR:276.00
I-467 GR:276.00
I-468 GR:276.00
I-469 GR:276.00
I-470 GR:276.00
I-471 GR:276.00
I-472 GR:276.00
I-473 GR:276.00
I-474 GR:276.00
I-475 GR:276.00
I-476 GR:276.00
I-477 GR:276.00
I-478 GR:276.00
I-479 GR:276.00
I-480 GR:276.00
I-481 GR:276.00
I-482 GR:276.00
I-483 GR:276.00
I-484 GR:276.00
I-485 GR:276.00
I-486 GR:276.00
I-487 GR:276.00
I-488 GR:276.00
I-489 GR:276.00
I-490 GR:276.00
I-491 GR:276.00
I-492 GR:276.00
I-493 GR:276.00
I-494 GR:276.00
I-495 GR:276.00
I-496 GR:276.00
I-497 GR:276.00
I-498 GR:276.00
I-499 GR:276.00
I-500 GR:276.00
I-501 GR:276.00
I-502 GR:276.00
I-503 GR:276.00
I-504 GR:276.00
I-505 GR:276.00
I-506 GR:276.00
I-507 GR:276.00
I-508 GR:276.00
I-509 GR:276.00
I-510 GR:276.00
I-511 GR:276.00
I-512 GR:276.00
I-513 GR:276.00
I-514 GR:276.00
I-515 GR:276.00
I-516 GR:276.00
I-517 GR:276.00
I-518 GR:276.00
I-519 GR:276.00
I-520 GR:276.00
I-521 GR:276.00
I-522 GR:276.00
I-523 GR:276.00
I-524 GR:276.00
I-525 GR:276.00
I-526 GR:276.00
I-527 GR:276.00
I-528 GR:276.00
I-529 GR:276.00
I-530 GR:276.00
I-531 GR:276.00
I-532 GR:276.00
I-533 GR:276.00
I-534 GR:276.00
I-535 GR:276.00
I-536 GR:276.00
I-537 GR:276.00
I-538 GR:276.00
I-539 GR:276.00
I-540 GR:276.00
I-541 GR:276.00
I-542 GR:276.00
I-543 GR:276.00
I-544 GR:276.00
I-545 GR:276.00
I-546 GR:276.00
I-547 GR:276.00
I-548 GR:276.00
I-549 GR:276.00
I-550 GR:276.00
I-551 GR:276.00
I-552 GR:276.00
I-553 GR:276.00
I-554 GR:276.00
I-555 GR:276.00
I-556 GR:276.00
I-557 GR:276.00
I-558 GR:276.00
I-559 GR:276.00
I-560 GR:276.00
I-561 GR:276.00
I-562 GR:276.00
I-563 GR:276.00
I-564 GR:276.00
I-565 GR:276.00
I-566 GR:276.00
I-567 GR:276.00
I-568 GR:276.00
I-569 GR:276.00
I-570 GR:276.00
I-571 GR:276.00
I-572 GR:276.00
I-573 GR:276.00
I-574 GR:276.00
I-575 GR:276.00
I-576 GR:276.00
I-577 GR:276.00
I-578 GR:276.00
I-579 GR:276.00
I-580 GR:276.00
I-581 GR:276.00
I-582 GR:276.00
I-583 GR:276.00
I-584 GR:276.00
I-585 GR:276.00
I-586 GR:276.00
I-587 GR:276.00
I-588 GR:276.00
I-589 GR:276.00
I-590 GR:276.00
I-591 GR:276.00
I-592 GR:276.00
I-593 GR:276.00
I-594 GR:276.00
I-595 GR:276.00
I-596 GR:276.00
I-597 GR:276.00
I-598 GR:276.00
I-599 GR:276.00
I-600 GR:276.00
I-601 GR:276.00
I-602 GR:276.00
I-603 GR:276.00
I-604 GR:276.00
I-605 GR:276.00
I-606 GR:276.00
I-607 GR:276.00
I-608 GR:276.00
I-609 GR:276.00
I-610 GR:276.00
I-611 GR:276.00
I-612 GR:276.00
I-613 GR:276.00
I-614 GR:276.00
I-615 GR:276.00
I-616 GR:276.00
I-617 GR:276.00
I-618 GR:276.00
I-619 GR:276.00
I-620 GR:276.00
I-621 GR:276.00
I-622 GR:276.00
I-623 GR:276.00
I-624 GR:276.00
I-625 GR:276.00
I-626 GR:276.00
I-627 GR:276.00
I-628 GR:276.00
I-629 GR:276.00
I-630 GR:276.00
I-631 GR:276.00
I-632 GR:276.00
I-633 GR:276.00
I-634 GR:276.00
I-635 GR:276.00
I-636 GR:276.00
I-637 GR:276.00
I-638 GR:276.00
I-639 GR:276.00
I-640 GR:276.00
I-641 GR:276.00
I-642 GR:276.00
I-643 GR:276.00
I-644 GR:276.00
I-645 GR:276.00
I-646 GR:276.00
I-647 GR:276.00
I-648 GR:276.00
I-649 GR:276.00
I-650 GR:276.00
I-651 GR:276.00
I-652 GR:276.00
I-653 GR:276.00
I-654 GR:276.00
I-655 GR:276.00
I-656 GR:276.00
I-657 GR:276.00
I-658 GR:276.00
I-659 GR:276.00
I-660 GR:276.00
I-661 GR:276.00
I-662 GR:276.00
I-663 GR:276.00
I-664 GR:276.00
I-665 GR:276.00
I-666 GR:276.00
I-667 GR:276.00
I-668 GR:276.00
I-669 GR:276.00
I-670 GR:276.00
I-671 GR:276.00
I-672 GR:276.00
I-673 GR:276.00
I-674 GR:276.00
I-675 GR:276.00
I-676 GR:276.00
I-677 GR:276.00
I-678 GR:276.00
I-679 GR:276.00
I-680 GR:276.00
I-681 GR:276.00
I-682 GR:276.00
I-683 GR:276.00
I-684 GR:276.00
I-685 GR:276.00
I-686 GR:276.00
I-687 GR:276.00
I-688 GR:276.00
I-689 GR:276.00
I-690 GR:276.00
I-691 GR:276.00
I-692 GR:276.00
I-693 GR:276.00
I-694 GR:276.00
I-695 GR:276.00
I-696 GR:276.00
I-697 GR:276.00
I-698 GR:276.00
I-699 GR:276.00
I-700 GR:276.00
I-701 GR:276.00
I-702 GR:276.00
I-703 GR:276.00
I-704 GR:276.00
I-705 GR:276.00
I-706 GR:276.00
I-707 GR:276.00
I-708 GR:276.00
I-709 GR:276.00
I-710 GR:276.00
I-711 GR:276.00
I-712 GR:276.00
I-713 GR:276.00
I-714 GR:276.00
I-715 GR:276.00
I-716 GR:276.00
I-717 GR:276.00
I-718 GR:276.00
I-719 GR:276.00
I-720 GR:276.00
I-721 GR:276.00
I-722 GR:276.00
I-723 GR:276.00
I-724 GR:276.00
I-725 GR:276.00
I-726 GR:276.00
I-727 GR:276.00
I-728 GR:276.00
I-729 GR:276.00
I-730 GR:276.00
I-731 GR:276.00
I-732 GR:276.00
I-733 GR:276.00
I-734 GR:276.00
I-735 GR:276.00
I-736 GR:276.00
I-737 GR:276.00
I-738 GR:276.00
I-739 GR:276.00
I-740 GR:276.00
I-741 GR:276.00
I-742 GR:276.00
I-743 GR:276.00
I-744 GR:276.00
I-745 GR:276.00
I-746 GR:276.00
I-747 GR:276.00
I-748 GR:276.00
I-749 GR:276.00
I-750 GR:276.00
I-751 GR:276.00
I-752 GR:276.00
I-753 GR:276.00
I-754 GR:276.00
I-755 GR:276.00
I-756 GR:276.00
I-757 GR:276.00
I-758 GR:276.00
I-759 GR:276.00
I-760 GR:276.00
I-761 GR:276.00
I-762 GR:276.00
I-763 GR:276.00
I-764 GR:276.00
I-765 GR:276.00
I-766 GR:276.00
I-767 GR:276.00
I-768 GR:276.00
I-769 GR:276.00
I-770 GR:276.00
I-771 GR:276.00
I-772 GR:276.00
I-773 GR:276.00
I-774 GR:276.00
I-775 GR:276.00
I-776 GR:276.00
I-777 GR:276.00
I-778 GR:276.00
I-779 GR:276.00
I-780 GR:276.00
I-781 GR:276.00
I-782 GR:276.00
I-783 GR:276.00
I-784 GR:276.00
I-785 GR:276.00
I-786 GR:276.00
I-787 GR:276.00
I-788 GR:276.00
I-789 GR:276.00
I-790 GR:276.00
I-791 GR:276.00
I-792 GR:276.00
I-793 GR:276.00
I-794 GR:276.00
I-795 GR:276.00
I-796 GR:276.00
I-797 GR:276.00
I-798 GR:276.00
I-799 GR:276.00
I-800 GR:276.00
I-801 GR:276.00
I-802 GR:276.00
I-803 GR:276.00
I-804 GR:276.00
I-805 GR:276.00
I-806 GR:276.00
I-807 GR:276.00
I-808 GR:276.00
I-809 GR:276.00
I-810 GR:276.00
I-811 GR:276.00
I-812 GR:276.00
I-813 GR:276.00
I-814 GR:276.00
I-815 GR:276.00
I-816 GR:276.00
I-817 GR:276.00
I-818 GR:276.00
I-819 GR:276.00
I-820 GR:276.00
I-821 GR:276.00
I-822 GR:276.00
I-823 GR:276.00
I-824 GR:276.00
I-825 GR:276.00
I-826 GR:276.00
I-827 GR:276.00
I-828 GR:276.00
I-829 GR:276.00
I-830 GR:276.00
I-831 GR:276.00
I-832 GR:276.00
I-833 GR:276.00
I-834 GR:276.00
I-835 GR:276.00
I-836 GR:276.00
I-837 GR:276.00
I-838 GR:276.00
I-839 GR:276.00
I-840 GR:276.00
I-841 GR:276.00
I-842 GR:276.00
I-843 GR:276.00
I-844 GR:276.00
I-845 GR:276.00
I-846 GR:276.00
I-847 GR:276.00
I-848 GR:276.00
I-849 GR:276.00
I-850 GR:276.00
I-851 GR:276.00
I-852 GR:276.00
I-853 GR:276.00
I-854 GR:276.00
I-855 GR:276.00
I-856 GR:276.00
I-857 GR:276.00
I-858 GR:276.00
I-859 GR:276.00
I-860 GR:276.00
I-861 GR:276.00
I-862 GR:276.00
I-863 GR:276.00
I-864 GR:276.00
I-865 GR:276.00
I-866 GR:276.00
I-867 GR:276.00
I-868 GR:276.00
I-869 GR:276.00
I-870 GR:276.00
I-871 GR:276.00
I-872 GR:276.00
I-873 GR:276.00
I-874 GR:276.00
I-875 GR:276.00
I-876 GR:276.00
I-877 GR:276.00
I-878 GR:276.00
I-879 GR:276.00
I-880 GR:276.00
I-881 GR:276.00
I-882 GR:276.00
I-883 GR:276.00
I-884 GR:276.00
I-885 GR:276.00
I-886 GR:276.00
I-887 GR:276.00
I-888 GR:276.00
I-889 GR:276.00
I-890 GR:276.00
I-891 GR:276.00
I-892 GR:276.00
I-893 GR:276.00
I-894 GR:276.00
I-895 GR:276.00
I-896 GR:276.00
I-897 GR:276.00
I-898 GR:276.00
I-899 GR:276.00
I-900 GR:276.00
I-901 GR:276.00
I-902 GR:276.00
I-903 GR:276.00
I-904 GR:276.00
I-905 GR:276.00
I-906 GR:276.00
I-907 GR:276.00
I-908 GR:276.00
I-909 GR:276.00
I-910 GR:276.00
I-911 GR:276.00
I-912 GR:276.00
I-913 GR:276.00
I-914 GR:276.00
I-915 GR:276.00
I-916 GR:276.00
I-917 GR:276.00
I-918 GR:276.00
I-919 GR:276.00
I-920 GR:276.00
I-921 GR:276.00
I-922 GR:276.00
I-923 GR:276.00
I-924 GR:276.00
I-925 GR:276.00
I-926 GR:276.00
I-927 GR:276.00
I-928 GR:276.00
I-929 GR:276.00
I-930 GR:276.00
I-931 GR:276.00
I-932 GR:276.00
I-933 GR:276.00
I-934 GR:276.00
I-935 GR:276.00
I-936 GR:276.00
I-937 GR:276.00
I-938 GR:276.00
I-939 GR:276.00
I-940 GR:276.00
I-941 GR:276.00
I-942 GR:276.00
I-943 GR:276.00
I-944 GR:276.00
I-945 GR:276.00
I-946 GR:276.00
I-947 GR:276.00
I-948 GR:276.00
I-949 GR:276.00
I-950 GR:276.00
I-951 GR:276.00
I-952 GR:276.00
I-953 GR:276.00
I-954 GR:276.00
I-955 GR:276.00
I-956 GR:276.00
I-957 GR:276.00
I-958 GR:276.00
I-959 GR:276.00
I-960 GR:276.00
I-961 GR:276.00
I-962 GR:276.00
I-963 GR:276.00
I-964 GR:276.00
I-965 GR:276.00
I-966 GR:276.00
I-967 GR:276.00
I-968 GR:276.00
I-969 GR:276.00
I-970 GR:276.00
I-971 GR:276.00
I-972 GR:276.00
I-973 GR:276.00
I-974 GR:276.00
I-975 GR:276.00
I-976 GR:276.00
I-977 GR:276.00
I-978 GR:276.00
I-979 GR:276.00
I-980 GR:276.00
I-981 GR:276.00
I-982 GR:276.00
I-983 GR:276.00
I-984 GR:276.00
I-985 GR:276.00
I-986 GR:276.00
I-987 GR:276.00
I-988 GR:276.00
I-989 GR:276.00
I-990 GR:276.00
I-991 GR:276.00
I-992 GR:276.00
I-993 GR:276.00
I-994 GR:276.00
I-995 GR:276.00
I-996 GR:276.00
I-997 GR:276.00
I-998 GR:276.00
I-999 GR:276.00
I-1000 GR:276.00
FF=294.50
FF=294.00
FF=296.50
FF=296.00
FF=295.00
FF=294.00
FF=293.00
FF=291.00
FF=289.50
FF=284.50
FF=283.50
FF=280.50
FF=278.00
FF=276.50
FF=276.00
FF=275.50
FF=278.60
FF=278.50
FF=276.50
FF=276.60
FF=275.00
FF=272.50
FF=271.00
FF=273.00
FF=271.00
FF=270.50
FF=270.50
FF=269.50
FF=269.50
FF=269





LOCATION MAP
SCALE: 1" = 800'

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA: CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LEGEND

EXISTING FEATURES

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE

PROPOSED FEATURES

- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS
- SUGGESTED STOCKPILE AREA
- AREA TO SEDIMENT TRAP
- LIMIT OF DISTURBANCE
- LIMIT OF NPDES PERMIT
- ROCK CONSTRUCTION ENTRANCE
- E&S BLANKET ON 3:1+ SLOPES (NA GREEN S75 OR EQUAL)
- SILT SOCKS
- FILTER INLET PROTECTION
- AREA TO SEDIMENT BASIN

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC.

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	2/05/2019	NPDES SUBMISSION #2	MMC
5	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	8/20/2018	MCCD SUBMISSION #2	MMC
2	5/18/2018	MCCD SUBMISSION #1	MMC
1	4/25/2018	TO Submission Set	GAT

EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-667
JOB NO.: 26393
27 OF 59

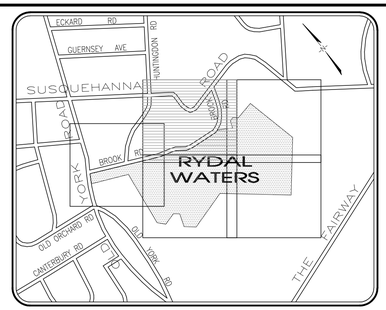
111



PENNSYLVANIA ONE CALL SYSTEM, INC.
811
STOP! CALL BEFORE YOU DIG
1-800-242-1776

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING FEATURES

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE

PROPOSED FEATURES

- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS
- SUGGESTED STOCKPILE AREA
- AREA TO SEDIMENT TRAP
- LIMIT OF DISTURBANCE
- LIMIT OF NPDES PERMIT
- ROCK CONSTRUCTION ENTRANCE
- E&S BLANKET ON 3:1+ SLOPES (NA GREEN S75 OR EQUAL)
- SILT SOCKS
- FILTER INLET PROTECTION
- AREA TO SEDIMENT BASIN

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC.

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.	SITE ADDRESS
SEE SHEET 2	RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
BLOCK – UNIT	DEED BOOK – PAGE
SEE SHEET 2	5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/10/2018	SIDEWALKS AND CURB HOUSE	GAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	8/20/2018	NPDES SUBMISSION #2	MMG
2	5/18/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	ID Submission Set	GAT

EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-668
JOB NO.: 26393

28 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP. CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING FEATURES

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING GUIDE RAIL
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POST
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELEPHONE CONDUIT
- EXISTING COMMUNICATION CONDUIT
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- EXISTING STREAM LINE

PROPOSED FEATURES

- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS
- SUGGESTED STOCKPILE AREA
- AREA TO SEDIMENT TRAP
- LIMIT OF DISTURBANCE
- LIMIT OF NPDES PERMIT
- ROCK CONSTRUCTION ENTRANCE
- E&S BLANKET ON 3:1+ SLOPES (NA GREEN S75 OR EQUAL)
- SILT SOCKS
- FILTER INLET PROTECTION
- AREA TO SEDIMENT BASIN

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC.

SITE DRAINS TO THE PENNYPACK CREEK CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. SEE SHEET 2
BLOCK – UNIT SEE SHEET 2
SITE ADDRESS RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE 5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

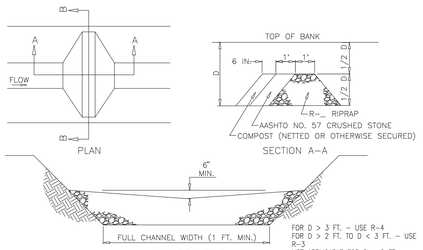
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	7/05/2019	NPDES SUBMISSION #3	MMG
5	11/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	9/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	8/20/2018	MCCD SUBMISSION #1	MMG
2	5/19/2018	TD Semission Set	CAT
1	4/25/2018	TD SUBMISSION #1	MMG

EROSION CONTROL PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

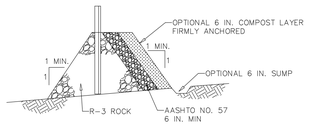
DATE: JUNE 2, 2017
DWG NO.: A-10-669
JOB NO.: 26393
29 OF 59

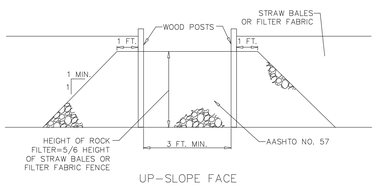


NOTES:
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTER. IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

STANDARD CONSTRUCTION DETAIL #4-14
ROCK FILTER

NOT TO SCALE



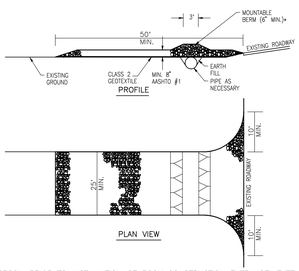


NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

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

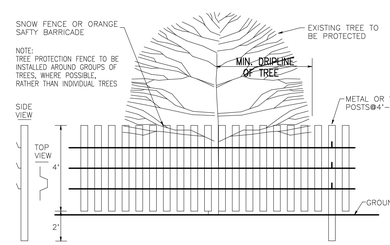
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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.

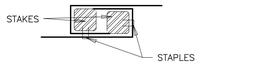
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

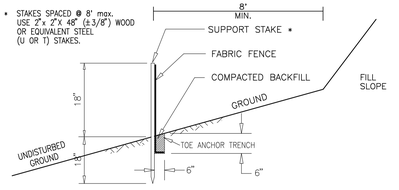


TREE PROTECTION FENCE DETAIL

NOT TO SCALE



JOINING FENCE SECTIONS



NOTES:

Fabric shall have the minimum properties as shown in Table 4.3.

Fabric width shall be 30" minimum. Stakes shall be hardwood or equivalent steel (U or T) stakes.

Silt fence shall be installed at existing level grade. Both ends of each fence section shall be extended at least 8 feet upslope at 45 degrees to the main fence alignment (Figure 4.1).

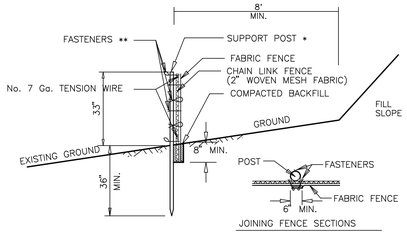
Sediment shall be removed where accumulations reach half the aboveground height of the fence.

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 FILTER FABRIC FENCE (18")

NTS



* POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE No. 9 Ga. ALUMINUM WIRE OR No. 9 STEEL GALVANIZED PREFORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE No. 13.5 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

NOTES:

Fabric shall have the minimum properties as shown in Table 4.3.

Fabric width shall be 42" minimum.

Posts shall be installed using a posthole drill.

Chain link shall be galvanized No. 11.5 Ga. steel wire with 2 1/4" 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' (max.) centers.

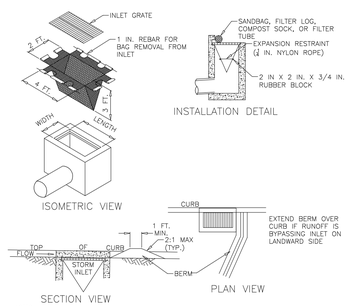
Silt fence shall be placed at existing level grade. Both ends of the fence shall be extended at least 8 feet upslope at 45 degrees to main barrier alignment (Figure 4.1).

Sediment shall be removed where accumulations reach half the aboveground height of the fence.

Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

SUPER FILTER FABRIC FENCE (SSF)

N.T.S.



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.

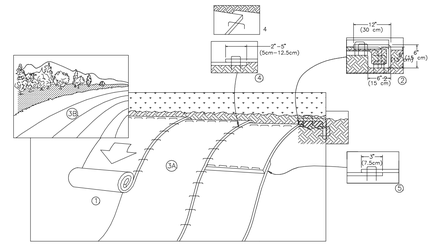
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

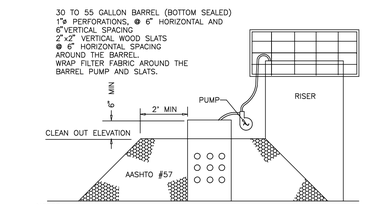


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

SLOPE INSTALLATION

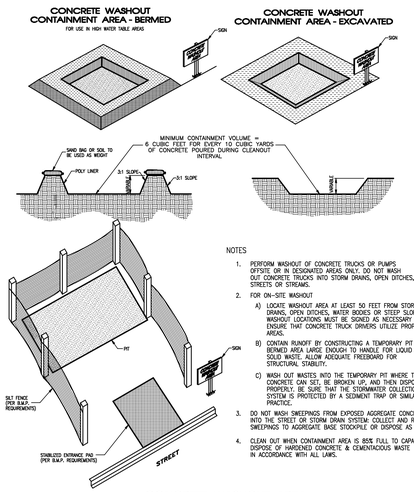


NOTES:
DEWATERING FACILITY SHALL BE INSTALLED IMEEDIATELY UPON COMPLETION OF BASIN/TRAP.

PRIOR TO INITIATING OPERATION OF DEWATERING FACILITY, ALL ACCUMULATED SEDIMENT SHALL BE CLEANED FROM THE INSIDE OF THE BARREL.

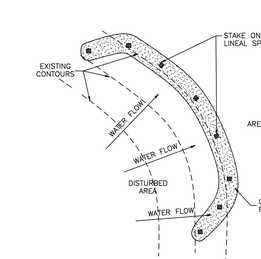
DEWATERING FACILITY SHALL BE CONTINUOUSLY MONITORED DURING OPERATION. IF FOR ANY REASON THE DEWATERING FACILITY CEASES TO FUNCTION PROPERLY, IT SHALL BE IMMEDIATELY SHUT DOWN AND NOT RESTARTED UNTIL THE PROBLEM HAS BEEN CORRECTED.

SEDIMENT BASIN OR SEDIMENT TRAP
SEDIMENT STORAGE DEWATERING FACILITY



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.

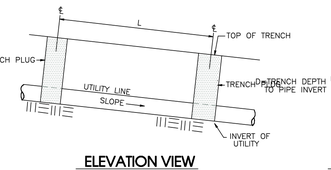
CONCRETE WASHOUT AREA

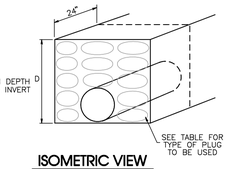


NOTES:
1. Sock fabric shall meet standards of Table 4.1 (363-2134-008/March 31, 2012/Page 63). Compost shall mee the standards of Table 4.2 (363-2134-008/March 31, 2012/Page 64).
2. Compost filter sock shall be placed at existing level grade. Both ends of the sock shall be extended at least 8 feet up 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.
4. 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.

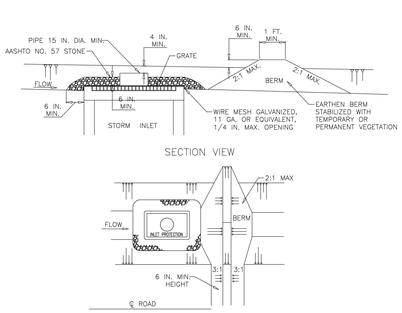




REQUIRED SPACING (L) & MATERIALS FOR TRENCH PLUG		
TRENCH SLOPE (%)	L (FEET)	PLUG MATERIAL
0 - 5		NONE
5 - 15	500	EARTH FILLED SACKS
15 - 25	300	EARTH FILLED SACKS
25 - 35	200	EARTH FILLED SACKS
35 - 100	100	EARTH FILLED SACKS
OVER 100	50	CEMENT FILLED SACKS (WETTED), OR MORTARED STONE

UTILITY TRENCH PLUG

NOT TO SCALE



NOTES:
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA. TOP OF PIPE SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADWAY IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. EARTHEN BERM SHALL BE ROLLED.

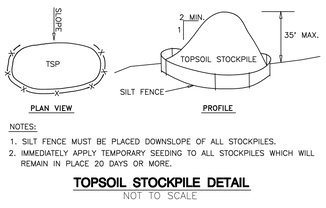
SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-20
STONE INLET PROTECTION AND BERM - TYPE M INLET

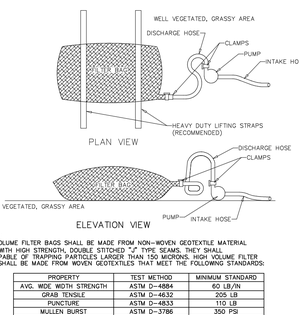
NOT TO SCALE



NOTES:
1. SILT FENCE MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES.
2. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE.

TOPSOIL STOCKPILE DETAIL

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 BEPROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT REPLACED ON SLOPES GREATER THAN 5% AND FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLEAND 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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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: AS NOTED

NO	DATE	REVISION	BY
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/20/2018	NOT REVISED	CMT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	CMT
3	8/20/2018	MCCD SUBMISSION #1	MMG
2	5/18/2018	MCCD SUBMISSION 3rd	CMT
1	4/25/2018	DD Submission 3rd	CMT

EROSION CONTROL DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-670
JOB NO.: 26393
30 OF 59

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be established by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may neither enter directly nor exit directly onto any roads.
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, or swept into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum of 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil unless otherwise noted.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator of the site shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.
34. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
35. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts at 95% density.
36. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
37. Sediment basins shall be protected from unauthorized acts by third parties.
38. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.

ADDITIONAL EROSION AND SEDIMENT CONTROL PLAN NOTES

1. The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.
2. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the appropriate conservation district and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless of their location
3. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
4. The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
5. Only limited disturbance will be permitted to provide access to the sediment basins and diversion berm for grading and acquiring borrow to construct those BMPs.
6. Erosion and sediment BMP's must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMP's.
7. After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during removal of the BMP's must be stabilized immediately.
8. Permittees and co-permittees are responsible for ensuring that a licensed professional have oversight responsibilities for the design and installation of the BMPs identified in the PCSm plan prior to the submission of the NOT for this permit. The licensed professional shall certify that the BMPs identified in the plan have been installed in accordance with the approved plan, the maintenance schedule of the PCSM BMPs and maintenance requirements contained within the approved PCSM plan must be followed and failure to comply with the installation schedule is a violation of this permit, the Clean Streams Law, and the Clean Water Act.

Sediment Traps/Basins

9. Approval of the use of skimmers does not approve use of any skimmers in violation of any patent, patent rights, and/or patent laws.
10. Baffles must be installed to allow basin maintenance and clean out.
11. Upon installation of the temporary sediment basin riser(s), an immediate inspection shall be done by a qualified site representative and the Montgomery County Conservation District shall be notified in writing that the riser is seeded.
12. Sediment basins must be structurally sound and protected from unauthorized acts of third parties.

Other BMP's

13. Sediment must be removed from storm water inlet protection after each runoff event.
14. At stream crossings, 50' buffer areas should be maintained. On buffers, clearing, sod disturbances, excavation, and equipment traffic should be minimized. Activities such as stacking logs, burning cleared brush, discharging rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be accomplished outside of buffers.

Temporary Stabilization and Permanent Stabilization

15. Hay or straw mulch must be applied at 3.0 tons per acre.
16. Mulch with mulch control netting or erosion control blankets must be installed on all slopes 3:1 or steeper.
17. Straw mulch shall be applied in long strands, not chopped or finely broken.
18. Sediment removed from BMP's shall be disposed of in landscape areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.
19. An E&S plan shall be submitted to the department or authorized conservation district and implemented for all spoil and borrow areas, regardless of their location.

Other Issues

20. The NPDES Boundary is equal to the limits of disturbance of the site and any off-site areas within the limits of disturbance that are the responsibility of the developer to install. Off-site facilities such as: utilities and roadways.
21. The project's receiving watercourse is Pennypack Creek, and the Chapter 93 classification is TSF, MF.
22. The owner is responsible for the long term "operation and maintenance" of the BMP's.
23. Upon completion or temporary cessation of the earth disturbance activity, the project site shall be immediately stabilized in accordance with the recommendations contained in the Erosion and Sediment Pollution Control Manual (E&S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as ammended and updated. Erosion and Sediment Control BMPs shall be implemented and maintained until permanent stabilization is completed and PCSM BMPs are operational.
24. If the site will need to import or export material from the site, the responsibility for performing 'Environmental Due Diligence' and determination of 'Clean Fill' will rest with 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 is recognizable as such. The term does not include materials placed in or on the 'Waters of the Commonwealth' unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

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, eletronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of Due Diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with the testing requirements of the Department's policy "Management of Fill".

Fill material that does not qualify as Clean Fill is Regulated Fill. Regulated Fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

GENERAL NOTES:

Whenever earthmoving activities are proposed, proper erosion control measures and staging of construction must be followed to minimize the effects of earth disturbance. The following outline is a guide to the installation and removal of erosion control facilities.

The Montgomery County Conservation District shall be contacted for a pre-construction meeting prior to earth disturbance.

All erosion and sedimentation controls including rock construction entrances, inlet sediment barriers and silt fence, etc. must be installed, stabilized, and functional before site disturbance within the tributary area of these controls. Each step pertaining to the erosion control construction will be completed before the next step begins. Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. Weekly inspections shall be made to determine the maintenance needs and after all runoff events. Sediment shall not be permitted to accumulate to a depth sufficient to eliminate the effectiveness of the proposed structure. All slopes or other disturbed areas shall be stabilized with permanent vegetation at the earliest possible date. Watering, mowing, and fertilizing programs shall be maintained until hardy vegetation is established.

The permitee will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.

Upon stabilization of the site, remove outlet protection. Final grade and apply permanent seeding and mulch until proper vegetative cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% perennial vegetative cover. Once proper vegetative cover is established, remove silt fence and inlet protection devices.

Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.

SEQUENCE OF CONSTRUCTION

GENERAL NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6 inches. 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 initialing seeding and mulching operations.
4. All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
5. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.
6. The contractor should use methods such as waterbars, diversion swales, diversion berms or temporary piping to direct sediment laden water to the various sediment removal facilities including sediment basins, sediment traps, silt socks and forebays. These items are not shown on the plan due to the dynamic nature of earthmoving activities. Temporary diversion devices should be placed at the end of the work week, or prior to rainfall events in order to direct sediment laden water to the appropriate facilities.
7. 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.

SEQUENCE:

1. At least 7 days before any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the licensed erosion and sediment control plan preparer, and the Montgomery County Conservation District to an on-site 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, Inc. at 1-800-242-1776 for buried utilities locations.
2. Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon or orange construction fence.
3. Install rock construction entrance as shown on plan.
4. Install silt fence, silt socks and tree protection fencing throughout site.
5. Restore existing sediment basin: clear out accumulated sediment, grade basin bottom to elevation 221.50, install clean out stake to elevation 222.50, repair/re-install SSF baffle, restore 4" skimmer pet detail.
6. Upon stabilization of all downslope erosion and sediment perimeter control BMPs and sediment basin restoration, and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.
7. Once all down gradient erosion control measures are in place and functional and MCCD has been notified, begin demolition of site concrete, paving, utilities, etc. as shown on the demolition plan and clear and grub site.
8. After demolition, strip and stockpile site topsoil and continue bulk earthmoving activities. All areas not being worked on should be immediately stabilized after bulk earth moving activities. Areas to be paved should be immediately stabilized with stone after utilities are installed in those areas.
9. Begin retaining wall construction.
10. Begin installation of remaining underground utilities (sanitary sewer, manholes, pipes, services, etc.)
11. Install building foundations for club house and individual dwellings and begin construction of proposed buildings. See individual dwelling sequence for more detail.
12. Install infiltration trenches along buildings 57-67. Immediately seal inlets to prevent sediment laden water from entering the system.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
13. Finish rough grading site and install remaining underground utilities including storm sewer, gas line, sewer lateral, water services, etc. Place inlet protection on inlet devices as shown on plan immediately upon installation.
14. Construct and stabilize curbing and sidewalk throughout site.
15. Remove rock construction entrance and install bituminous base course on all driveways and parking areas.
16. Final grade the remaining site area, install landscaping, place amended topsoil, and apply permanent seeding and mulch over proper vegetative cover is established. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site. After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
17. Install final wearing course and overlays on all driveways and parking areas once heavy construction phase is completed.
18. Upon stabilization and with the proposed recommendation of the Montgomery County Conservation District, regrade the sediment basin into a permanent vegetated basin. Remove all sediment from the basin bottom, excavate an additional amount from the basin bottom per individual sequence and replace with amended soil in designated areas as shown on plan, and install plantings. Once proper vegetative cover is established, remove riser. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that the work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the of the permit and the approved E&S and PCSM Plans.
20. Construction activities are expected to commence in 2019 and be completed within two (2) years.

BIORETENTION BASIN – SLOW RELEASE CONCEPT SEQUENCE:

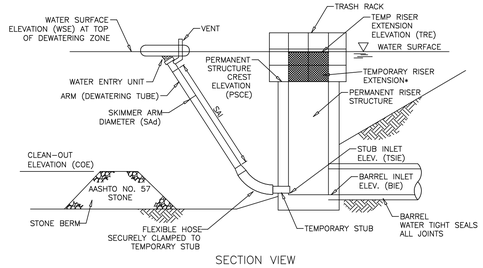
1. UPON STABILIZATION OF THE TRIBUTARY AREA, BEGIN FINAL BASIN CONVERSION. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
2. REMOVE ALL ACCUMULATED SEDIMENT, GRADE TO THREE (3) FEET BELOW THE FINAL BASIN BOTTOM ELEVATION.
3. TILL THE BASIN FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL-AERATED AND HIGHLY POROUS SURFACE ARE.
4. PLACE THE DRAINAGE STONE AND UNDERDRAIN AND FILL BIORETENTION AREA WITH AMENDED SOIL (2 FT. MIN) AS SHOWN ON THE PCSM PLAN. PLACEMENT SHOULD NOT BE COMPACTED. PLANTING SOILS SHOULD HAVE A PH OF 5.5-6.5.
5. PLANT PERMANENT SEEDING MIX AND/OR PLUGS AS DESIGNATED ON THE LANDSCAPE PLANS.
6. STABILIZATION OCCURS WHEN DISTRIBUTED AREA HAS 70% UNIFORM VEGETATIVE COVER. UPON STABILIZATION, REMOVE ANY REMAINING EROSION CONTROL DEVICES. APPLY PERMANENT SEEDING AND MULCH TO AREAS DISTURBED BY REMOVAL OF SEDIMENT PROTECTION DEVICES.

LAWN AREA CONSTRUCTION SEQUENCE:

1. ROUGH GRADE LAWN AREAS, CARE SHOULD BE TAKEN TO LIMIT COMPACTION IN ALL LAWN AREAS.
2. SCARIFY SUBGRADE PER DETAIL.
3. PREPARE SURFACE PER SOIL AMENDMENT DETAIL. PLACE MINIMUM OF 8" AMENDED TOPSOIL PER DETAIL. TOPSOIL SHOUD HAVE A PH RANGE OF 5.5-6.6.
4. SEED AND MULCH.

INFILTRATION TRENCH CONSTRUCTION SEQUENCE:

1. EXCAVATED PROPOSED INFILTRATION TRENCH AREA AS DELINEATED ON THE PCSM PLAN.
2. SCARIFY BOTTOM.
INSTALL FILTER FABRIC ON BOTTOM OF EXCAVATED AREA.
3. INSTALL STONE AS SHOWN IN THE DETAILS. PLACEMENT SHOULD BE LIGHTLY COMPACTED.
4. INSTALL UNDERDRAIN PIPES (IF PRESENT) AND BACKFILL WITH STONE AS SHOWN IN DETAILS. PLACE REMAINING STONE AND FILL TO GRADE. USE ADEQUATE COMPACTION TO LOCK STONE TOGETHER, BUT NOT EXCESSIVE COMPACTION. COMPACTION OF THE SUBGRADE SHOULD BE MINIMIZED.
5. IMMEDIATELY SEAL INLETS 1-8 TO PREVENT SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM. THE SEALS MAY BE REMOVED UPON STABILIZATION OF UPSLOPE TRIBUTARY AREA. (An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.) INSTALL ORANGE CONSTRUCTION FENCE AROUND TRENCH AREA TO PREVENT COMPACTION DURING CONSTRUCTION.



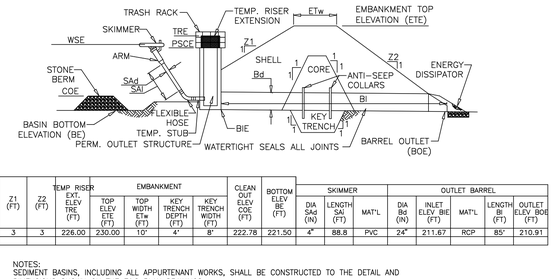
SECTION VIEW

BASIN NO.	WATER SURFACE ELEV. WSE (FT)	SKIMMER						
		ORIFICE		ARM		FLEXIBLE HOSE		
		DIA. (IN)	HEAD (FT)	DIA. Sad (IN)	LENGTH SAL (FT)	MAT'L	DIA. (IN)	LENGTH (IN)	MAT'L
1	225.72	4"	4"	3"	8'	PVC	3"	PER MANUFACTURER	

PERMANENT RISER			RISER EXTENSION			BARREL
CREST ELEV PSCE (FT)	HORIZ OPENING		CREST ELEV TRE (FT)	HORIZ OPENING		INLET ELEV BIE (FT)
	LENGTH EI (IN)	WIDTH Ew (IN)		LENGTH (IN)	WIDTH (IN)	
226.00	--	--	226.00	--	--	211.67

NOTES:
ALL ORIFICES ON PERMANENT RISER BELOW TEMPORARY RISER EXTENSION SHALL HAVE WATER-TIGHT TEMPORARY SEALS PROVIDED. TEMPORARY STUB INVERT ELEVATION SHALL BE SET AT OR BELOW SEDIMENT CLEAN-OUT ELEVATION.
A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.
SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.
ICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED SO AS TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.
SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE LEVEL MARKED ON THE SEDIMENT CLEAN-OUT STAKE OR THE TOP OF THE STONE BERM. SEE STANDARD CONSTRUCTION DETAIL #7-3 FOR CONFIGURATION OF STONE BERM.

STANDARD CONSTRUCTION DETAIL #7-2
SKIMMER ATTACHED TO PERMANENT RISER
NOT TO SCALE



BASIN NO.	Z1 (FT)	Z2 (FT)	TEMP RISER		EMBANKMENT			CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)	SKIMMER			OUTLET BARREL				
			EXT. ELEV TRE	TOP ELEV ETE (FT)	TOP WIDTH ETw (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)			DIA SAd (IN)	LENGTH SAl (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	MAT'L	LENGTH BI (FT)	OUTLET ELEV BOE (FT)
1	3	3	226.00	230.00	10'	4"	8'	222.78	221.50	4"	88.8	PVC	24"	211.67	RCP	85'	210.91

NOTES:
SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.
AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. IN ORDER TO FACILITATE MAINTENANCE AND RESTORATION, THE POOL AREA SHALL BE CLEARED OF ALL BRUSH, TREES, AND OBJECTIONABLE MATERIAL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED EMBANKMENT.
INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.
BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE IMMEDIATELY. DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY.
ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE DEVICE SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

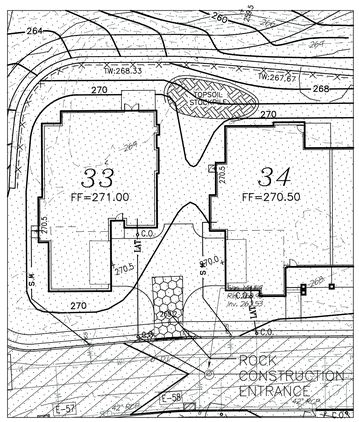
STANDARD CONSTRUCTION DETAIL #7-4
SEDIMENT BASIN EMBANKMENT AND SPILLWAY DETAILS – SKIMMER
NOT TO SCALE

RAIN GARDEN CONSTRUCTION SEQUENCE:

1. ROUGH GRADE TO WITHIN ONE (1) FOOT OF THE FINAL ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED SUBGRADE AND THE BIORETENTION PLANTING SOIL. EXCAVATE SUCH THAT THE BOTTOM OF PLANTING SOIL IS 18" BELOW GROUND SURFACE OF FINISHED BED FLOOR.
2. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT AND GRADE THE SUBGRADE ELEVATION. ALL EXCAVATION SHOULD BE DONE FROM OUTSIDE FOOTPRINT TO AVOID COMPACTION.
3. TILL THE FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL
4. AERATED AND HIGHLY POROUS SURFACE AREA.
5. FILL THE RAIN GARDEN AREA WITH PLANTIN SOIL AS SHOWN IN DETAIL. PLACEMENT SHOULD BE IN LIFTS OF 1FT OR LESS TO AVOID COMPACTION. PLANT PROPOSED LANDSCAPING AS SHOWN ON LANDSCAPE PLANS.

INDIVIDUAL LOT SEQUENCE CONSTRUCTION:

1. Install rock construction entrance at driveway.
2. Begin dwelling construction.
3. Install remaining underground utility services including water, electric, telephone, etc.
4. As dwelling is constructed, install concrete sidewalk and apron.
5. Install bituminous base course for proposed driveway.
6. Upon stabilization of lawn areas, finish grade remaining lawn areas. Apply permanent seeding and mulching, and install any remaining landscaping. All areas 3:1+ slopes and areas with concentrated flows should receive erosion control blanket.



INDIVIDUAL LOT EROSION CONTROLS
SCALE 1" = 30'

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
CALIFON (CaB)	X	C/S				X		X	X			X				X
CODORUS (Ch)	X	C/S			X	X	X	X	X	X		X				X
PARKER (PaC, PaD, PaE, PbD))	X	C	X						X		X	X				
URBAN LAND (UgB, UgD, UrlB, UugD)	X	C/S	X		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 SY

WATER QUALITY COMPLIANCE FOR NITRATES

IF THE REQUIRED BMPS (2 PRIMARY OR 4 SECONDARY OR 1 PRIMARY AND 2 SECONDARY) ARE PROPOSED WITHIN THE STORMWATER MANAGEMENT PLAN, THEN THE WATER QUALITY REQUIREMENT FOR NITRATE IS ACHIEVED.

BMP	SECTION	INTENT	DESCRIPTION
SECONDARY	STRUCTURAL BMP 6.7.2	LANDSCAPE RESTORATION	THE SITE WILL BE RESTORED WITH A VARIETY OF TREES AND SHRUBS AS SHOWN ON THE LANDSCAPE PLANS.
SECONDARY	NON-STRUCTURAL BMP 5.4.3	PROTECT/UTILIZE NATURAL DRAINAGE FEATURES	THE EXISTING SITE DRAINS PARTIALLY TO AN EXISTING DRAINAGEWAY AS SHOWN ON THE PLAN. THIS PATTERN WILL BE MAINTAINED AND IMPROVED UPON.
SECONDARY	STRUCTURAL BMP 6.4.5	RAIN GARDEN/ BIORETENTION	AN BIORETENTION BASIN – SLOW RELEASE CONCEPT IS PROPOSED TO SERVE A MAJORITY OF THE SITE. THIS VEGETATED BMP WILL ENHANCE WATER QUALITY AND PROVIDE VOLUME REDUCTION THROUGH RECHARGE AND EVAPOTRANSPIRATION.
SECONDARY	STRUCTURAL BMP 6.7.3	SOILS AMENDMENT/ RESTORATION	ALL LAWN AREAS THROUGHOUT THE SITE WILL BE RESTORED WITH AND AMENDED SOIL MIX.

NOTE: SEE PLAN VIEW OR POST CONSTRUCTION STORMWATER BMP TABLE FOR NUMBERED LOCATIONS. SOME AREAS MAY OVERLAP.

CRITICAL STAGES OF CONSTRUCTION

ITEM	LOCATION	RESPONSIBLE PARTY	REQUIRED OVERSIGHT
BASIN OUTLET ELEVATIONS	BIORETENTION BASIN – SLOW RELEASE CONCEPT	SITE CONTRACTOR OR CIVIL ENGINEER	PRIOR TO BACKFILL, RESPOSIBLE PARTY SHOULD SUPPLY AS-BUILT ELEVATIONS OF BASINS AND OUTLET STRUCTURES TO TOWNSHIP ENGINEER AND PROJECT ENGINEER TO VERIFY LOCATIONS.
INFILTRATION SURFACE PREPARATION	INFILTRATION TRENCHES/ RAIN GARDEN	GEOTECHNICAL ENGINEER OR CIVIL ENGINEER	RESPOSIBLE PARTY SHOULD VERIFY THAT PROPOSED INFILTRATION AREAS ARE PROPERLY PREPARED AND SCARIFIED TO PROMOTE INFILTRATION TO THE GREATEST EXTENT POSSIBLE.
RAIN GARDENS/ BIORETENTION BASIN – SLOW RELEASE CONCEPT	THROUGHOUT SITE AS SHOWN ON PLAN	LANDSCAPE CONSULTANT	LANDSCAPE CONSULTANT SHOULD BE NOTIFIED PRIOR TO SOIL AMENDMENT AND FINAL PLANTING TO VERIFY BOTTOM PREPARATION, SOIL MIX AND PLANT MATERIAL SPECIFICATIONS
SOIL AMENDMENT	ALL PROPOSED LAWN AREAS	LANDSCAPE CONSULTANT OR CIVIL ENGINEER	UNDISTURBED SUBGRADE SHOULD BE SCARIFIED TO MAXIMIZE INFILTRATION PRIOR TO PLACEMENT OF AMENDED SOILS. CARE SHOULD BE TAKEN DURING PLACEMENT OF SOIL SO AS NOT TO COMPACT SUBGRADE.
LANDSCAPING	ALL PROPOSED LAWN AREAS	LANDSCAPE CONSULTANT	LANDSCAPE CONSULTANT SHOULD VERIFY THAT TREES, SHRUBS, ETC. ARE BEING PLANTED ACCORDING TO LANDSCAPE PLANS.

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	BIORETENTION BASIN – SLOW RELEASE CONCEPT	NORTHEAST END OF SITE	HOMEOWNER'S ASSOCIATION	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. CONTACT DESIGN ENGINEER IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS TO ESTABLISH A CORRECTIVE ACTION PLAN.
2	RAIN GARDENS	THROUGHOUT SITE AS SHOWN ON PLAN	HOMEOWNER'S ASSOCIATION	RAIN GARDENS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. CONTACT DESIGN ENGINEER IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS TO ESTABLISH A CORRECTIVE ACTION PLAN.
3	INFILTRATION TRENCHES	BEHIND LOTS	HOMEOWNER'S ASSOCIATION	BEDS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PLANTED BEDS AS REQUIRED. CONTACT DESIGN ENGINEER IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS TO ESTABLISH A CORRECTIVE ACTION PLAN.
4	LANDSCAPING	THROUGHOUT SITE	HOMEOWNER'S ASSOCIATION	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	SOIL AMENDMENT	LAWN AREAS THROUGHOUT SITE	HOMEOWNER'S ASSOCIATION	ALL LAWN AREAS SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE-ESTABLISH VEGETATIVE COVER.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN OBJECTIVES

PRESERVE INTEGRITY OF RECEIVING WATERS – Best Management practices will be incorporated into this project and will include: Rain gardens to promote groundwater re-charge as well as enhance water quality; a proposed bioretention basin (slow-release concept) and infiltration trenches to enhance water quality through infiltration at the basin bottom, soil amendment and landscaping throughout site. All of these best management practices will protect the integrity of the existing stormwater management systems and receiving stream channels.

PREVENT INCREASE IN RUNOFF RATES – Through the use of an extended detention basin, stormwater runoff rates will be less than the predeveloped meadow conditions in all rainfall events (1 – 100 yr). Therefore, there will be no increase in peak runoff flow rates.

MINIMIZE RUNOFF VOLUME – Through the use of volume reduction BMPs, stormwater runoff volumes will be less than the 2-yr meadow condition. Infiltration BMPs will be used as shown on the Post Construction Stormwater Management Plan, as well as evapotranspiration thorough proposed landscaping which is calculated in the Post Construction Stormwater Management Narrative Report. This project meets Pennsylvania Department of Environmental Protection Control Guideline #1 (DG-1).

MINIMIZE IMPERVIOUS AREAS – Impervious area was minimized to the greatest extent practical to allow project to continue within project design requirements and applicant needs. Although this project proposes an increase in impervious area, BMPs are proposed to mitigate any water quality, rate or volume issues.

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION – This property is located along a tributary to the Pennypack Creek. Therefore, protection of this resource is of the utmost importance and disturbance adjacent to the stream will only occur with the construction of the proposed endwall. Existing trees and vegetation will be preserved to the greatest extent possible.

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE – Disturbances relating to these site improvements will be limited to the greatest extent practical as shown on the plan. The limits of disturbance are delineated on the Erosion Control Plan as well as the Post Construction Stormwater Management Plan. Duration of earth distance will be limited to the greatest extent possible.

MINIMIZE COMPACTION – This site was previously in early stages of development, so some soil compaction has already occurred, but new disturbances relating to these proposed improvements will be limited to the greatest extent practical as shown on the plan.

OTHER BMP MEASURES – Construction activities on this site greatly improve the environmental performance of this previously developed site. Because this site was developed and already highly impervious, soil compaction has already occurred, but new disturbances relating to these improvements will be limited to the greatest extent practical as shown on the plan. Extensive stormwater management facilities are proposed which will greatly improve runoff water quality. Parking lot runoff will be directed to vegetated BMPs wherever possible for infiltration, evapotranspiration and water quality, prior to entering the stormwater management system. Other structural BMPs include limitation of steep slopes to 3:1 and permanent seeding and mulching. These BMPs are depicted in the Post Construction Stormwater Management Plans. In the event of unanticipated erosion situations or malfunctioning structural BMP devices, the Property Owner should immediately contact the Township Engineer, Project Engineer or MCCD for guidance to address the problem.

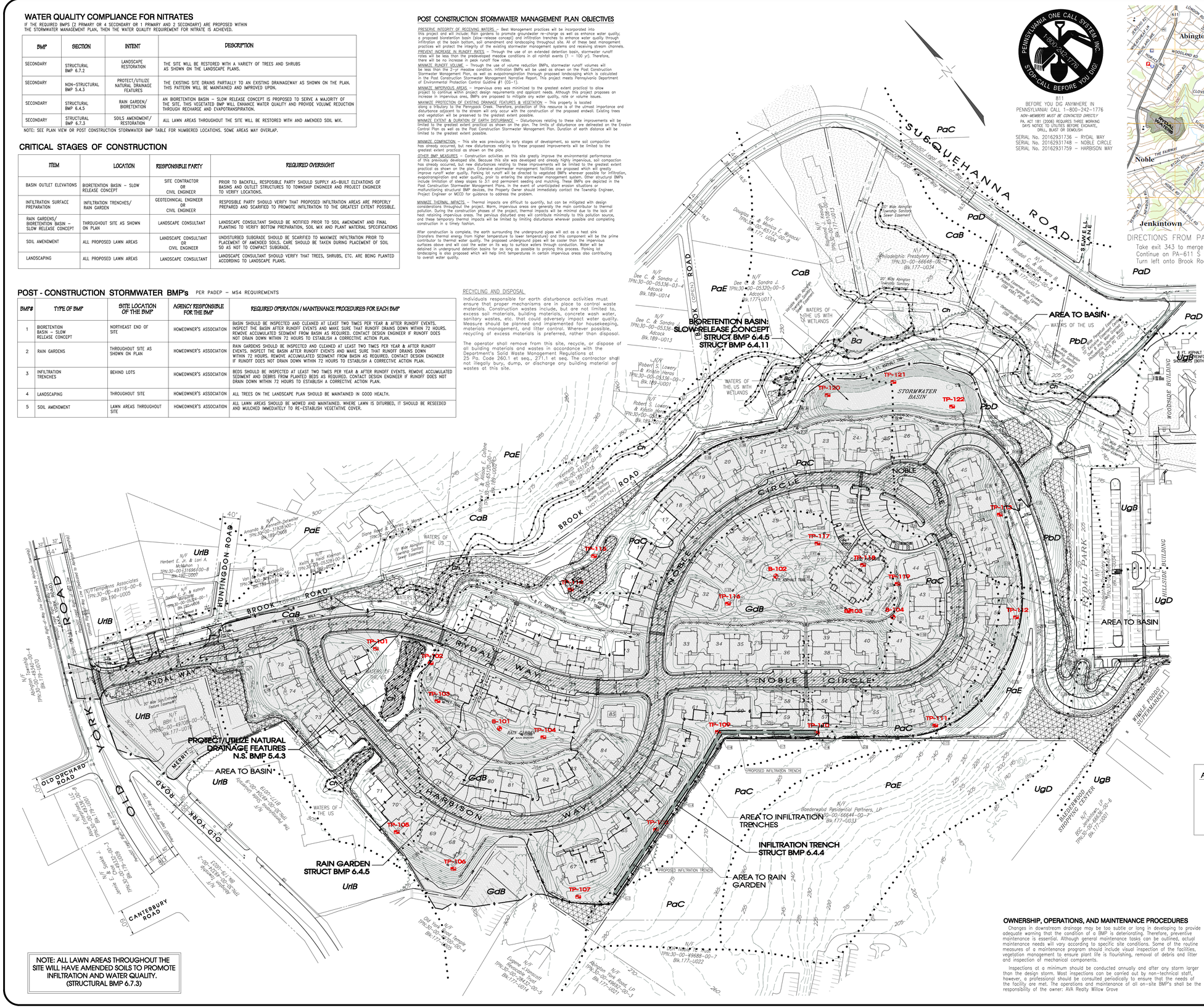
MINIMIZE THERMAL IMPACTS – Thermal impacts are difficult to quantify, but can be mitigated with design considerations throughout the project. Warm, impervious areas are generally the main contributor to thermal pollution. During the construction phases of the project, thermal impacts will be minimal due to the lack of heat retaining impervious areas. The pervious disturbed area will contribute minimally to this pollution source, and these temporary thermal impacts will be limited by limiting disturbance wherever possible and completing construction in a timely fashion.

After construction is complete, the earth surrounding the underground pipes will act as a heat sink (transfers thermal energy from higher temperature to lower temperature) and this component will be the prime contributor to thermal water quality impacts. The proposed underground pipes will be cooler than the impervious surfaces above and will cool the water on its way to surface waters through conduction. Water will be detained in underground detention basins for as long as possible to prolong this process. Parking lot landscaping is also proposed which will help limit temperatures in certain impervious areas also contributing to overall water quality.

RECYCLING AND DISPOSAL

Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measure should be planned and implemented for housekeeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred, rather than disposal.

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.



NOTE: ALL LAWN AREAS THROUGHOUT THE SITE WILL HAVE AMENDED SOILS TO PROMOTE INFILTRATION AND WATER QUALITY. (STRUCTURAL BMP 6.7.3)

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

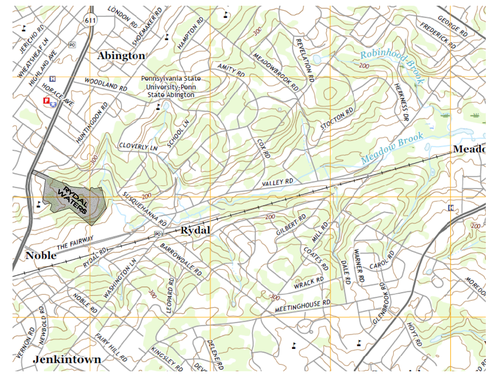
811

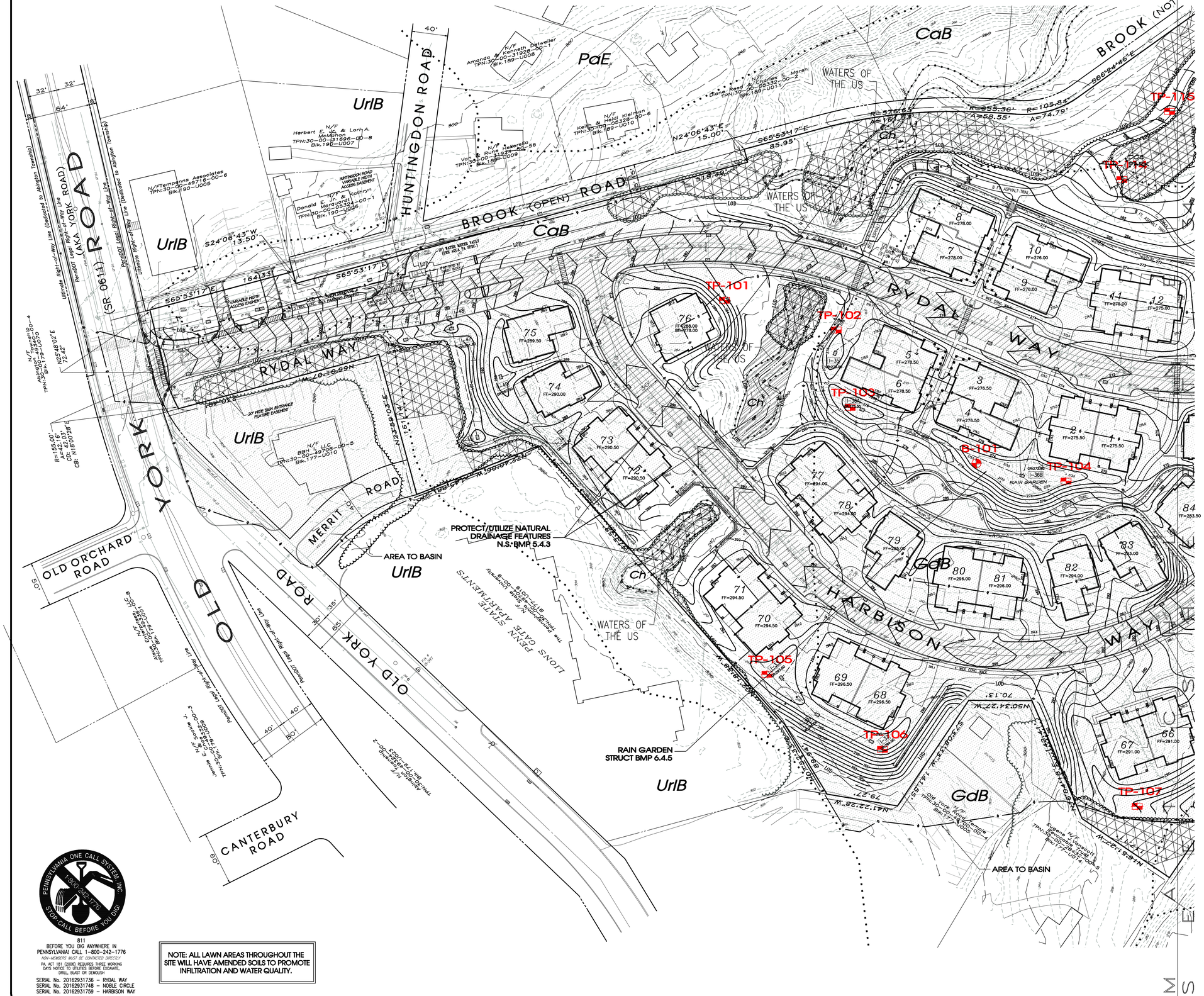
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

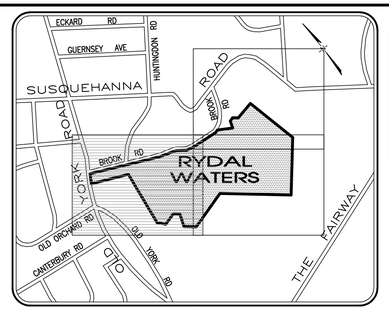
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY


Abington
Pennsylvania State University-Penn State Abington
Rydal
Noble
Jenkintown
Meadowbrook
Robinhood Park
Meetinghouse Brook
Edgehill Golf Course
Rydal Park
Rydal Water
Rydal Cemetery
Edgehill Cemetery
Penn State Abington Golf Course
Abington Memorial Hospital
Abington Township Municipal Building
Abington Township Police Department
Abington Township Public Library





LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE

PROPOSED

- LIMIT OF EARTH DISTURBANCE / N.P.D.E.S. PERMIT AREA
- TREES WITHIN 100 FEET OF IMPERVIOUS AREA
- PROTECTED AREA: AREA OF MINIMUM DISTURBANCE/ REDUCED GRADING
- AREA TO STORMWATER BMP
- TEST PIT LOCATION
- BORING LOCATION

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC

SITE DRAINS TO THE PENNYPACK CREEK CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

NOTE: ALL LAWN AREAS THROUGHOUT THE SITE WILL HAVE AMENDED SOILS TO PROMOTE INFILTRATION AND WATER QUALITY.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO.
See Sheet 2

BLOCK – UNIT
See Sheet 2

SITE ADDRESS
OLD YORK ROAD
RYDAL WATERS, NOBLE CIRCLE
ABINGTON, PA 19001

DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

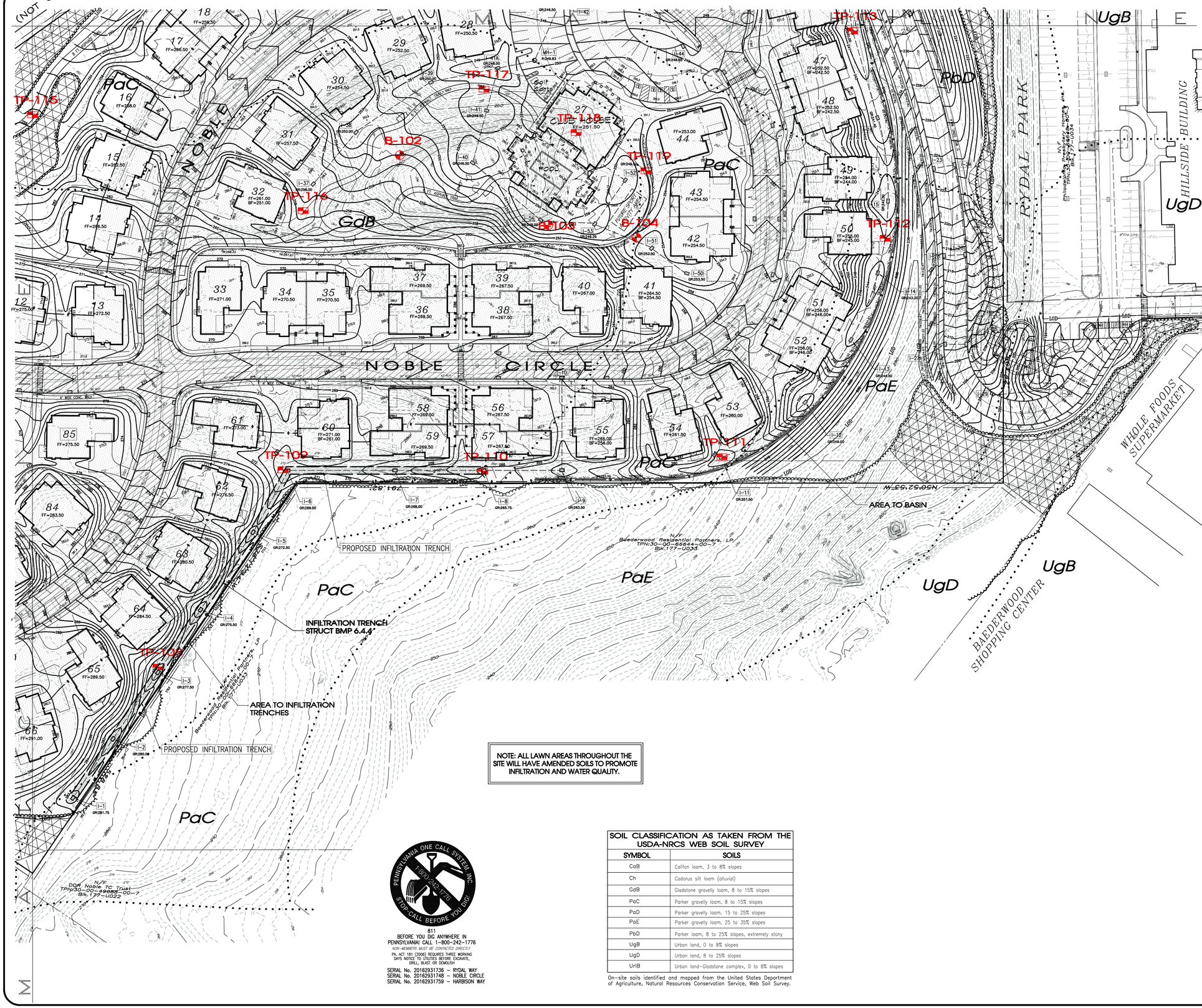
SCALE 1" = 50'
0' 25' 50' 100' 150'

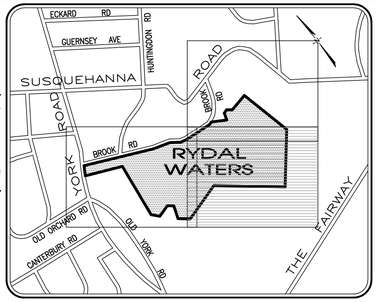
BY	REVISION	NO	DATE
CAT	Township Review	7	4/06/2019
MMG	HPDES SUBMISSION #2	6	2/05/2019
CAT	SIDEWALKS AND CLUB HOUSE	5	12/20/2018
CAT	CONDITIONS OF FINAL APPROVAL	4	10/16/2018
MMG	MCCD SUBMISSION #2	3	8/20/2018
CAT	MCCD SUBMISSION #1	2	5/10/2018
CAT	DD Submission Set	1	4/20/2018

ENLARGED PCSM PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-673
JOB NO.: 26393
SHEET NO. 33 OF 59

117





LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE

PROPOSED

- LIMIT OF EARTH DISTURBANCE / N.P.D.E.S. PERMIT AREA
- TREES WITHIN 100 FEET OF IMPERVIOUS AREA
- PROTECTED AREA: AREA OF MINIMUM DISTURBANCE/ REDUCED GRADING
- AREA TO STORMWATER BMP
- TEST PIT LOCATION
- BORING LOCATION

NOTE: ALL LAWN AREAS THROUGHOUT THE SITE WILL HAVE AMENDED SOILS TO PROMOTE INFILTRATION AND WATER QUALITY.

SOIL CLASSIFICATION AS TAKEN FROM THE USDA-NRCS WEB SOIL SURVEY

SYMBOL	SOILS
CaB	Califon loam, 3 to 8% slopes
Ch	Codorus silt loam (alluvial)
GdB	Gladstone gravelly loam, 8 to 15% slopes
PaC	Parker gravelly loam, 8 to 15% slopes
PaD	Parker gravelly loam, 15 to 25% slopes
PaE	Parker gravelly loam, 25 to 35% slopes
PbD	Parker loam, 8 to 25% slopes, extremely stony
UgB	Urban land, 0 to 8% slopes
UgD	Urban land, 8 to 25% slopes
UrlB	Urban land-Gladstone 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.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

N.P.D.E.S. PERMIT AREA = 38.6 AC

AREA OF DISTURBANCE = 26.3 AC

SITE DRAINS TO THE PENNYPACK CREEK CHAPTER 93 STORMWATER CLASSIFICATION – TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-035144-E

COUNTY PARCEL NO.
See Sheet 2
BLOCK – UNIT
See Sheet 2
SITE ADDRESS
YORK ROAD
RYDAL WATERS – CIRCLE
RYDAL, MONTGOMERY COUNTY, PA 19046
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

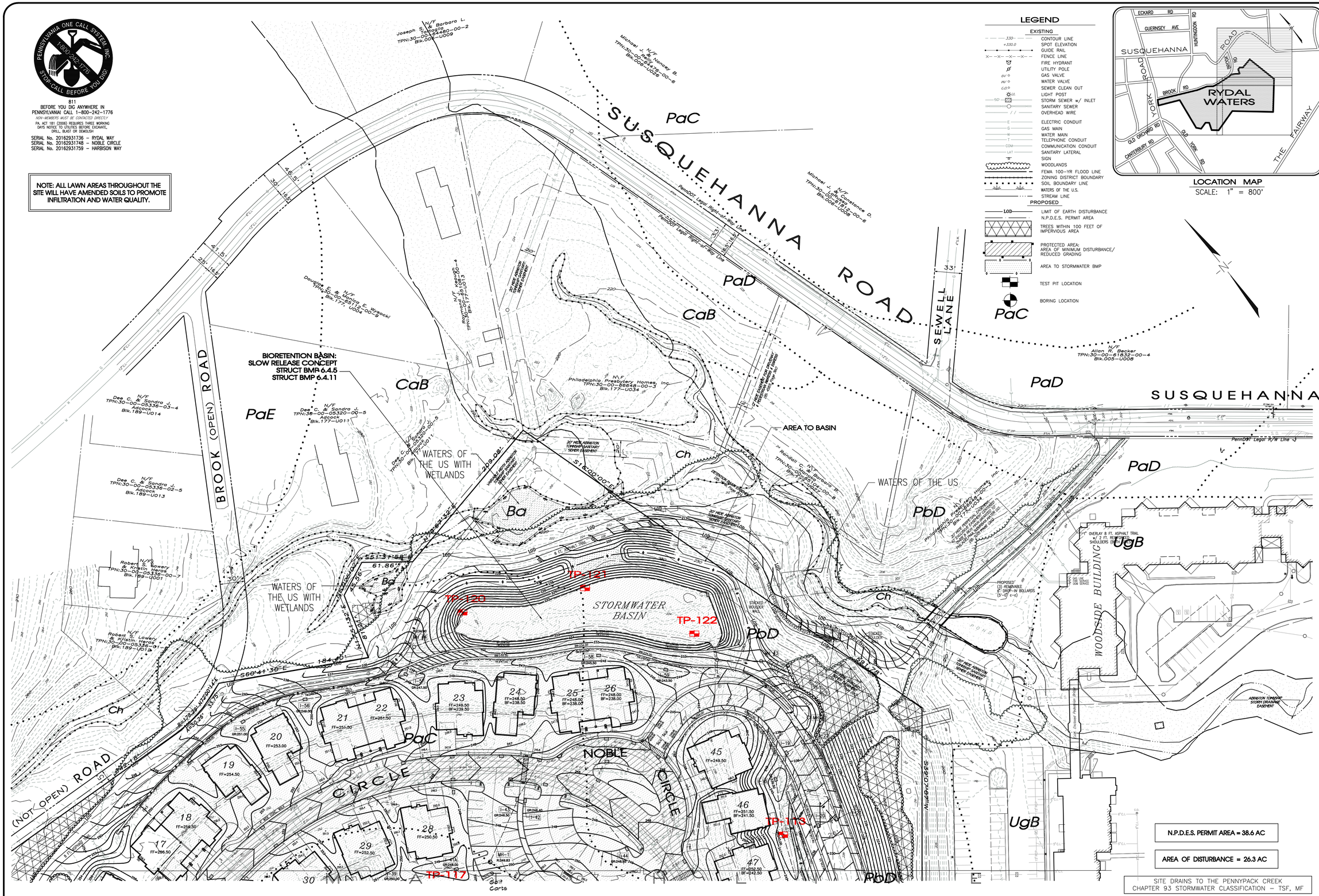
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cesnoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
7	4/06/2019	Township Review	GAT
6	2/05/2019	NPDES SUBMISSION #3	MMG
5	12/10/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	8/20/2018	MCCD SUBMISSION #2	MMG
2	5/18/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	ID Submission 3rd	GAT

ENLARGED PCSM PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-674
JOB NO.: 26393
SHEET NO. 34 OF 59



LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

COUNTY PARCEL NO. See Sheet 2
BLOCK – UNIT See Sheet 2
SITE ADDRESS YORK ROAD RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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

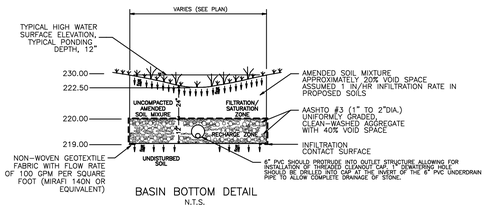
SCALE 1" = 50'

DATE	NO	REVISION	BY
2/05/2019	6	NPDES SUBMISSION #2	MMG
12/20/2018	5	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	4	CONDITIONS OF FINAL APPROVAL	GAT
8/20/2018	3	MCCD SUBMISSION #2	MMG
5/18/2018	2	MCCD SUBMISSION #1	MMG
4/25/2018	1	DD Submission Set	GAT

ENLARGED PCSM PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-675
JOB NO.: 26393
SHEET NO. 35 OF 59

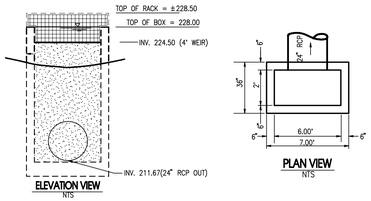
AMENDED SOIL MIXTURE:
pH – 5.5 TO 7.9
ORGANIC MATTER – 4 TO 10 PERCENT
SAND – 50 TO 75 PERCENT
SILT – 14 TO 40 PERCENT
CLAY – LESS THAN 10 PERCENT
GRAVEL – LESS THAN 10 PERCENT



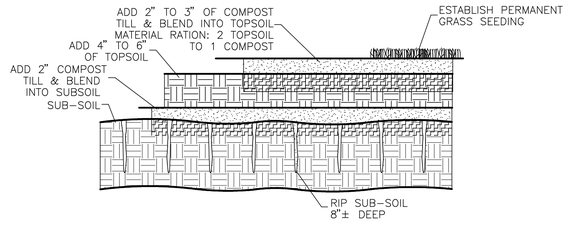
BASIN BOTTOM DETAIL
N.T.S.

AMENDED SOIL NOTES:

1. The amended soil shall be classified as a loam, sandy loam, or loamy sand per USDA textural analysis. The amended soil shall be free to stones, stumps, roots, or other woody material over ½" in diameter. Brush or seeds from noxious weeds shall not be present in the soil. Placement of the amended soil shall be in lifts of 12" to 18", loosely compacted.
2. In order to achieve optimal organic matter content, composts, mulches, manures, and/or mushroom soils may be added to the amended soil mixture. Composts utilized in the amended soil mixture shall have been produced per CFR 503 regulations, where applicable.
3. The amended soil material shall be at an optimal moisture content prior to installation in any proposed facility in order to provide a uniform mixture.
4. The gravel portion of the amended soil mixture shall be below 10 percent, all of which shall be less than ½" in size.
5. If sand is added to the amended soil mixture to raise the sand content, the sand shall meet ASTM C-33 (washed concrete sand with 2-4% fines) requirements. Screenings are not to be used.



BASIN OUTLET STRUCTURE # 1 DETAIL
NTS



RIPPING SHOULD BE DONE WITH A SOLID SHANK RIP TEETH ON REAR OR TRACK MACHINE. DO NOT RIP SOIL IS WET. AVOID RIPPING EXISTING TREE ROOTS. SPACE RIP CHANNELS 12" TO 36" APART. TILLING AND BLEEDING MAY BE DONE WITH ROTOTILLER, DISK HARROW, CHISEL PLOW, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

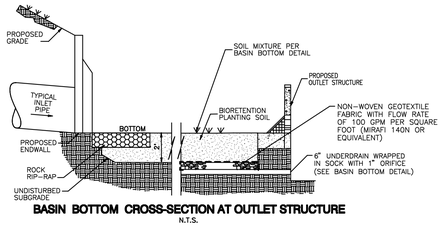
EXISTING SITE SOIL MAY BE USED, BUT SOIL TESTS ARE REQUIRED TO DETERMINE LIME AND FERTILIZER NEEDS.

TOPSOIL MAY BE PRE-MIXED TO A RATIO OF 2 PARTS TOPSOIL TO 1 PART COMPOST. TOPSOIL SHALL BE PLACED (8") ON SCARIFIED SUBGRADE PER DETAIL ABOVE.

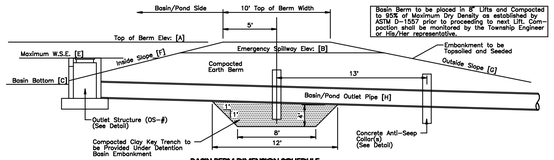
SOIL RESTORATION MAINTENANCE:
WATER GRASS AS NEED FOR VIGOROUS HEALTH. APPLY ADDITIONAL COMPOST AS NEEDED FOR NOURISHMENT. AVOID COMMERCIAL FERTILIZER AND PESTICIDES.

IF LACK OF VEGETATIVE GROWTH IS ENCOUNTERED, CONSULT A DESIGN PROFESSIONAL TO PREPARE A CORRECTIVE ACTION PLAN.

AMENDED TOPSOIL DETAIL
NO SCALE



BASIN BOTTOM CROSS-SECTION AT OUTLET STRUCTURE
N.T.S.



BASIN BERM DIMENSION SCHEDULE

BERM CONSTRUCTION NOTES:

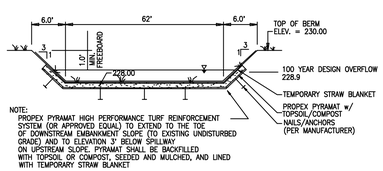
1. SITE PREPARATION – AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND THE TOPSOIL STRIPPED TO REMOVE THE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE POOL AREA WILL BE CLEARED OF ALL BRUSH AND EXCESS TREES.
2. EMBANKMENT– THE FILL MATERIAL SHALL BE TAKEN FROM SELECTED BORROW AREAS. IT SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS OR OTHER OBJECTIONABLE MATERIAL. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT, IT IS TOO WET FOR PROPER COMPACTION. FILL MATERIAL WILL BE PLACED IN 6 TO 8 INCH LAYERS AND SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION WILL BE OBTAINED BY ROUTING AND HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF THE FILL IS TRAVERSED BY AT LEAST ONE TREAD TRACK OF THE EQUIPMENT, OR COMPACTION SHALL BE ACHIEVED BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO 5%. FILL MATERIALS SHALL BE SELECTED FROM THE MORE IMPERVIOUS MATERIALS AVAILABLE ON SITE AND COMPACTION BE A MINIMUM OF 95% OF THE MATERIALS DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST.
3. EMBANKMENT AND KEY WAY MATERIAL AS WELL AS BACKFILL MATERIAL AROUND ENTIRE OUTFALL PIPE THROUGH BERM AND ANTI SEEP COLLARS TO BE TYPE CL OR ML SOILS CLAYSOIL.

BASIN MAINTENANCE REQUIREMENTS

THE BASIN SHALL BE CLEANED OF SEDIMENT AT THE COMPLETION OF SITE CONSTRUCTION ACTIVITIES. FUTURE SEDIMENT REMOVAL MAY BE REQUIRED IN A 10 TO 20 YEAR PERIOD. TRASH AND FLOATING DEBRIS SHALL BE REMOVED MONTHLY. A COMPLETE ANNUAL INSPECTION SHALL BE MADE FOR EROSION, DISPLACED RIP-RAP, BARE GRASS COVER, VEGETATIVE CONDITIONS, AND EMBANKMENT STABILITY ISSUES AND SHALL BE REPAIRED IF NOTED. DURING PERIODS OF EXTENDED DROUGHT, THE BASIN MAY REQUIRE WATERING.

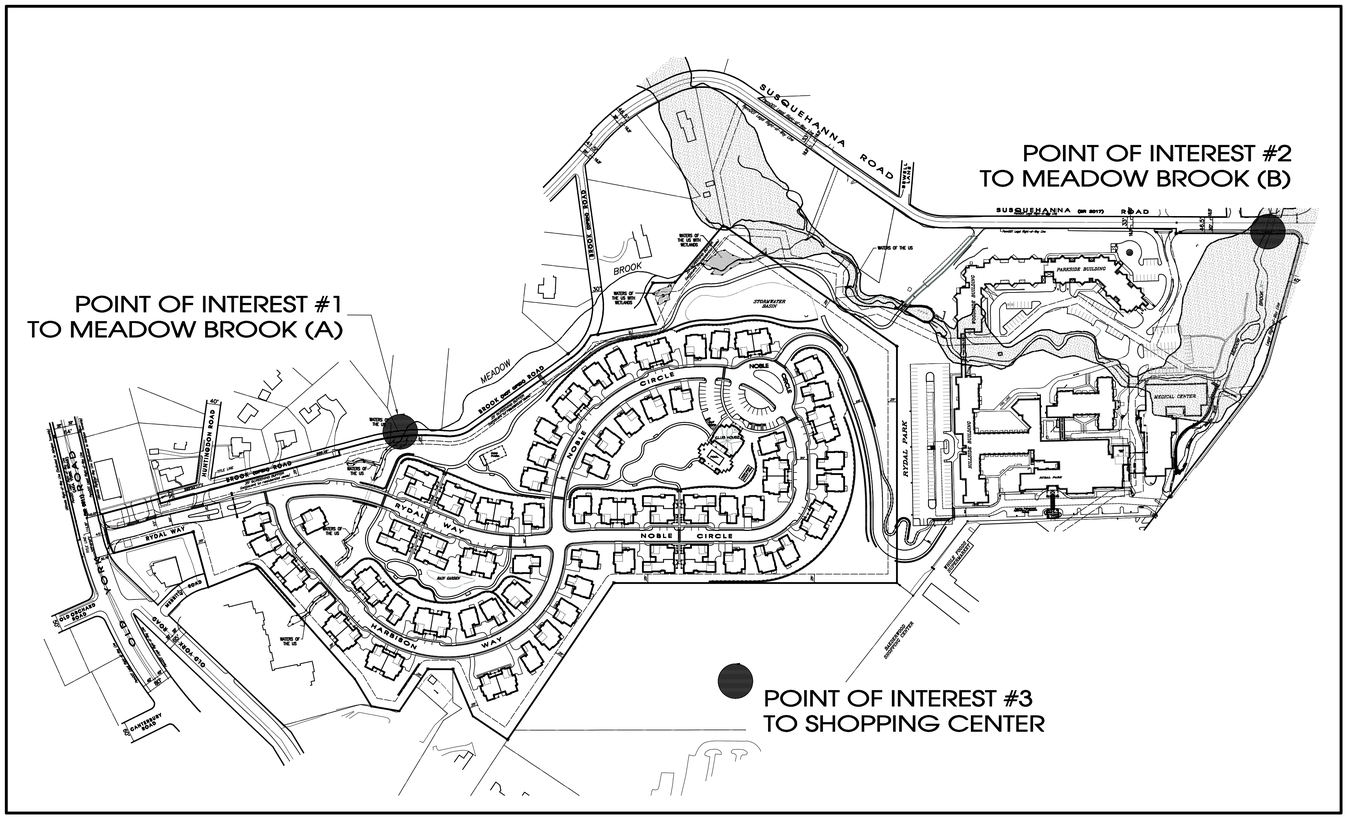
MOW "SEEDED BASIN SIDE SLOPES" TWICE A YEAR. ONCE A YEAR MOWING IS SUFFICIENT TO KEEP A MEADOW LAWN FROM REVERTING TO WOODLAND, BUT MAY NOT BE SUFFICIENT TO DISCOURAGE WOODY SEEDLINGS, BRAMBLES, INVASIVE VINES AND MULTIFLORA ROSE. RECOMMENDED DATES FOR MOWING ARE EARLY JULY FOR THE FIRST CUTTING AND A SECOND CUTTING IN MARCH UP TO APRIL 15TH. THIS WILL MAXIMIZED BIRD AND ANIMAL HABITAT AND PROMOTE DESIRABLE AND ATTRACTIVE VEGETATION. MOW SEEDED AREAS WHEN THE GROUND IS DRY AND CUT AT HEIGHT OF 6"-8" DURING THE DORMANT SEASON.

MONITOR BASIN FOR INTRUSION BY INVASIVE PLANTS SUCH AS THISTLE. ELIMINATE INVASIVE PLANTS BY SPOT MOWING, SPOT SPRAYING OR WICK APPLICATION OF AN APPROPRIATE HERBICIDE, OR MANUAL OR MECHANICAL PULLING. A COMBINATION OF STRATEGIES MAY BE THE BEST APPROACH. DO NOT USE HERBICIDES WITHIN 50 FEET OF STREAMS.



NOTE:
PROPEX PYRAMAT HIGH PERFORMANCE TURF REINFORCEMENT SYSTEM (OR APPROVED EQUAL) TO EXTEND TO THE TOE OF DOWNSTREAM EMBANKMENT SLOPE (TO EXISTING UNDISTURBED GRADE) AND TO ELEVATION 3' BELOW SPILLWAY ON UPSTREAM SLOPE. PYRAMAT SHALL BE BACKFILLED WITH TOPSOIL OR COMPOST, SEEDED AND MULCHED, AND LINED WITH TEMPORARY STRAW BLANKET

PERMANENT EMERGENCY SPILLWAY LINER DETAIL
N.T.S.



ENLARGED SITE EXHIBIT - POINT OF INTEREST EXHIBIT
SCALE: 1" = 200'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

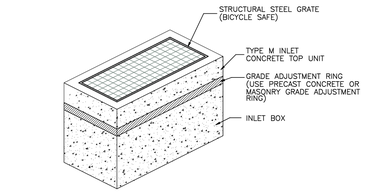
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

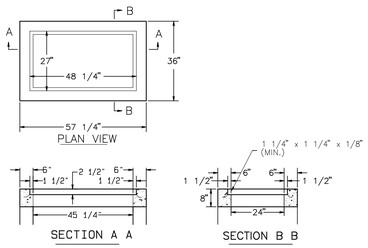
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE: AS NOTED

NO	DATE	REVISION	BY
7	4/06/2019	TOWNSHIP REVIEW	MMG
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/05/2018	NPDES SUBMISSION	CAT
4	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	8/20/2018	MCCD SUBMISSION #2	MMG
2	6/18/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	1st Submission Set	CAT

PCSM DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-376
JOB NO.: 26393
SHEET NO. 36 OF 59





4' TYPE 'M' INLET DETAIL

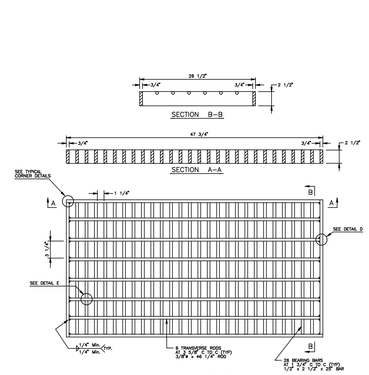
NOTES:

1. REFER TO PA.DOT (RC) STANDARDS, PUB. #72, DWG. RC – 34, SHEETS 1 & 2 OF 9 FOR ADDITIONAL NOTES.
2. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 605, FOR INLET ASSEMBLIES.

TYPICAL TYPE 'M' INLET DETAILS

NTS

NOTE:
Mastic or equivalent is shall be used on all concrete box joints to prevent soils or sediment laden water from entering the stormwater management system.



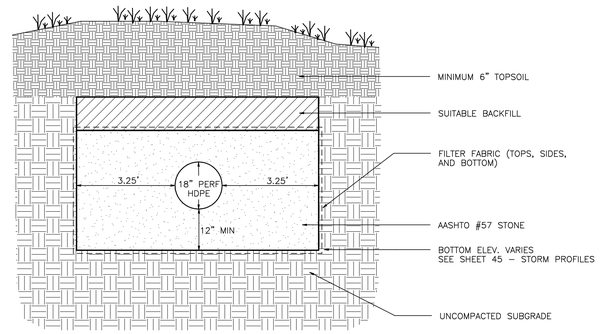
NOTES:

1. Weld structural steel grates in accordance with the requirements of Publication 408, Section 1105.03(f).
2. Provide transverse bars, meeting the requirements of Publication 408.
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 grate designs shall require a shop drawing submission, 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 all burned or drilled slots conform to the shape of the rod.
5. Provide structural steel grates with the grate spacers located flush along the top surface of the grate.

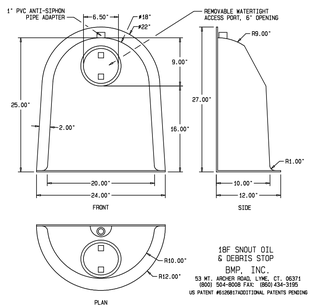
NOTE:
ALL INLETS IN CARTWAYS OR WHERE BICYCLE TRAFFIC IS ANTICIAPTED ARE TO HAVE BICYCLE SAFE GRATES INSTALLED.

STRUCTURAL STEEL BICYCLE SAFE GRATE

NTS

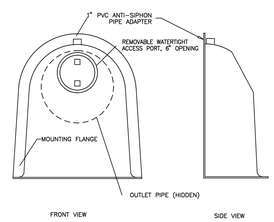


INFILTRATION TRENCH DETAIL
N.T.S.



18F SNOUT OIL & DEBRIS STOP
BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195
US PATENT #6106671(ADDITIONAL PATENTS PENDING

CONFIGURATION DETAIL



SNOUT OIL–WATER–DEBRIS SEPARATOR



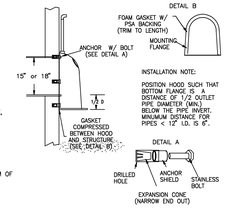
INSTALLATION DETAIL

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277; (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com
   OR PRE–APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI–SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI–SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL–RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI–SIPHON VENT PIPE AND ADAPTER
   C. OIL–RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

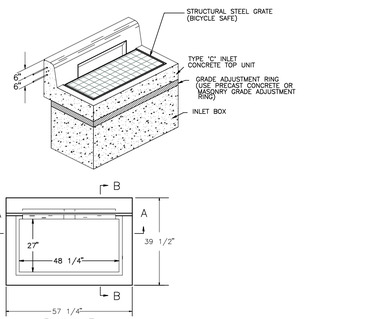
SNOUT™ INLET WATER QUALITY STRUCTURE

N.T.S.



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

OIL– DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)



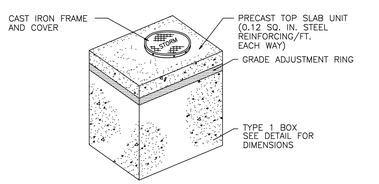
4' TYPE 'C' INLET DETAIL

NOTES:

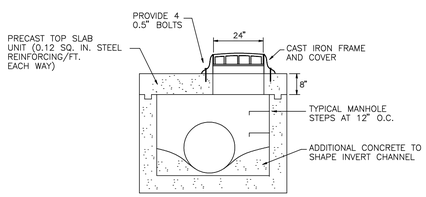
1. REFER TO PA.DOT (RC) STANDARDS, PUB. #72, DWG. RC – 34, SHEETS 1 & 2 OF 9 FOR ADDITIONAL NOTES.
2. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 605, FOR INLET ASSEMBLIES.

TYPICAL TYPE 'C' INLET DETAILS

NTS



ISOMETRIC VIEW OF STORM MANHOLE



SECTION VIEW OF STORM MANHOLE

NOTES

1. MANHOLE CASTINGS AND COVERS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 72 AND 408, LATEST REVISIONS.
2. MANHOLE COVERS SHALL HAVE THE WORD "STORM" CAST IN TWO (2") INCH HIGH LETTERS ON THE TOP OF THE COVER.

INLET BOX MANHOLE COVER & LID

NTS

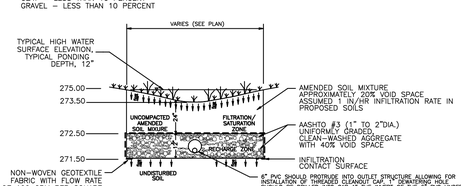


Decal to be placed on all Storm Inlets.
As Manufactured by:
dos Manufacturing, Inc.
3610 Cinnamon Track Drive
Valrico, FL 33594
(800) 549–6025
www.dosmanufacturing.com/storm/index.html

ABINGTON TOWNSHIP - INLET DETAIL

N.T.S.

AMENDED SOIL MIXTURE:
pH – 5.5 TO 7.9
ORGANIC MATTER – 4 TO 10 PERCENT
SAND – 50 TO 75 PERCENT
SILT – 14 TO 40 PERCENT
CLAY – LESS THAN 10 PERCENT
GRAVEL – LESS THAN 10 PERCENT



RAIN GARDEN BOTTOM DETAIL

N.T.S.

NOTES

1. MANHOLE CASTINGS AND COVERS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 72 AND 408, LATEST REVISIONS.
2. MANHOLE COVERS SHALL HAVE THE WORD "STORM" CAST IN TWO (2") INCH HIGH LETTERS ON THE TOP OF THE COVER.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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: AS NOTED

NO	DATE	REVISION	BY
1	4/25/2018	DD Submission SK	MMG
2	5/18/2018	MCCD SUBMISSION #1	CMT
3	8/20/2018	MCCD SUBMISSION #2	MMG
4	10/15/2018	CONDITIONS OF FINAL APPROVAL	CMT
5	11/13/2018	NPDES SUBMISSION	CMT
6	12/20/2018	NPDES SUBMISSION #2	MMG
7	4/05/2019	TOWNSHIP REVIEW	MMG

PCSM DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–377
JOB NO.: 26393
SHEET NO. 37 OF 59

GENERAL NOTES:

Whenever earthmoving activities are proposed, proper erosion control measures and staging of construction must be followed to minimize the effects of earth disturbance. The following outline is a guide to the installation and removal of erosion control facilities.

The Montgomery County Conservation District shall be contacted for a pre-construction meeting prior to earth disturbance.

All erosion and sedimentation controls including rock construction entrances, inlet sediment barriers and silt fence, etc. must be installed, stabilized, and functional prior to general site disturbance within the tributary area of these controls. Each step pertaining to the erosion control construction will be completed before the next step begins.
Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. Weekly inspections shall be made to determine the maintenance needs and after all runoff events. Sediment shall not be permitted to accumulate to a depth sufficient to eliminate the effectiveness of the proposed structure. All slopes or other disturbed areas shall be stabilized with permanent vegetation at the earliest possible date. Watering, mowing, and fertilizing programs shall be maintained until hardy vegetation is established.

The permittee will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.

Upon stabilization of the site, remove outlet protection. Final grade and apply permanent seeding and mulch until proper vegetative cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% perennial vegetative cover. Once proper vegetative cover is established, remove silt fence and inlet protection devices.

Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.

SEQUENCE OF CONSTRUCTION

GENERAL NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6 inches. 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 sediment filter bag.
5. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.
6. The contractor should use methods such as waterbars, diversion swales, diversion berms or temporary piping to direct sediment laden water to the various sediment removal facilities including sediment basins, sediment traps, silt socks and forebays. These items are not shown on the plan due to the dynamic nature of earthmoving activities. Temporary diversion devices should be placed at the end of the work week, or prior to rainfall events in order to direct sediment laden water to the appropriate facilies.
7. 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.

SEQUENCE:

1. At least 7 days before any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the licensed erosion and sediment control plan preparer, and the Montgomery County Conservation District to an on-site 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, Inc. at 1-800-242-1776 for buried utilities locations.
2. Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon or orange construction fence.
3. Install rock construction entrance as shown on plan.
4. Install silt fence, silt socks and tree protection fencing throughout site.
5. Restore existing sediment basin: clear out accumulated sediment, grade basin bottom to elevation 221.50, install clean out stake to elevation 222.50, repair/re-install SSF baffle, restore 4" skimmer per detail.
6. Upon stabilization of all downslope erosion and sediment perimeter control BMPs and sediment basin restoration, and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.
7. Once all down gradient erosion control measures are in place and functional and MCCD has been notified, begin demolition of site concrete, paving, utilities, etc. as shown on the demolition plan and clear and grub site.
8. After demolition, strip and stockpile site topsoil and continue bulk earthmoving activities. All areas not being worked on should be immediately stabilized after bulk earth moving activities. Areas to be paved should be immediately stabilized with stone after utilities are installed in those areas.
9. Begin retaining wall construction.
10. Begin installation of remaining underground utilities (sanitary sewer, manholes, pipes, services, etc.)
11. Install building foundations for club house and idividual dwellings and begin construction of proposed buildings. See individual dwelling sequence for more detail.
12. Install infiltration trenches along buildings 57-67. Immediately seal inlets to prevent sediment laden water from entering the system.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
13. Finish rough grading site and install remaining underground utilities including storm sewer, gas line, sewer lateral, water services, etc. Place inlet protection on inlet devices as shown on plan immediately upon installation.
14. Construct and stabilize curbing and sidewalk throughout site.
15. Remove rock construction entrance and install bituminous base course on all driveways and parking areas.
16. Final grade the remaining site area, install landscaping, place amended topsoil, and apply permanent seeding and mulch until proper vegetative cover is established. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site. After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
17. Install final wearing course and overlays on all driveways and parking areas once heavy constuction phase is completed.
18. Upon stabilization and with the proposed recommendation of the Montgomery County Conservation District, regrade the sediment basin into a permanent vegetated basin. Remove all sediment from the basin bottom, excavate an additional amount from the basin bottom per individual sequence and replace with amended soil in designated areas as shown on plan, and install plantings. Once proper vegetative cover is established, remove riser. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
(CRITICAL STAGE – SEE PCSM PLAN – MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that the work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the of the permit and the approved E&S and PCSM Plans.
20. Construction activities are expected to commence in 2019 and be completed within two (2) years.

INDIVIDUAL LOT SEQUENCE CONSTRUCTION:

1. Install rock construction entrance at driveway.
2. Begin dwelling construction.
3. Install remaining underground utility services including water, electric, telephone, etc.
4. As dwelling is constructed, install concrete sidewalk and apron.
5. Install bituminous base course for proposed driveway.
6. Upon stabilization of lawn areas, finish grade remaining lawn areas. Apply permanent seeding and mulching, and install any remaining landscaping. All areas 3:1+ slopes and areas with concentrated flows should receive erosion control blanket.

BIORETENTION BASIN – SLOW RELEASE CONCEPT SEQUENCE:

1. UPON STABILIZATION OF THE TRIBUTARY AREA, BEGIN FINAL BASIN CONVERSION. An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
2. REMOVE ALL ACCUMULATED SEDIMENT, GRADE TO THREE (3) FEET BELOW THE FINAL BASIN BOTTOM ELEVATION.
3. TILL THE BASIN FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL-AERATED AND HIGHLY POROUS SURFACE ARE.
4. PLACE THE DRAINAGE STONE AND UNDERDRAIN AND FILL BIORETENTION AREA WITH AMENDED SOIL (2 FT. MIN) AS SHOWN ON THE PCSM PLAN. PLACEMENT SHOULD NOT BE COMPACTED. PLANTING SOILS SHOULD HAVE A PH OF 5.5-6.5.
5. PLANT PERMANENT SEEDING MIX AND/OR PLUGS AS DESIGNATED ON THE LANDSCAPE PLANS. STABILIZATION OCCURS WHEN DISTRIBUED AREA HAS 70% UNIFORM VEGETATIVE COVER. UPON STABILIZATION, REMOVE ANY
6. REMAINING EROSION CONTROL DEVICES. APPLY PERMANENT SEEDING AND MULCH TO AREAS DISTURBED BY REMOVAL OF SEDIMENT PROTECTION DEVICES.

LAWN AREA CONSTRUCTION SEQUENCE:

1. ROUGH GRADE LAWN AREAS, CARE SHOULD BE TAKEN TO LIMIT COMPACTION IN ALL LAWN AREAS.
2. SCARIFY SUBGRADE PER DETAIL.
3. PREPARE SURFACE PER SOIL AMENDMENT DETAIL. PLACE MINIMUM OF 6" AMENDED TOPSOIL PER DETAIL. TOPSOIL SHOUD HAVE A PH RANGE OF 5.5-6.6.
4. SEED AND MULCH.

INFILTRATION TRENCH CONSTRUCTION SEQUENCE:

1. EXCAVATED PROPOSED INFILTRATION TRENCH AREA AS DELINEATED ON THE PCSM PLAN.
2. SCARIFY BOTTOM.
INSTALL FILTER FABRIC ON BOTTOM OF EXCAVATED AREA.
3. INSTALL STONE AS SHOWN IN THE DETAILS. PLACEMENT SHOULD BE LIGHTLY COMPACTED.
4. INSTALL UNDERDRAIN PIPES (IF PRESENT) AND BACKFILL WITH STONE AS SHOWN IN DETAILS.
PLACE REMAINING STONE AND FILL TO GRADE. USE ADEQUATE COMPACTION TO LOCK STONE TOGETHER, BUT NOT EXCESSIVE COMPACTION. COMPACTION OF THE SUBGRADE SHOULD BE MINIMIZED.
5. IMMEDIATELY SEAL INLETS 1-8 TO PREVENT SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM. THE SEALS MAY BE REMOVED UPON STABILIZATION OF UPSLOPE TRIBUTARY AREA. (An area shall be considered to have achieved stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.) INSTALL ORANGE CONSTRUCTION FENCE AROUND TRENCH AREA TO PREVENT COMPACTION DURING CONSTRUCTION.

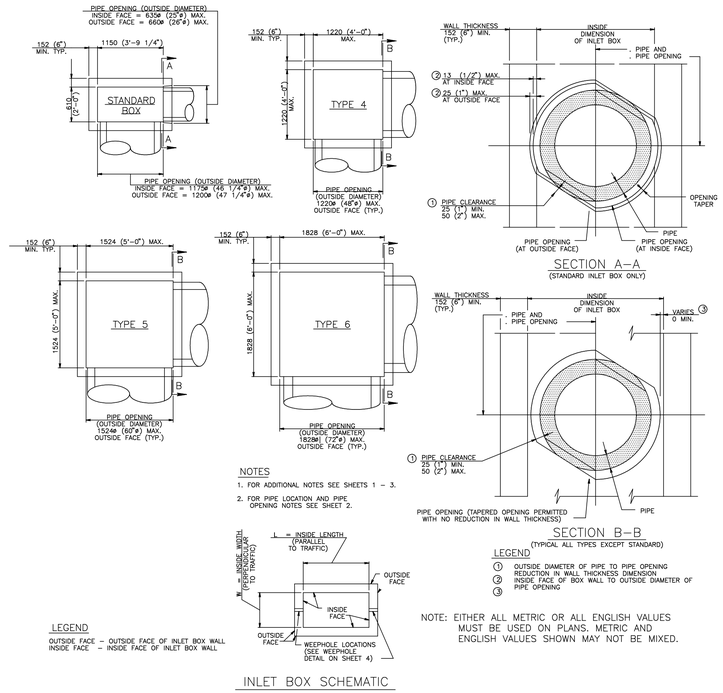
RAIN GARDEN CONSTRUCTION SEQUENCE:

1. ROUGH GRADE TO WITHIN ONE (1) FOOT OF THE FINAL ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED SUBGRADE AND THE BIORETENTION PLANTING SOIL. EXCAVATE SUCH THAT THE BOTTOM OF PLANTING SOIL IS 18" BELOW GROUND SURFACE OF FINISHED BED FLOOR.
2. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT AND GRADE TO FINAL SUBGRADE ELEVATION. ALL EXCAVATION SHOULD BE DONE FROM OUTSIDE FOOTPRINT TO AVOID COMPACTION.
3. TILL THE FLOOR WITH ROTARY TILLERS OR DISK HALLOWS TO PROVIDE A WELL AERATED AND HIGHLY POROUS SURFACE AREA.
4. FILL THE RAIN GARDEN AREA WITH PLANTIN SOIL AS SHOWN IN DETAIL. PLACEMENT SHOULD BE IN LIFTS OF 1FT OR LESS TO AVOID COMPACTION.
5. PLANT PROPOSED LANDSCAPING AS SHOWN ON LANDSCAPE PLANS.

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
CALIFON (CaB)	X	C/S				X		X	X			X				X
CODORUS (Ch)	X	C/S			X	X	X	X	X	X		X				X
PARKER (PaC, PaD, PaE, PbD))	X	C	X						X		X	X				
URBAN LAND (UgB, UgD, UrlB, UugD)	X	C/S	X		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 METTING 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.



NOTES
1. FOR ADDITIONAL NOTES SEE SHEETS 1 – 3.
2. FOR PIPE LOCATION AND PIPE OPENING NOTES SEE SHEET 2.

LEGEND
OUTSIDE FACE – OUTSIDE FACE OF INLET BOX WALL
INSIDE FACE – INSIDE FACE OF INLET BOX WALL

INLET BOX SCHEMATIC

NOTE:
Mastic or equivalent is shall be used on all concrete box joints to prevent soils or sediment laden water from entering the stormwater management system.

PRECAST INLET BOXES
NTS

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

TEMPORARY SEEDING REQUIREMENTS

SPECIES	SEEDING RATE (lb/Ac.)
FOR SPRING SEEDING (1/F 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, October 15 through March 15, mulch must be applied at the recommended rates. Temporary seeding shall be performed within 7 days of the last earth disturbance activity. Areas not at final grade by May 15 which will remain dormant 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 fertilizer 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 produce a loose layer 0.75 to 1 inch deep. Generally, 1 tons of mulch per acre are sufficient. As a guideline, a thickness of five to six overlapping straw or hay stems is acceptable for mulching. Straw or hay should be spread mechanically or by hand following application. Use of a mulch anchoring tool is also 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 a commercial netting of various types or with asphalt emulsion or subtack 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.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

Visual Inspections
The permittee and co-permittee(s) must ensure that visual site inspections are conducted weekly, and within 24 hours after each measurable rainfall event throughout the duration of construction and until the receipt and acknowledgement of the NOT by the department or authorized conservation district. The visual site inspections and reports shall be completed in a format provided by the department, and conducted by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that E&S BMPs and PCSM BMPs are properly constructed and maintained to effectively minimize pollution to the waters of this commonwealth. A written report of each inspection shall be kept and include at a minimum:

(1) a summary of site conditions, E&S BMP and PCSM BMP, implementation and maintenance and compliance actions; and

(2) the date, time, name and signature of the person conducting the inspection.

Non Compliance Reporting
Where E&S, PCSM or PPC BMPs are found to be inoperative or ineffective during an inspection, or any other time, the permittee and co-permittee(s) shall, within 24 hours, contact the department or authorized conservation district, by phone or personal contact, followed by the submission of a written report within 5 days of the initial contact. Noncompliance reports shall include the following information:
(1) any condition on the project site which may endanger public health, safety, or the environment, or involve incidents which cause or threaten pollution;
(2) the period of noncompliance, including exact dates and times and/or anticipated time when the activity will return to compliance;
(3) steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance; and
(4) the date or schedule of dates, and identifying remedies for correcting noncompliance conditions.

Reduction, Loss, or Failure of the BMPs
Upon reduction, loss, or failure of the BMPs, the permittee and co-permittee shall take immediate action to restore the BMPs or provide an alternative method of treatment. Such restored BMPs or alternative treatment shall be at least as effective as the original BMPs.

Termination of Coverage
NOT: Upon permanent stabilization of earth disturbance activities associated with construction activity that are authorized by this permit and when BMPs identified in the PCSM Plan have been properly installed, the permittee and/or co-permittee of the facility must submit a NOT form that is signed in accordance with Part B, Section 1.c, Signatory Requirements, of this permit. All letters certifying discharge termination are to be sent to the department or authorized conservation district. The NOT must contain the following information: facility name, address, and owner/operator name and address, permit number, identification and proof of acknowledgment from the person(s) who will be responsible for operation and maintenance of the PCSM BMPs in accordance with the approved PCSM Plan, and the reason for permit termination. Until the permittee has received written acknowledgement of the NOT, the permittee will remain responsible for operating and maintaining all E&S BMPs and PCSM BMPs on the project site and will be responsible for violations occurring on the project site.

Completion Certificate and Final Plans
Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
RICHARD A. STONEBAKE
ENGINEER PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

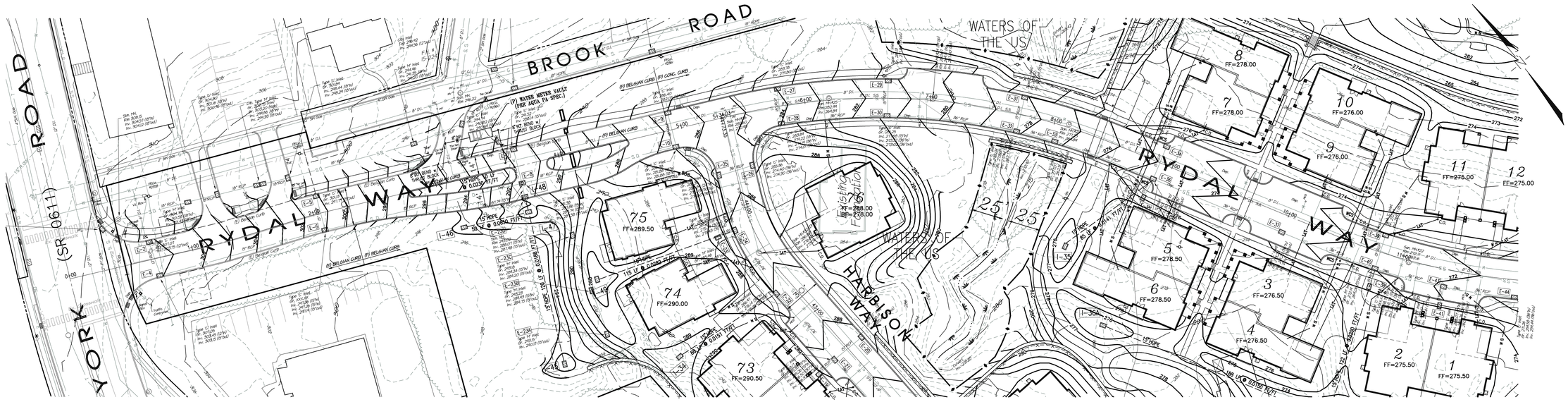
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

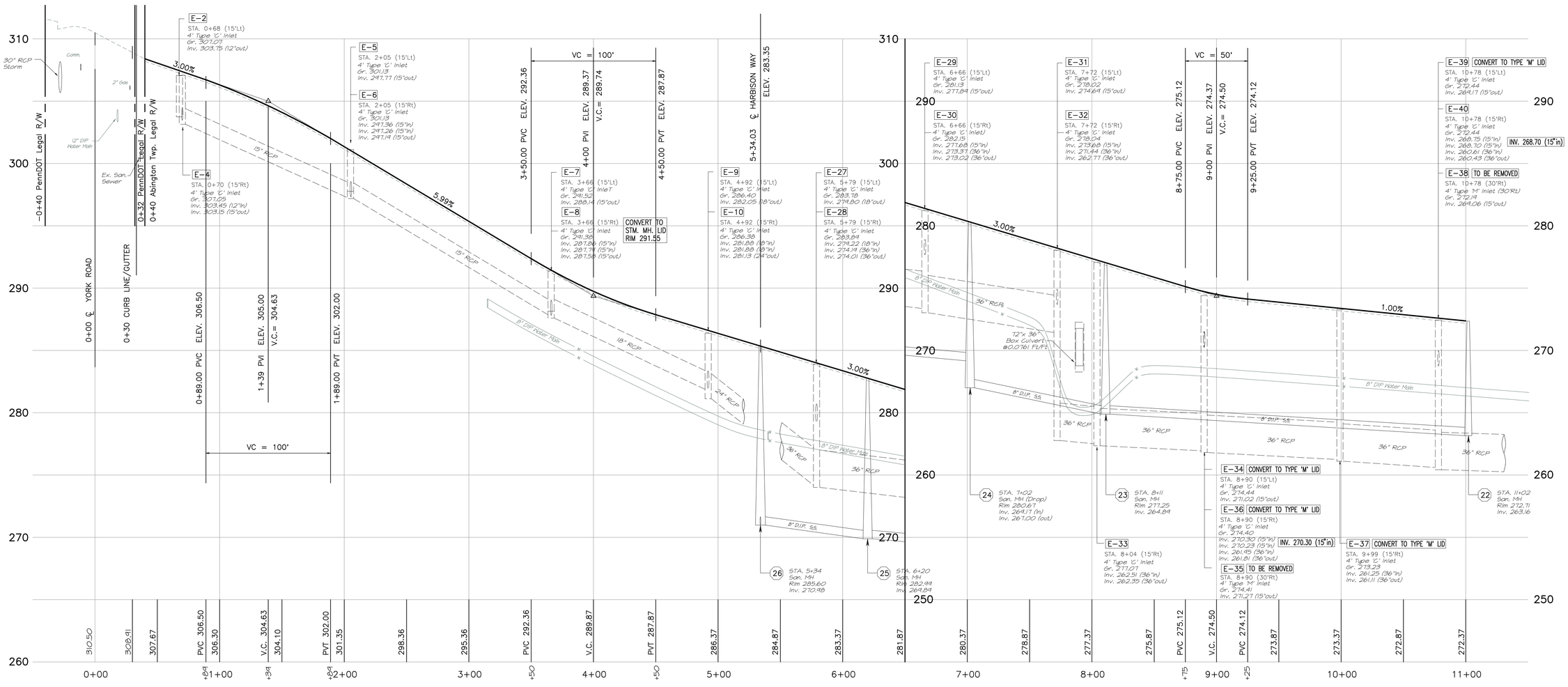
SCALE: AS NOTED

NO	DATE	REVISION	BY
7	4/02/2019	NPDES VERBAL COMMENTS	MMG
6	2/05/2019	NPDES SUBMISSION #2	MMG
5	12/20/2018	NPDES SUBMISSION	CAT
4	10/15/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	8/20/2018	MCCD SUBMISSION #2	MMG
2	5/18/2018	MCCD SUBMISSION #1	MMG
1	4/25/2018	100 Submission Set	CAT

PCSM DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-378
JOB NO.: 26393
SHEET NO. 38 OF 59





CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com

HORZ: 1" = 40'
VERT: 1" = 4'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

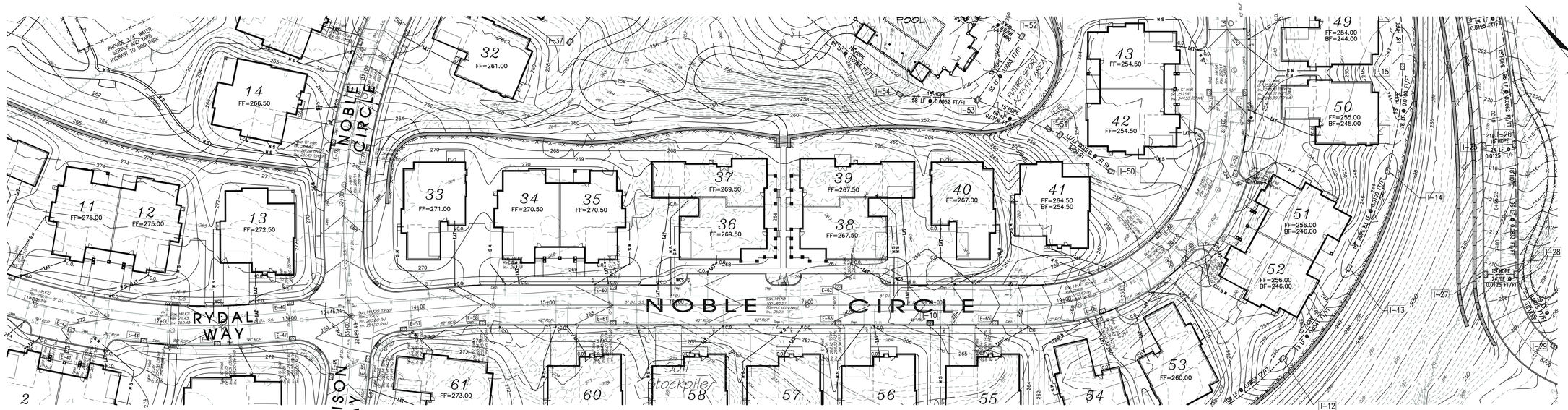
COUNTY PARCEL NO. 30-00-SEE SHEET 2
BLOCK - UNIT SEE SHEET 2
SITE ADDRESS OLD YORK ROAD RYDAL WAY CIRCLE RYDAL, MONTGOMERY COUNTY, PA.
DEED BOOK - PAGE 5698-01888

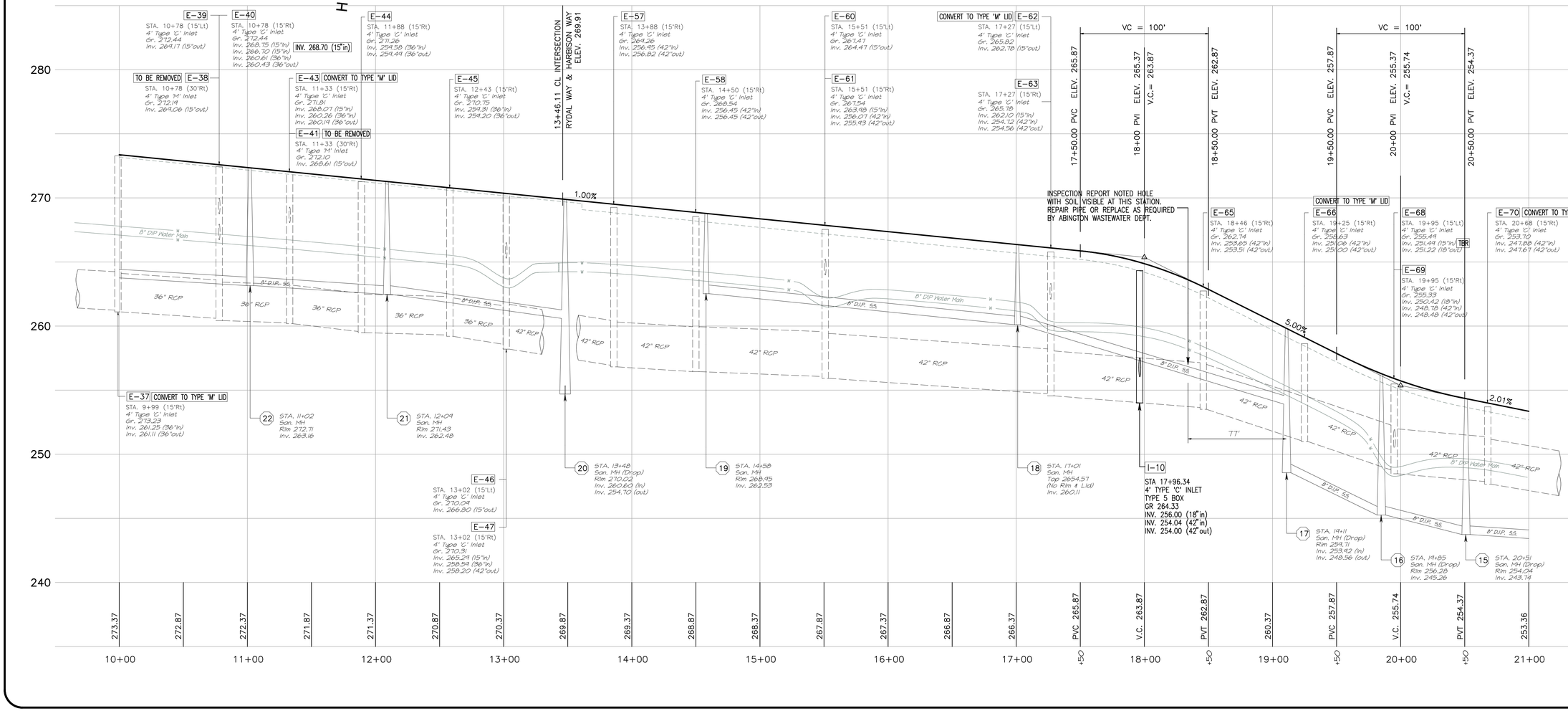
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2016	1D Submission SH	GAT
2	10/16/2016	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2016	SIDEWALKS AND CLUB HOUSE	GAT
4	01/18/2017	CD Submission SH	GAT

PROFILE PLAN
RYDAL WAY
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-679
JOB NO.: 26393
SHEET NO. 39 OF 59





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: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com

HORZ: 1" = 40'
VERT: 1" = 4'

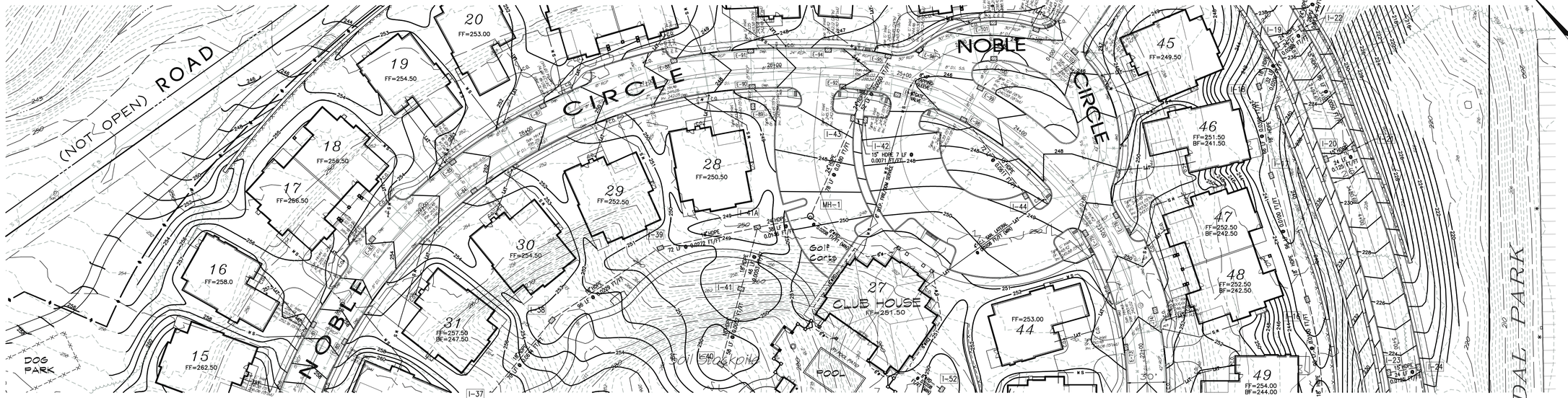
COUNTY PARCEL NO. 30-00-65100-43-6
BLOCK - UNIT 30-17A-088
SITE ADDRESS 0.D. YORK ROAD ABINGTON, PA 19001
DEED BOOK - PAGE 5698-01888

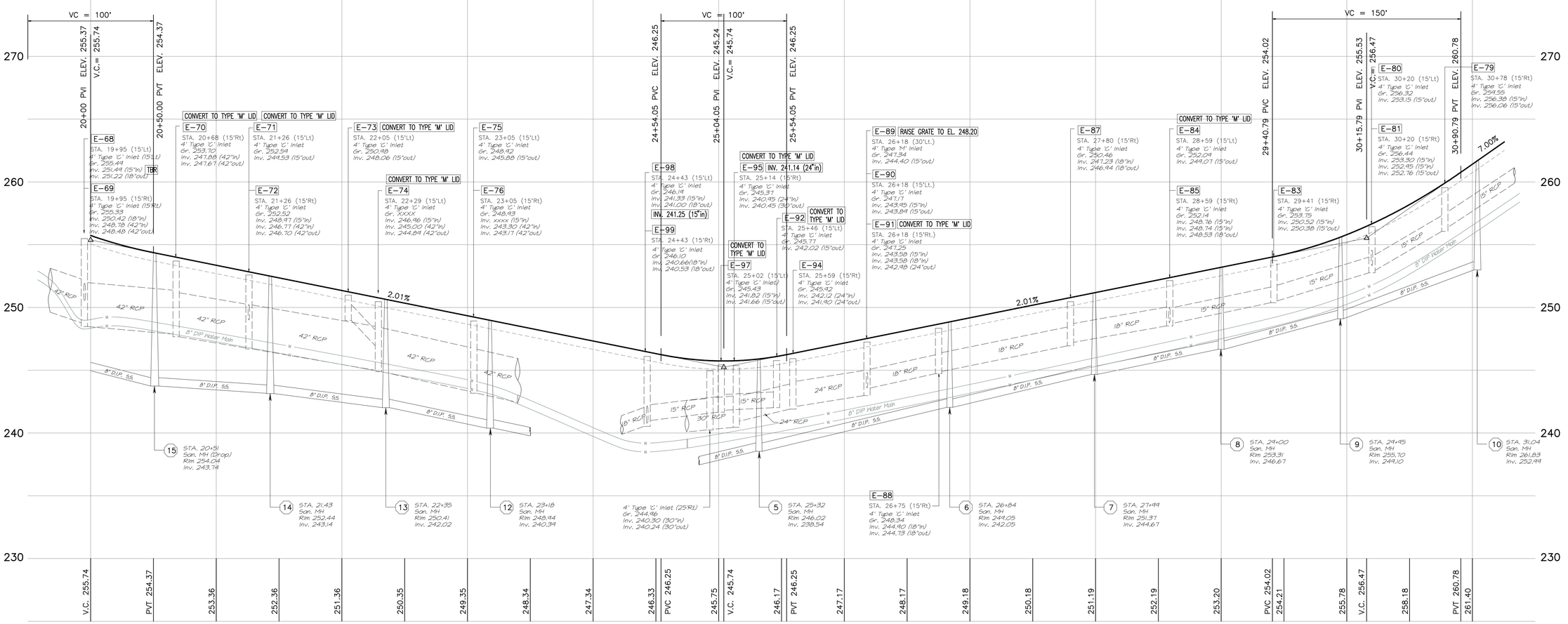
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	TD Submission	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	01/18/2019	CD Submission	GAT
5	3/01/2020	AMENDED PLAN: UNITS 56-58	GAT

PROFILE PLAN
RYDAL WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-380
JOB NO.: 26393
SHEET NO. 40 OF 59





COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. SEE SHEET 2
BLOCK – UNIT SEE SHEET 2
SITE ADDRESS OLD YORK ROAD RYDAL MANOR, NOBLE CIRCLE & NOBLE MANOR
DEED BOOK – PAGE 5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

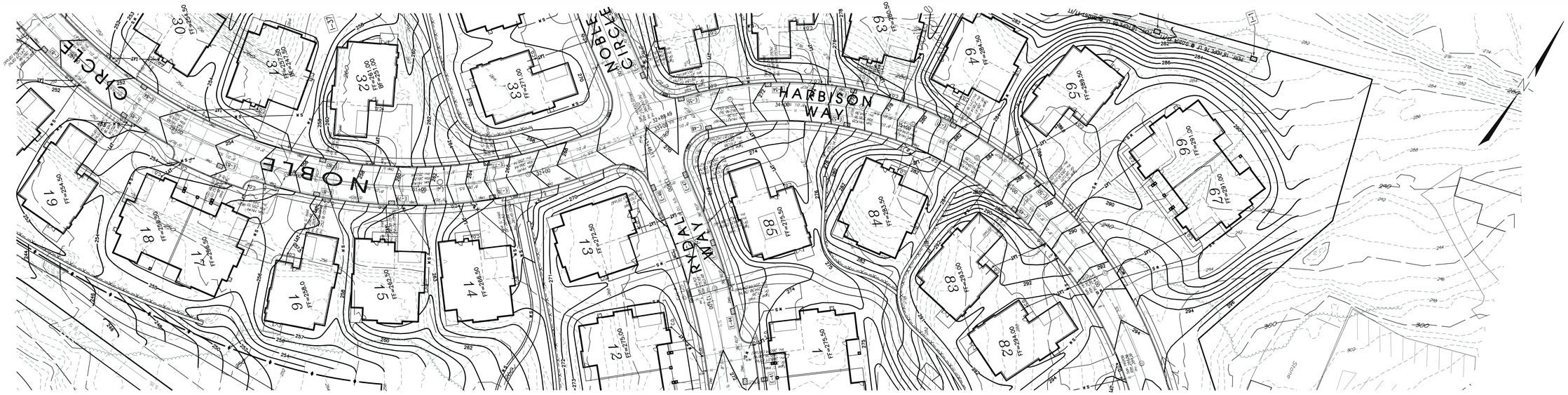
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com

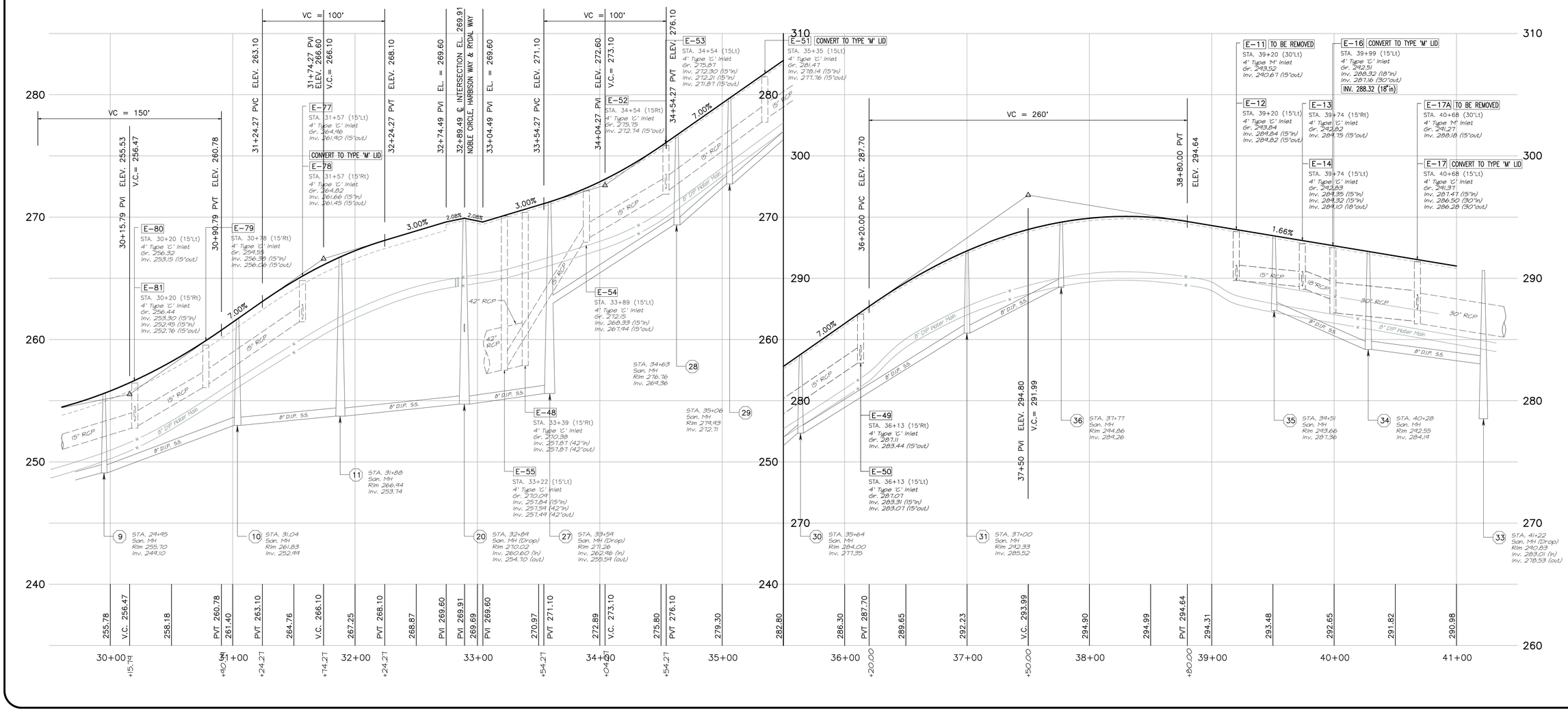
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	NO	DATE
GAT	1D Submission 3rd	1	4/25/2018
GAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
GAT	SIDEWALKS AND CLUB HOUSE	3	12/20/2018
GAT	2D Submission 1st	4	01/18/2019

PROFILE PLAN
NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–681
JOB NO.: 26393
SHEET NO. 41 OF 59





COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL, MONTGOMERY COUNTY
DEED BOOK – PAGE
5608-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

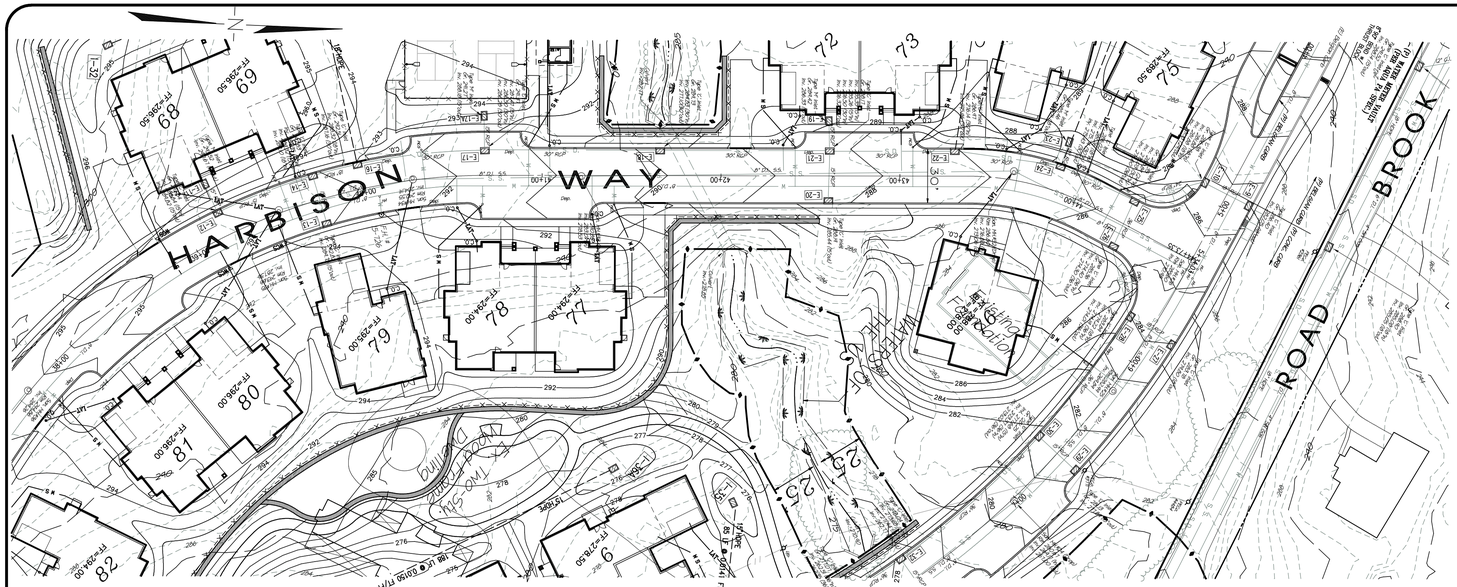
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: cesinc@verizon.com

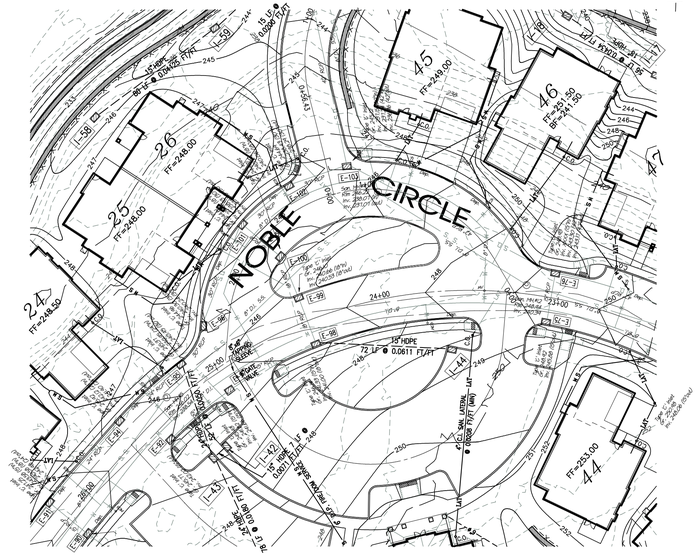
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

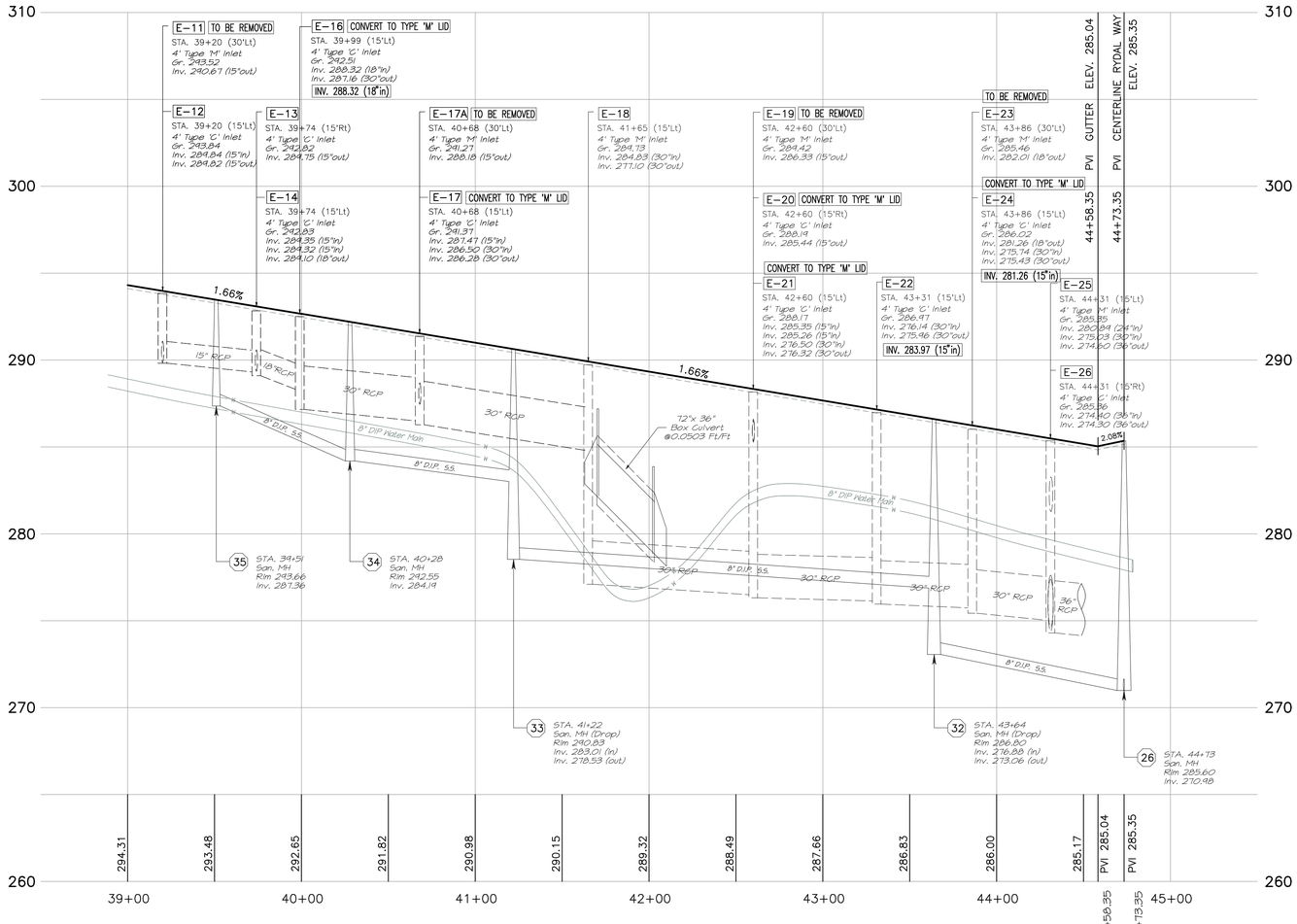
BY	REVISION	NO	DATE
CAT	03 Submission Set	4	01/18/2019
CAT	SIDEWALKS AND CLUB HOUSE	3	12/20/2018
CAT	CONDITIONS OF FINAL APPROVAL	2	10/16/2018
CAT	01 Submission Set	1	9/25/2018

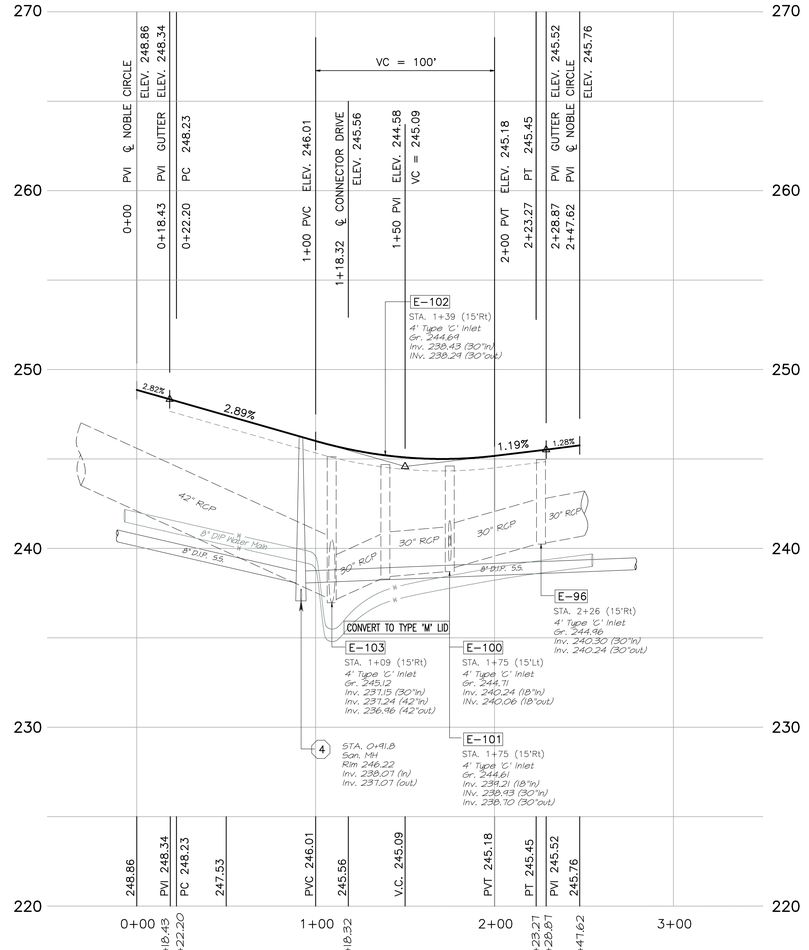
PROFILE PLAN
NOBLE CIRCLE & HARBISON WAY
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, P.A.

DATE: JUNE 2, 2017
DWG NO.: A-10-682
JOB NO.: **26393**
SHEET NO.: **42** OF **59**









COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE-024615-E

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	1/25/2018	DS Submission 3rd	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	DS Submission 5th	CAT
5	02/15/2021	AMENDED PLAN: ROCKBELL COURT	CAT

PROFILE PLAN
HARBISON WAY & NOBLE CIRCLE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-683
JOB NO.: 26393
SHEET NO. 43 OF 59

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2186 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com

HORZ: 1" = 40'
VERT: 1" = 4'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

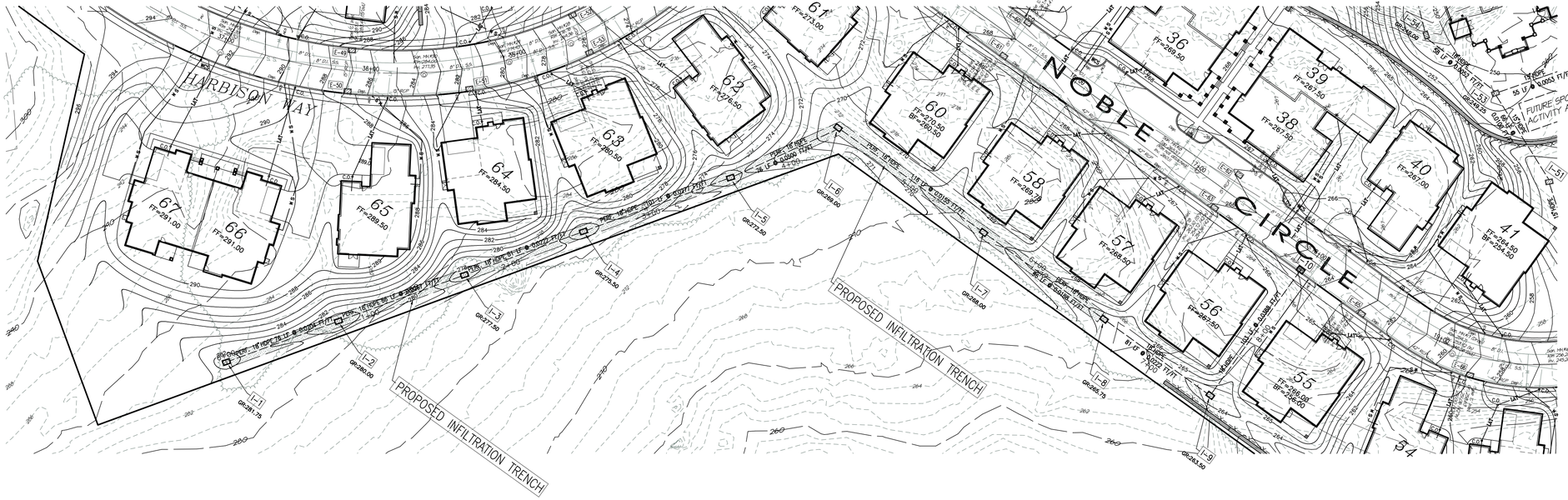
COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL MANOR, MANOR CIRCLE
& NOBLE CIRCLE
DEED BOOK - PAGE
5608-01888

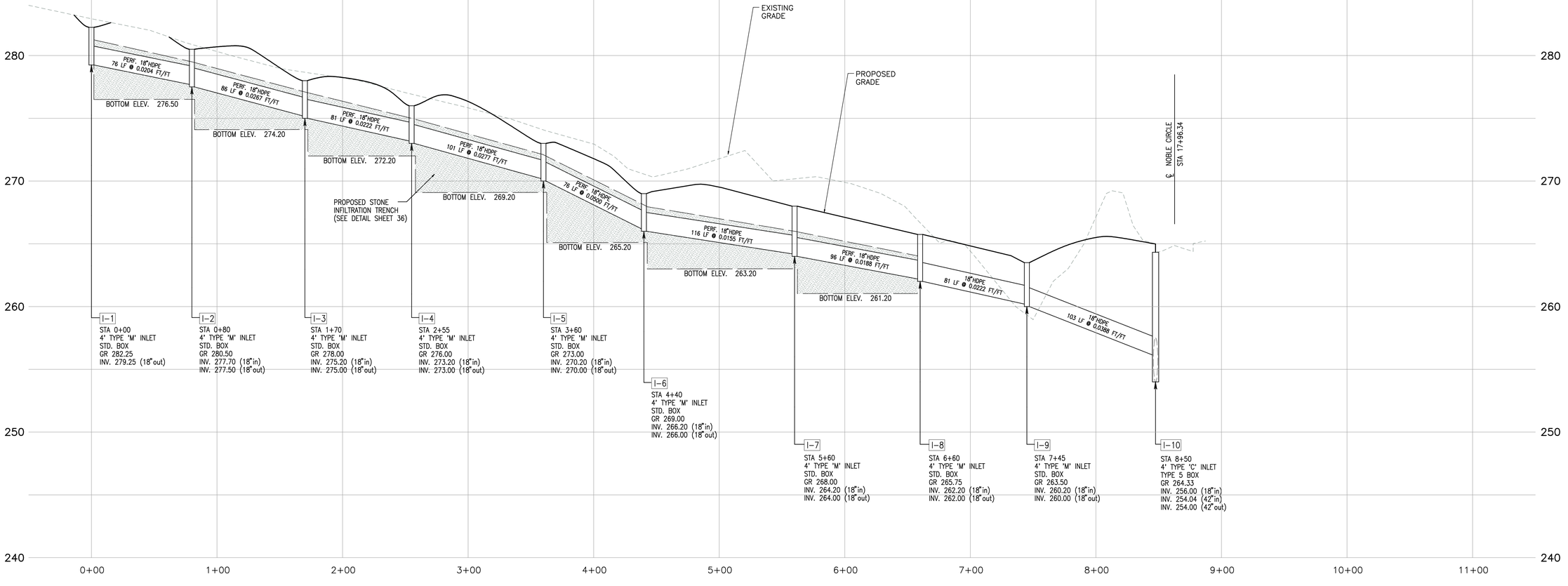
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	1D Submission Set	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	11/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
4	01/18/2019	1D Submission Set	CAT

PROFILE PLAN
CONNECTOR DRIVE
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-684
JOB NO.: 26393
SHEET NO.: 44 OF 59





INLET I-1 to INLET I-10

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 30-00-65100-03-6
BLOCK - UNIT 30-177A-088
SITE ADDRESS 0.0 YORK ROAD ABINGTON, PA 19001
DEED BOOK - PAGE 5698-01888

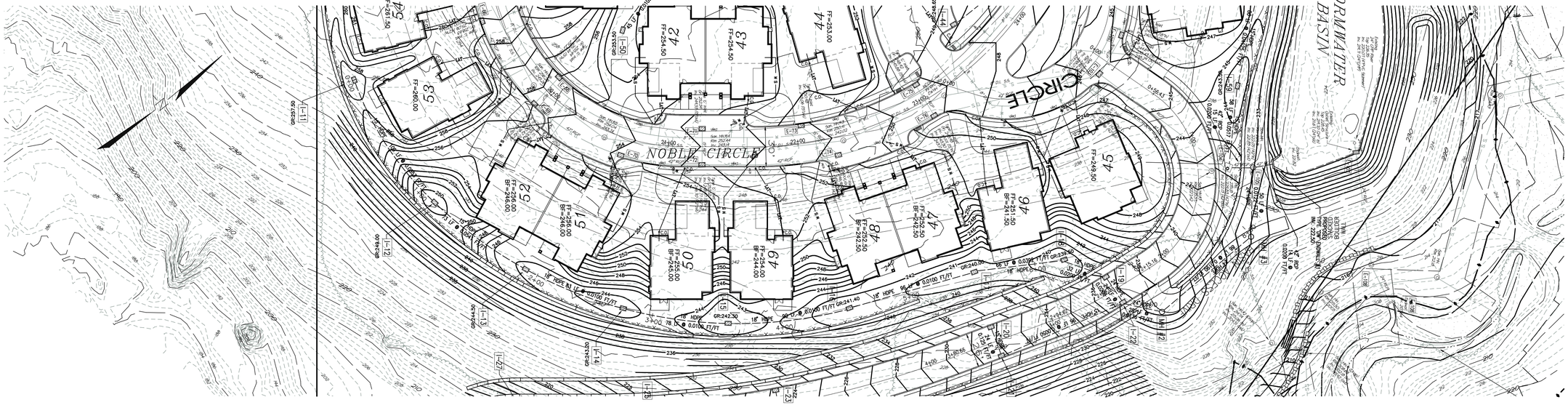
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

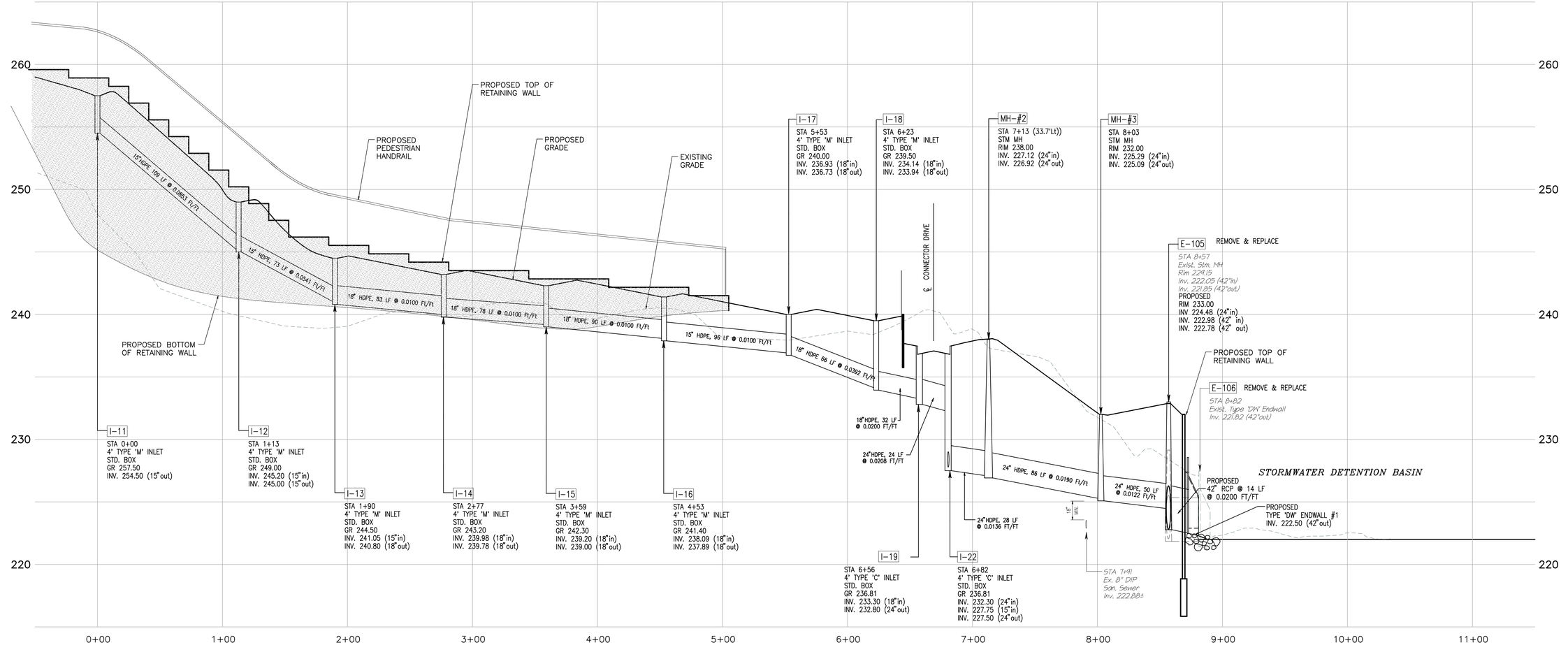
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@ces-shoemaker.com
HORZ: 1" = 40'
VERT: 1" = 4'

NO	DATE	REVISION	BY
6	3/03/2020	AMENDED PLAN: UNITS 56-58	CAT
5	4/26/2019	Township Set	MMC
4	1/16/2019	CD Submission Set	CAT
3	12/20/2018	SIDEWALK AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	TD Submission Set	CAT

PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-685
JOB NO.: 26393
SHEET NO. 45 OF 59





INLET I-11 to INLET E-106

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RIDAL WOODS, NOBLE CIRCLE
MAP REFERENCE
DEED BOOK – PAGE
5698-01888

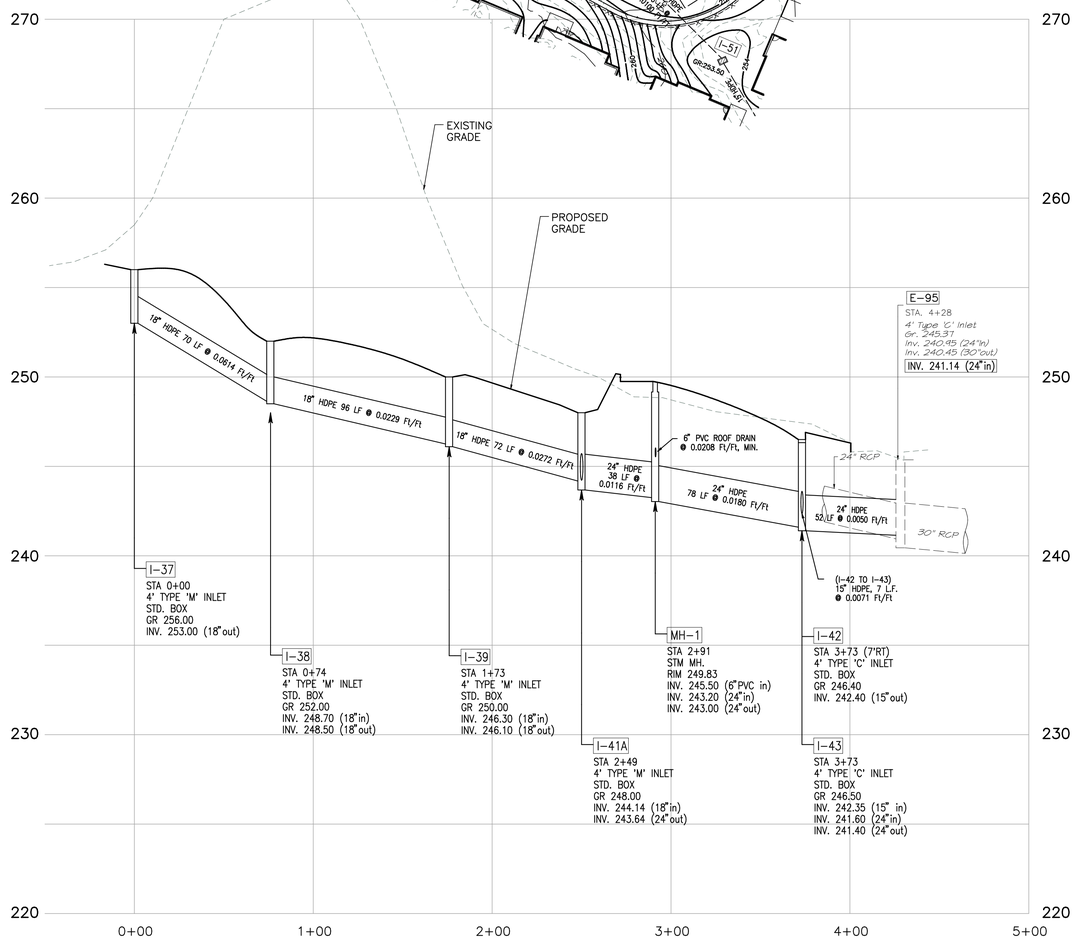
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	NO	DATE
GAT	CD Submission Set	4	01/18/2019
GAT	COMMENTS ON INITIAL SUBMISSION	3	10/29/2018
GAT	WCCD SUBMISSION #1 - REVISED STM	2	5/16/2018
GAT	CD Submission Set	1	4/25/2018

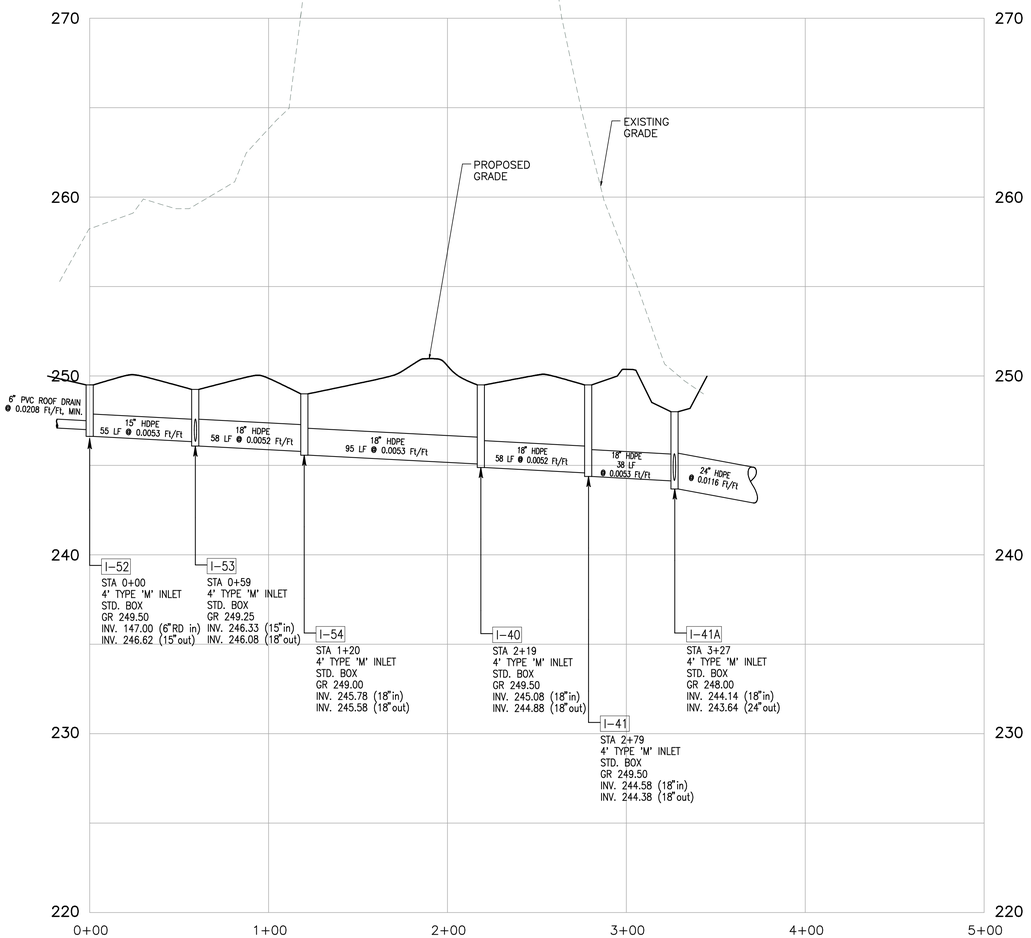
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-686
JOB NO.: 26393
SHEET NO.: 46 OF 59





INLET I-37 to INLET E-95



INLET I-52 to INLET I-41A

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. 54-00-03284-00-2
SEE SHEET 1
BLOCK — UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RIDAL WARD NOBLE CIRCLE
AND MORELAND AVENUE
DEED BOOK — PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

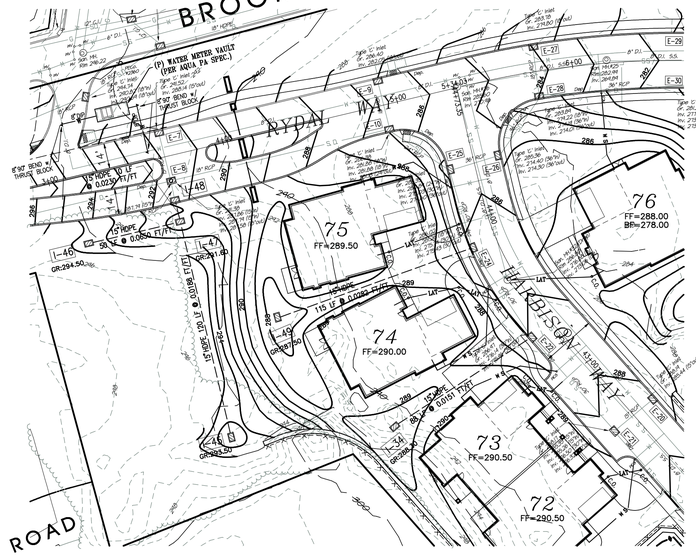
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesengineer.com

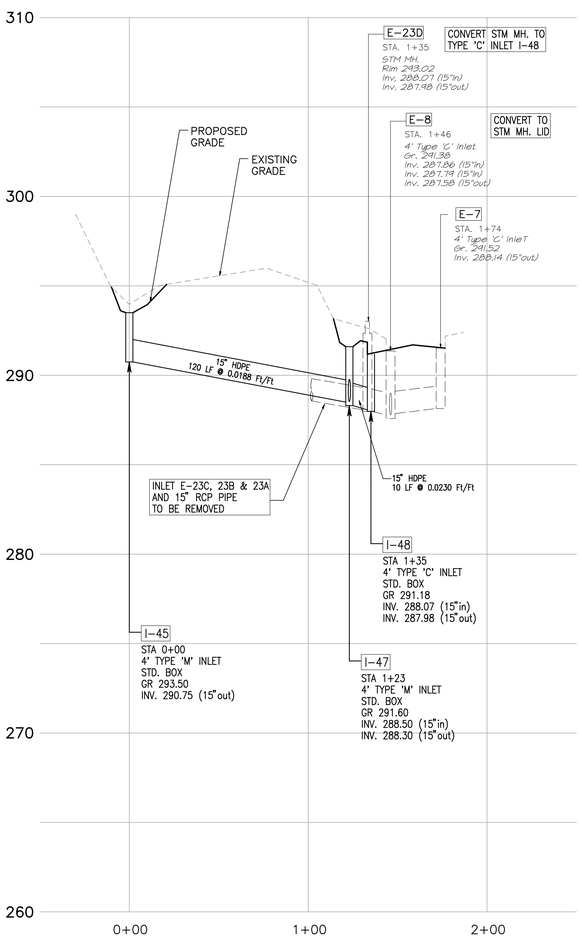
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
1	4/25/2018	1D Submission Set	CAT
2	10/16/2018	COMMENTS OF FINAL APPROVAL	CAT
3	12/20/2018	SIGNALKS AND CLUB HOUSE	CAT
4	01/18/2019	2D Submission Set	CAT

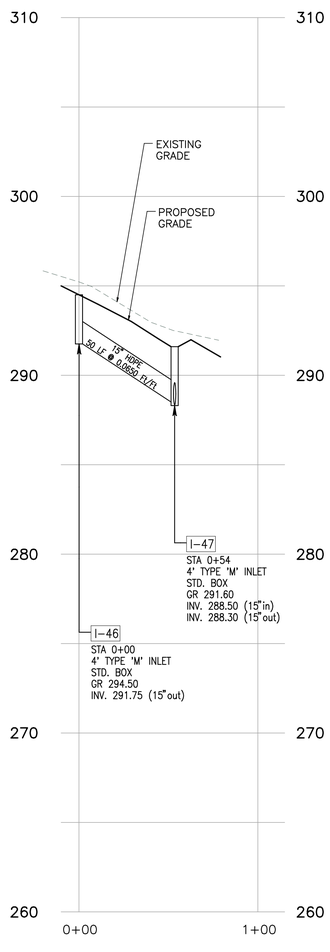
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-687
JOB NO.: 26393
SHEET NO. 47 OF 59

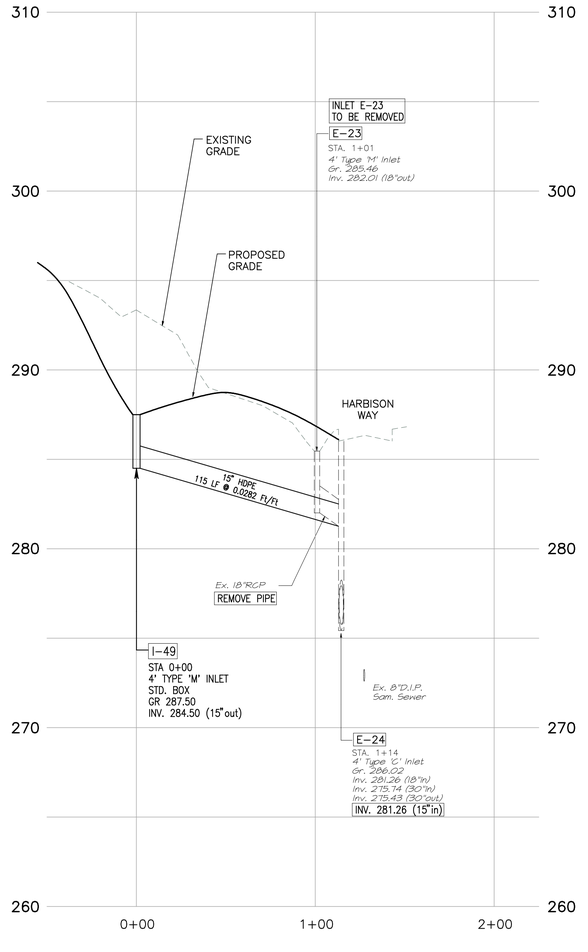




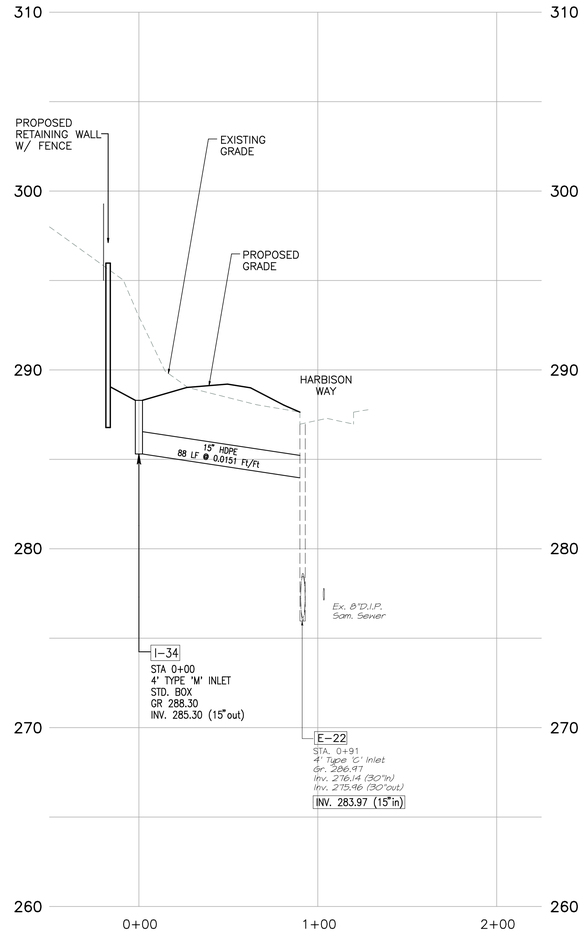
INLET I-45 to INLET E-8



INLET I-46 to INLET I-47



INLET I-49 to INLET E-24



INLET I-34 to INLET E-22

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 1
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL, MONTGOMERY COUNTY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@shoemaker.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

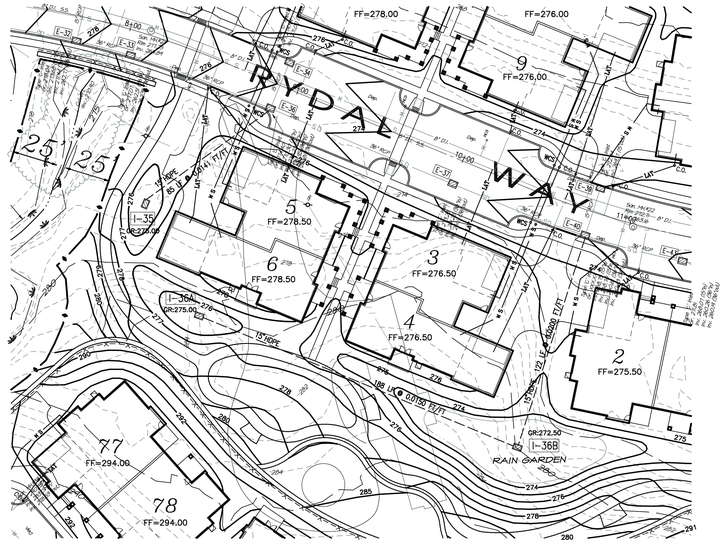
NO	DATE	REVISION	BY
5	01/18/2019	03 Submission Set	CAT
4	12/20/2018	SIGNALS AND CLUB HOUSE	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
2	4/25/2018	02 Submission Set	CAT
1			

PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

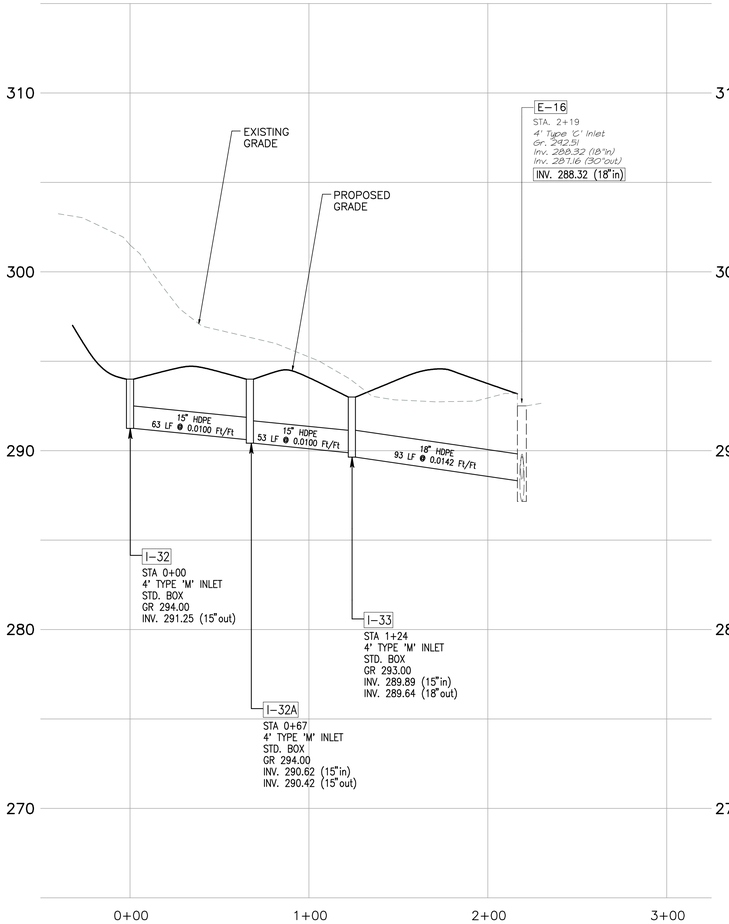
DATE: JUNE 2, 2017
DWG NO.: A-10-688
JOB NO.: 26393
SHEET NO. 48 OF 59



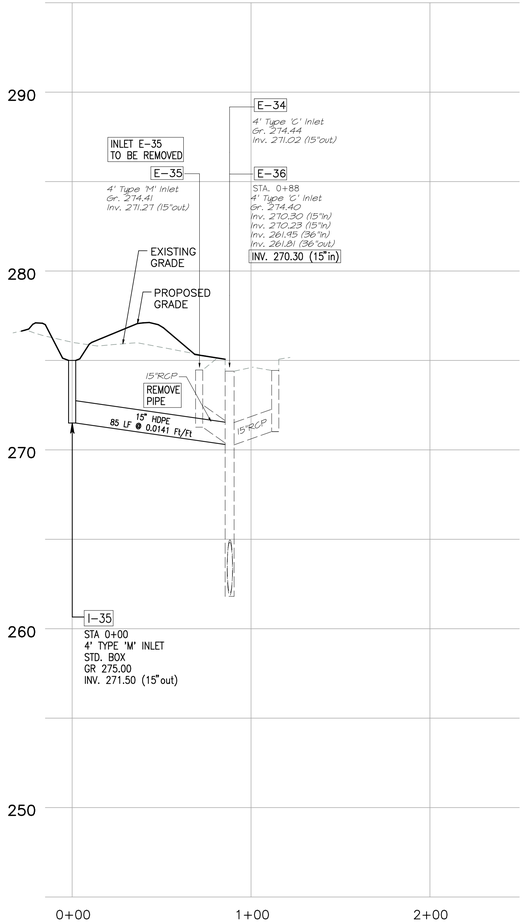
HARBISON WAY



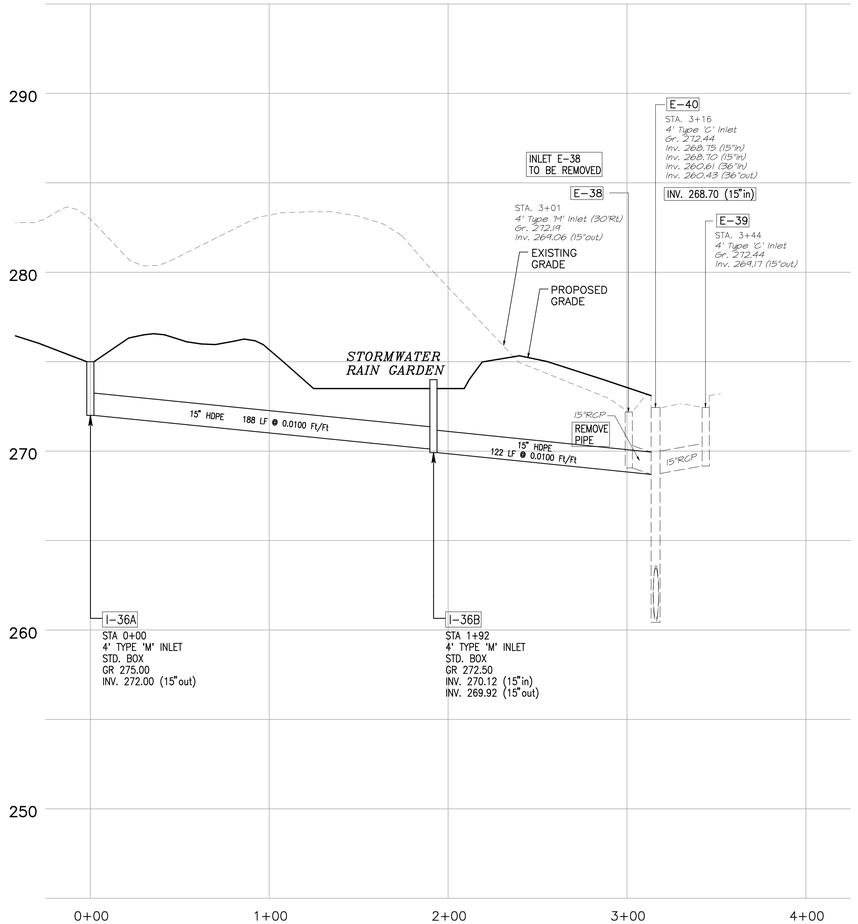
RYDAL WAY



INLET I-32 to INLET E-16



INLET I-35 to INLET E-36



INLET I-36 to INLET E-40

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. SEE SHEET 2
BLOCK – UNIT SEE SHEET 2
SITE ADDRESS OLD YORK ROAD RYDAL MANOR, MANOR CIRCLE & HARBISON WAY
DEED BOOK – PAGE 5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

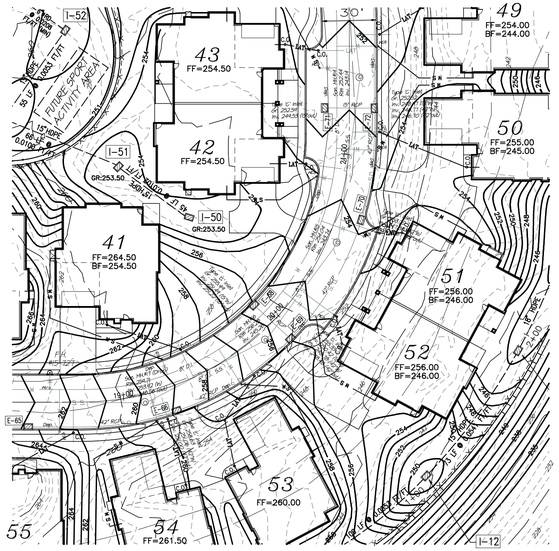
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

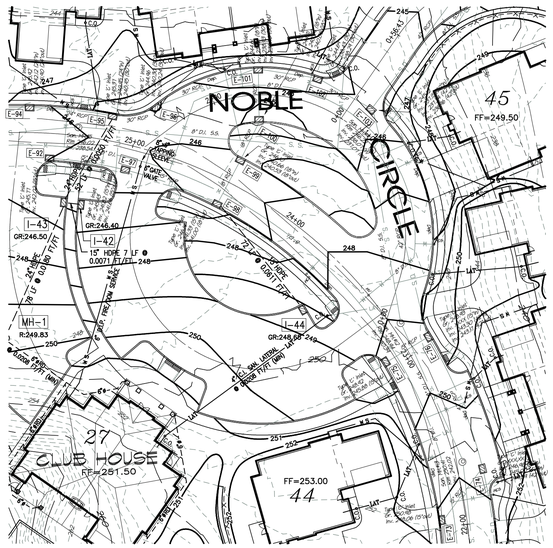
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

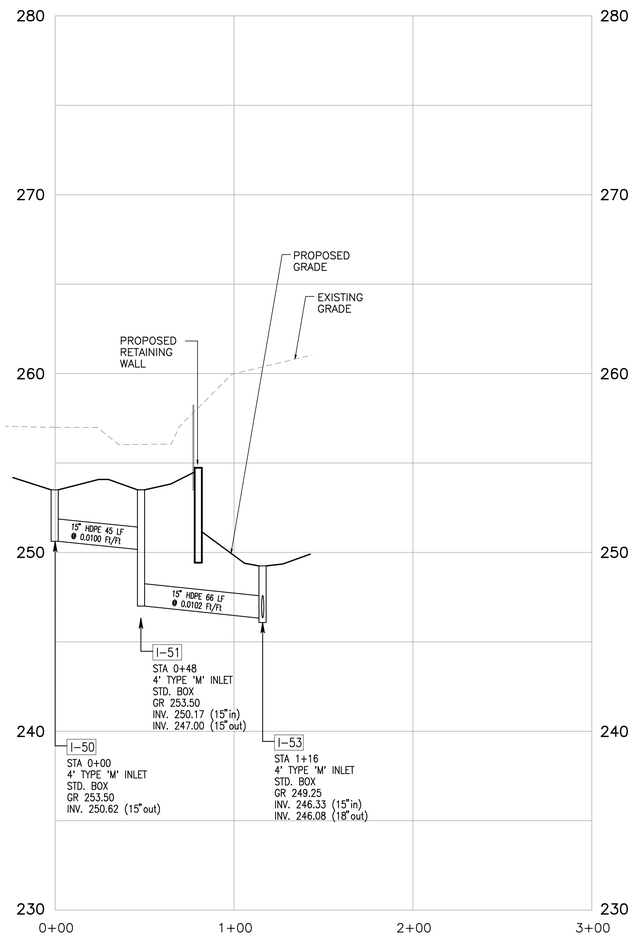
NO	DATE	REVISION	BY
1	4/25/2018	01 Submission Set	GAT
2	10/16/2018	COMMENTS OF FINAL APPROVAL	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
4	01/18/2019	02 Submission Set	GAT

PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

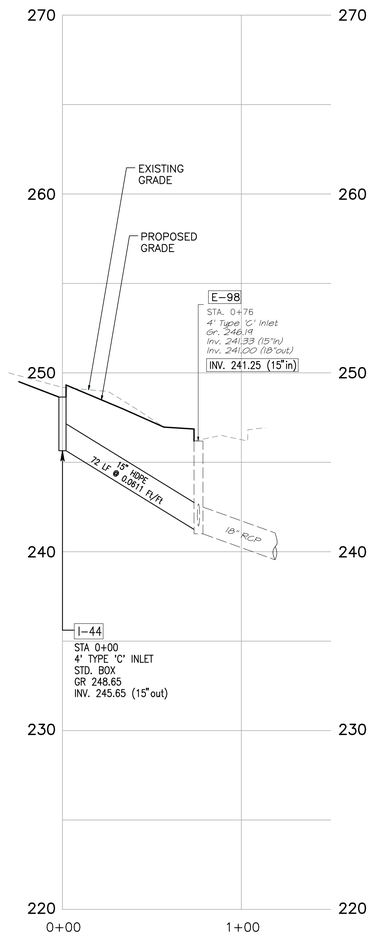
DATE: JUNE 2, 2017
DWG NO.: A-10-689
JOB NO.: 26393
SHEET NO. 49 OF 59







INLET I-50 to INLET I-53



INLET I-44 to INLET E-98

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
SEE SHEET 1
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL, MONTGOMERY COUNTY
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

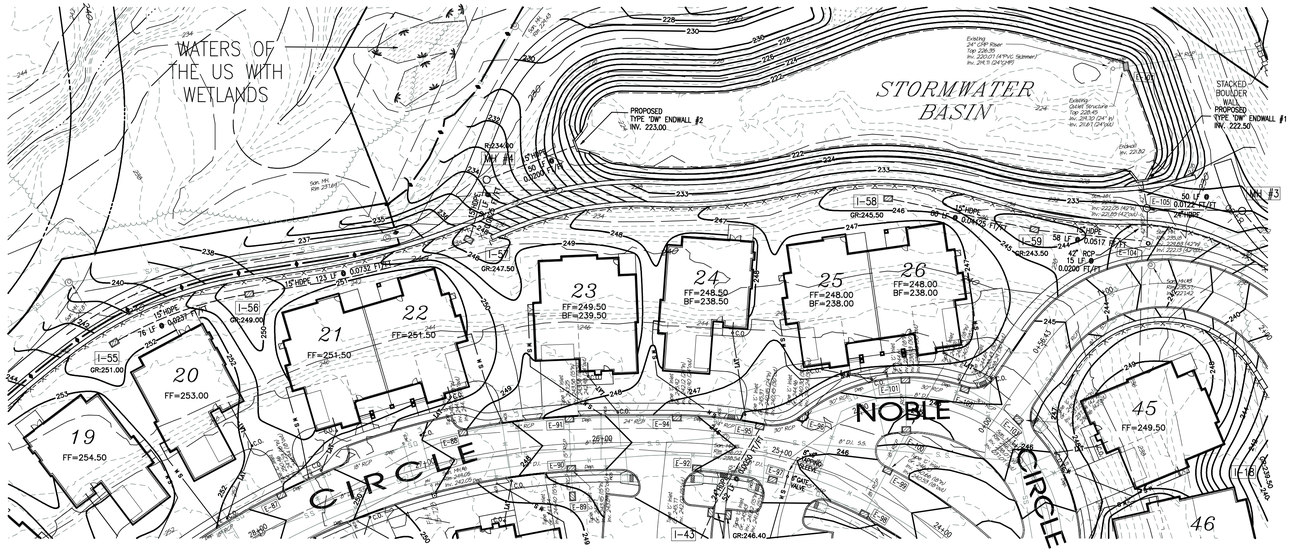
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2100 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

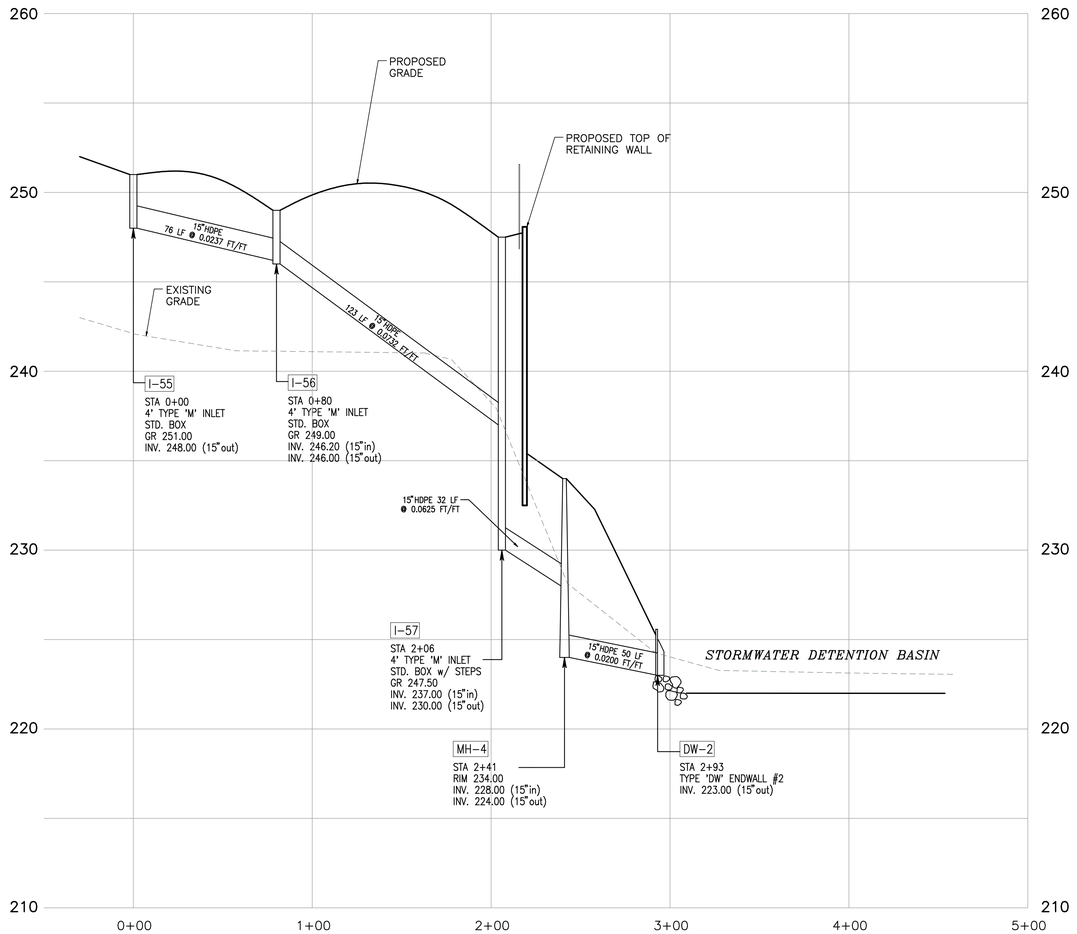
HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

BY	REVISION	DATE
CAT	1	4/25/2018
CAT	ID Submission Set	10/16/2018
CAT	SIDEWALKS AND CLUB HOUSE	11/20/2018
CAT	CONDITIONS OF FINAL APPROVAL	01/18/2019

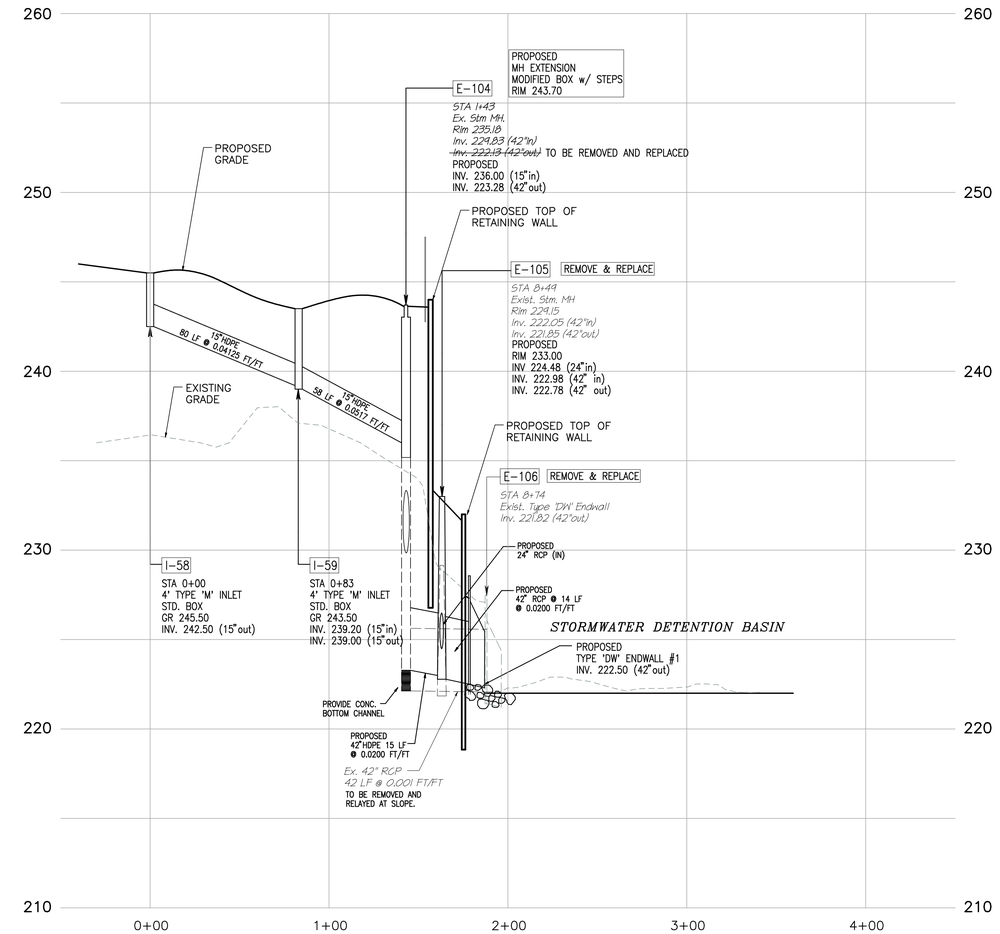
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-689
JOB NO.: 26393
SHEET NO.: 50 OF 59





INLET I-55 to ENDWALL #2



INLET I-58 to INLET E-104

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: 215-887-2166 FAX: 215-576-7791
E-MAIL: mail@cesmaker.com

HORZ: 1" = 40'
VERT: 1" = 4'
0' 20' 40' 80' 120'

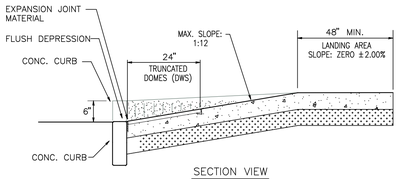
COUNTY PARCEL NO.
SEE SHEET 2
BLOCK - UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RIDAL, MONTGOMERY & NOBLE CIRCLE
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

NO	DATE	REVISION	BY
1	4/25/2018	DD Submission Set	CAT
2	5/18/2018	MCCD SUBMISSION #1 - REVISED SWM	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
4	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
5	01/18/2019	CD Submission Set	CAT

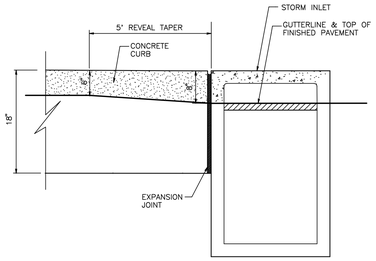
PROFILE PLAN
STORM SEWER
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-689
JOB NO.: 26393
SHEET NO. 51 OF 59



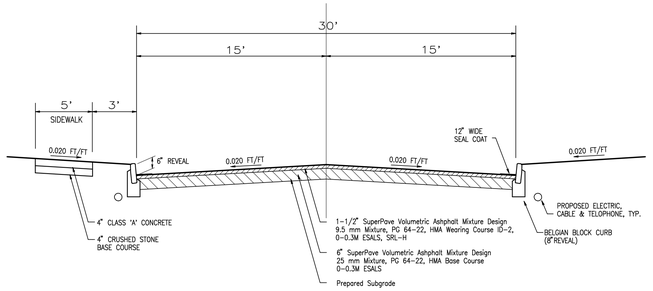
CONCRETE CURB DEPRESSION FOR SIDEWALK RAMPS

N.T.S.



CONCRETE CURB TO STORM INLET TRANSITION

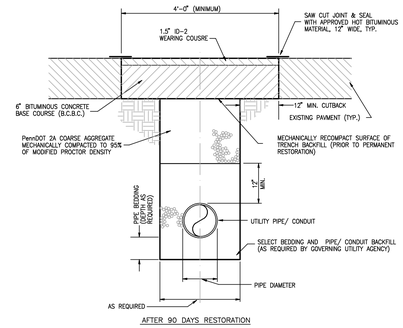
N.T.S.



STA. 0+66 TO STA. 2+29

TYPICAL RYDAL WAY ENTRANCE STREET CROSS SECTION

N.T.S.

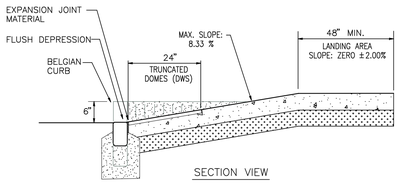


NOTES:

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.

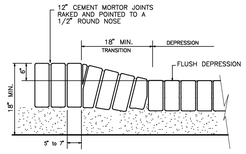
TYPICAL TRENCH RESTORATION DETAIL (FOR PAVED AREAS)

N.T.S.



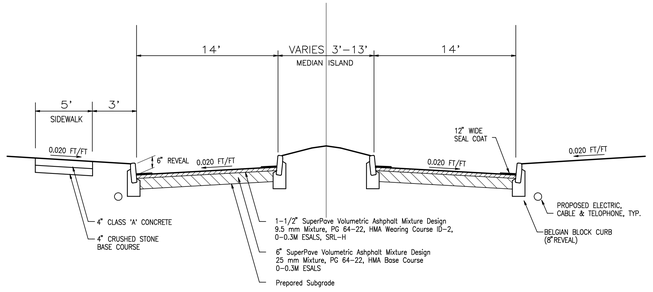
BELGIAN BLOCK DEPRESSED FOR SIDEWALK RAMPS

N.T.S.



TYPICAL BELGIAN BLOCK FLUSH CURB DEPRESSION DETAIL

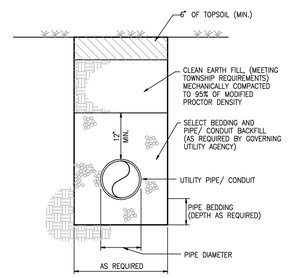
N.T.S.



STA. 2+29 TO STA. 4+90

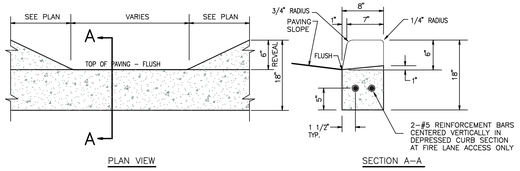
TYPICAL RYDAL WAY ENTRANCE STREET CROSS SECTION

N.T.S.



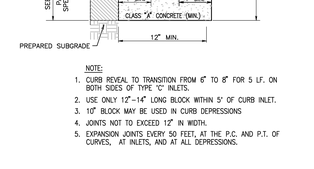
TYPICAL TRENCH RESTORATION DETAIL (FOR NON PAVED AREAS)

N.T.S.



FLUSH ADA DEPRESSED CONCRETE CURB DETAIL

NTS

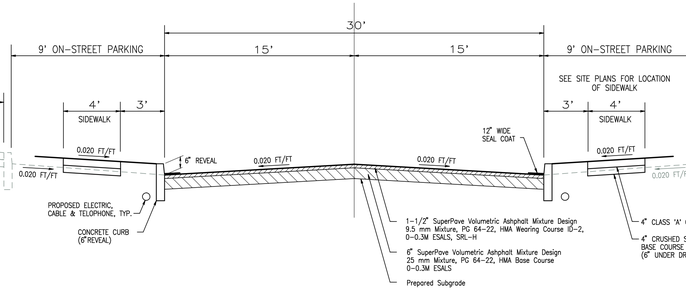


BELGIAN BLOCK CURB DETAIL (INTERIOR ONLY)

N.T.S.

NOTE:

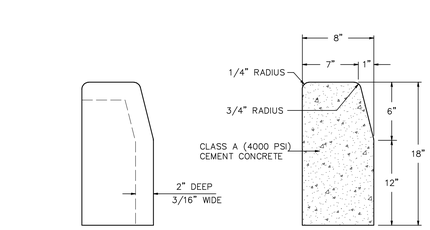
1. CURB REVEAL TO TRANSITION FROM 6" TO 8" FOR 5 LF. ON BOTH SIDES OF TYPE "C" INLETS.
2. USE ONLY 12'-14' LONG BLOCK WITHIN 5' OF CURB INLET.
3. 10' BLOCK MAY BE USED IN CURB DEPRESSIONS
4. JOINTS NOT TO EXCEED 12' IN WIDTH.
5. EXPANSION JOINTS EVERY 50 FEET, AT THE P.C. AND P.T. OF CURVES, AT INLETS, AND AT ALL DEPRESSIONS.



STA. 4+90 TO STA. 44+73.35

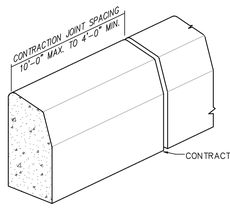
TYPICAL INTERNAL STREET CROSS SECTION

N.T.S.



DETAIL A
CONTRACTION JOINT

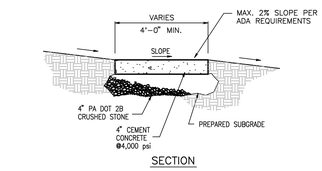
TYPICAL
CROSS SECTION



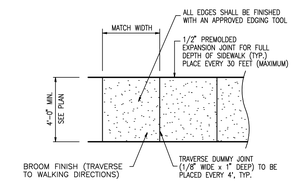
1. Materials and construction shall meet the requirements of Publication 408, Section 630 for plain cement concrete curb and depressed curb, Section 640 for all plain cement concrete curb gutter, and Section 694 for concrete curb cut ramps.
2. Space contraction joints in uniform lengths or section.
3. Provide 3/4" wide premolded expansion joint material wherever concrete 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 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



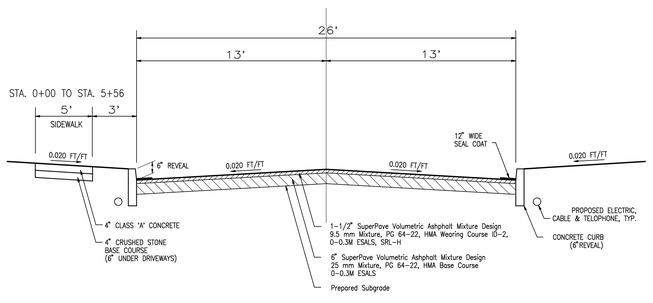
PLAN

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 APPRONS, 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 SIDEWALK DETAIL

N.T.S.

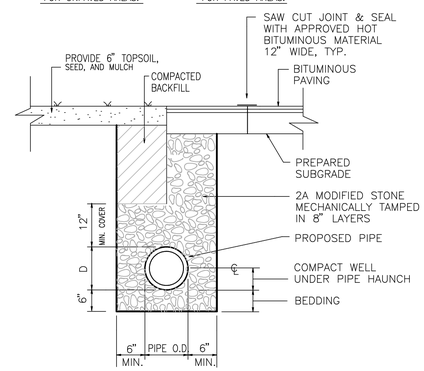


STA. 0+00 TO STA. 10+15.24

TYPICAL CONNECTOR ROAD CROSS SECTION

N.T.S.

FOR UNPAVED AREAS: FOR PAVED AREAS:



STORM TRENCH BACKFILL DETAIL

NTS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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: AS NOTED

NO	DATE	REVISION	BY
1	4/25/2018	TO Submission SR1	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
3	12/20/2018	SIDEWALKS AND CUB HOUSE	CAT

CONSTRUCTION DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-690
JOB NO.: 26393



30"×30"
(R5-1)

'DO NOT ENTER' SIGN
N.T.S.



30"×30"
(W11A-2)

PEDESTRIAN CROSSING SIGN
N.T.S.



12"×18"

'NO PARKING FIRE LANE'
N.T.S.

SIGNAGE NOTES:
1. SIGNS TO BE IN COMPLIANCE WITH ABINGTON TOWNSHIP SPECIFICATIONS.
2. SIGNS TO BE A MINIMUM SIZE OF 12" IN WIDTH AND 18" IN HEIGHT.
3. SIGN TO BE DOUBLE SIDED AND PLACED PERPENDICULAR TO THE FLOW OF TRAFFIC.
4. MINIMUM HEIGHT OF LETTERS IS THREE (3) INCHES.
5. THE BOTTOM OF THE SIGN SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE THE PAVEMENT OR CURB.

PAVEMENT MARKING NOTES:
1. MINIMUM WIDTH OF ANY PART OF A LETTER IS FOUR (4) INCHES.
2. MINIMUM HEIGHT OF LETTER IS THIRTY-SIX (36) INCHES.
3. MINIMUM LENGHT OF MESSAGE IS FIFTY (50) INCHES.
4. WHERE A CURB ACTS AS A BOUNDARY TO A FIRE LANE, CURB TO BE PAINTED YELLOW.

COLORS LEGEND:
Legend & Border: RED (NON-REFLECTORIZED)
Background: WHITE (REFLECTORIZED)



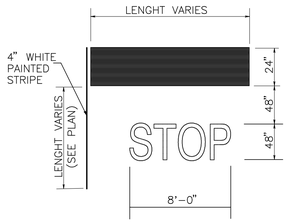
24"×24"
(R1-1)

'STOP SIGN'
N.T.S.

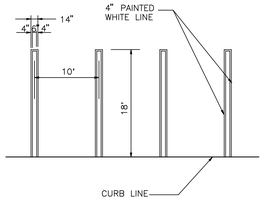


24"×30"
(R4-7)

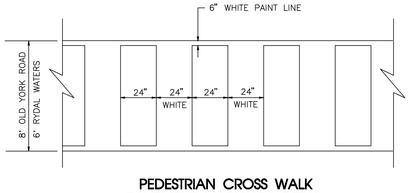
'KEEP RIGHT' SIGN
N.T.S.



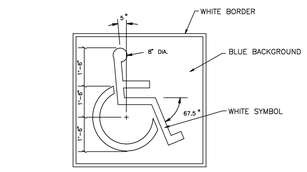
WHITE PAINTED STOP BAR
NTS



CLUB HOUSE
TYPICAL PARKING SPACE MARKINGS
NTS



PEDESTRIAN CROSS WALK
PAVEMENT MARKINGS DETAIL
N.T.S.

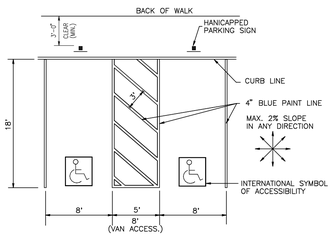


ALL LINES 5" WIDE

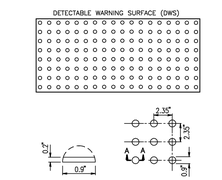
NOTE:
1. PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL – CENTER SYMBOL IN STALL

HANDICAP WHEELCHAIR SYMBOL
NTS

NOTES:
1. POST MOUNTED SIGNS SHALL BE TYPE 'B' CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGN STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SLECTION TABLES CONTAINED THEREIN.
2. SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11 AS AMENDED.
3. SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES) SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.
4. SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.
5. ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.
6. RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE "ADA" STANDARDS FOR ACCESSIBLE DESIGN" AS AMENDED.

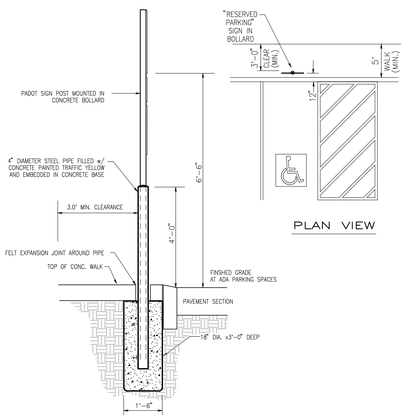


HANDICAP PARKING SPACE MARKINGS
NTS

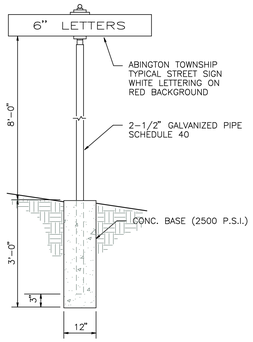


NOTES
1. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER BRICK RED OR OTHER CONTRASTING COLOR.
2. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

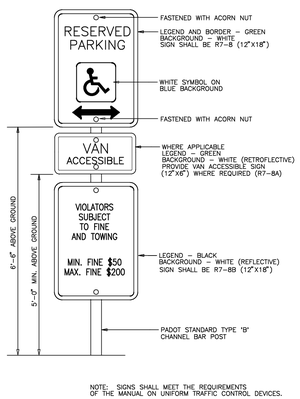
TRUNCATED DOME DETAIL
NTS



"RESERVED PARKING"
SIGN WITHIN BOLLARD DETAIL
N.T.S.

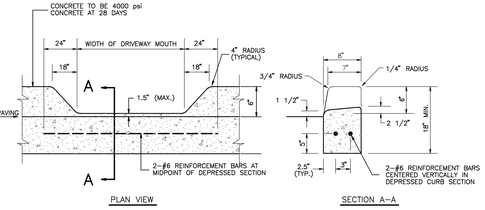


STREET SIGN DETAIL
NTS

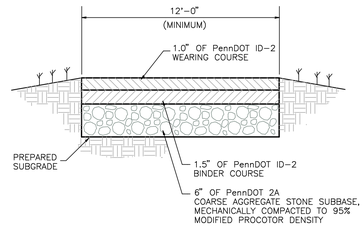


NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

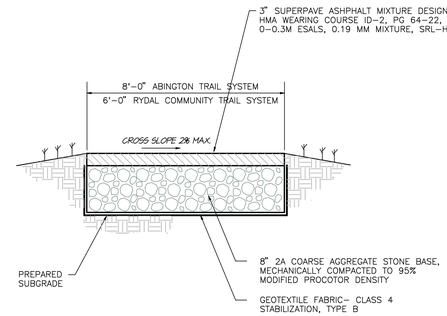
RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS
N.T.S.



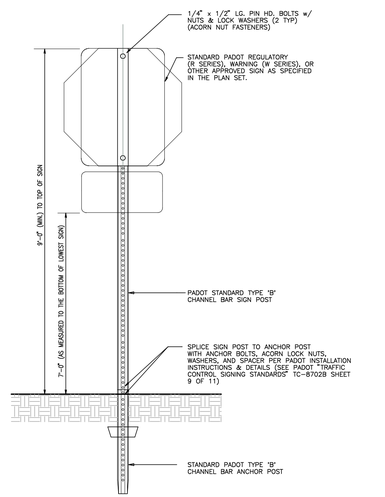
DEPRESSED DRIVEWAY CONCRETE CURB DETAIL
NTS



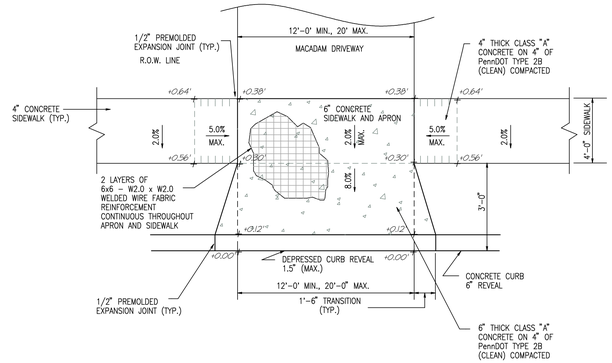
RESIDENTIAL DRIVEWAY PAVING SECTION
NTS



ASPHALT TRAIL PAVING SECTION
NTS



STANDARD SIGN POST DETAIL
N.T.S.



TYPICAL DRIVEWAY AND APRON DETAIL
N.T.S.

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 Horsham Water and Sewer Authority Vertical 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 strenght) 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 storm sewer pipes shall be HIGH DENSITY POLYETHYLENE PIPE (HDPE) except as noted.
6. Invert elevations of existing structures and pipes in the vicinity of proposed improvements and utility crossings are to be field verified by the site contractor prior to installation of new facilities in order to avoid conflicts.
7. 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.
8. Site grading shall be performed in accordance with these plans and specifications, and the recommendations by the on-site construction Geotechnical Engineer.
9. 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.
10. All stormwater basin embankments shall be placed in lifts not to exceed one foot in thickness and each lift shall be compacted to a minimum of 95% of Modified Proctor Density as established by ASTM D-1557.
11. 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.
12. All applicable proposed structures and facilities shall comply with the Americans with Disabilities Act, "Accessibility Guidelines for Buildings and Facilities." The Contractor shall ensure the maximum 2.0% slope across A.D.A. parking space areas and access aisles in any direction.
13. All new curb on-site shall be concrete curb with six (6) inch reveal unless otherwise noted.
14. Contractor shall notify Township and Township Engineer 48 hours prior to start of construction.
15. All site topsoil is to be respread in disturbed lawn and landscaped areas to a minimum depth of 6".
16. All water services shall meet applicable Aqua Pennsylvania, Inc. Specifications and Requirements.
17. All storm sewer inlets shall be standard PennDOT precast Type 'C', Type 'M' or with standard inlet boxes unless otherwise noted as Modified Box for larger pipe.
18. All sanitary sewer pipe and lateral construction shall be Ductile Iron or SDR 35 pipe per Abington Township Standard Specifications and Details.
19. The Contractor is responsible for coordination of the site plan documents and architectual design for exact building utility connection locations, grease trap requirements/details, door access, and exterior grading.
20. All new utility services shall be installed underground in accordance with the utility/service provider installation specifications and standards.
21. The Contractor shall ensure the maximum 2.0% slope across A.D.A. parking space areas and access aisles in any direction.
22. All utilities (including but not limited to water, gas, electric, phone, etc.) shall have a minimum of 18 inches of vertical clearance and 10 feet of horizontal clearance with the sanitary lines, or whatever is required by the individual utility, whichever is greater. Sanitary lines shall be located below water lines.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

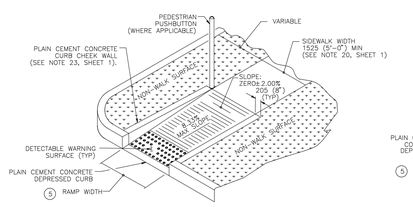
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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: AS NOTED

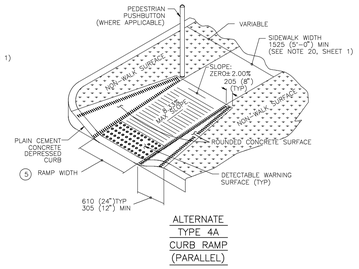
BY	REVISION	DATE
CAT	SIDEWALKS AND CLUB HOUSE	12/20/2018
CAT	CONDITIONS OF FINAL APPROVAL	10/16/2018
CAT	1ST Submission SK	4/25/2018

CONSTRUCTION DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

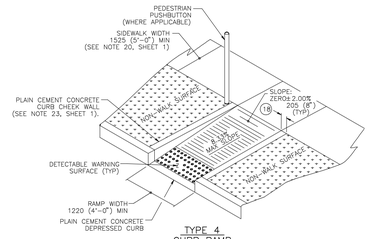
DATE: JUNE 2, 2017
DWG NO.: A-10-691
JOB NO.: 26393
53 OF 59



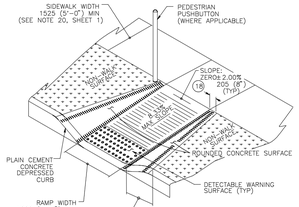
TYPE 4
CURB RAMP
(PARALLEL)



ALTERNATE
TYPE 4A
CURB RAMP
(PARALLEL)



TYPE 4
CURB RAMP
(PERPENDICULAR)



ALTERNATE
TYPE 4A
CURB RAMP
(PERPENDICULAR)



TYPE 4A NON-TRAVERSABLE
ROLLED FLARE TRANSITION

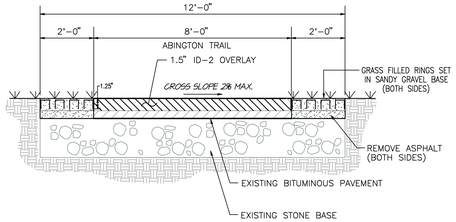


COMBINATION
TRANSITION



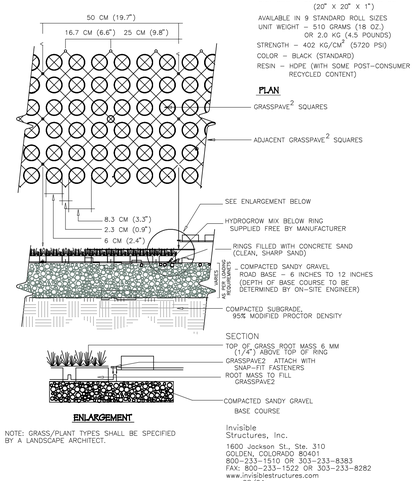
TYPE 4 CURBED
FLARE TRANSITION

TYPICAL ELEVATIONS
FOR DEPRESSED CURBS



ABINGTON ASPHALT TRAIL BETWEEN BRIDGE & SUSQUEHANNA ROAD CROSS SECTION

NTS



ENLARGEMENT

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT.

SPECIFICATIONS

UNIT SIZE – 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")

AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT – 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)

STRENGTH – 402 KG/CM² (5720 PSI)

COLOR – BLACK (STANDARD)

RESIN – HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN

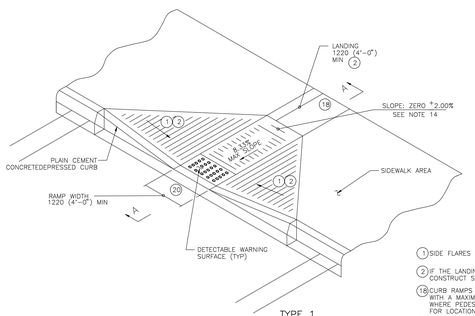
Invisible Structures, Inc.
1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 08/04

TYPICAL GRASSPAVE² DETAIL

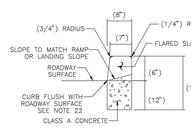
NOT TO SCALE



SIDEWALK
TYPICAL SECTION

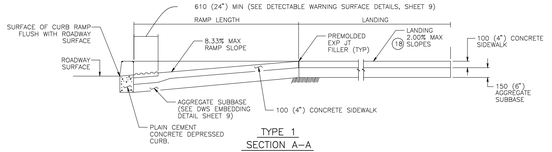


TYPE 1
CURB RAMP

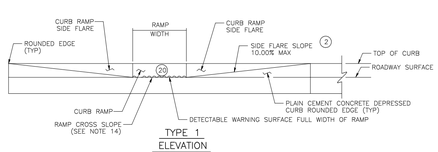


DEPRESSED CURB
FOR CURB RAMPS

1. SIDE FLARES 10.00% MAX SLOPE
2. IF THE LANDING IS INDICATED TO BE LESS THAN 1220 (4'-0"), CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.
18. CURB RAMPS REQUIRE A 1220 (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPEOF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS.SEE DETAILS FOR LOCATIONS AND DIMENSIONS.
20. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. DO NOT EXCEED 3.00% PER 305 (1'-0") CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING FROM LEVEL LANDING TO ROADWAY PROFILE. A TECHNICALLY INFEASIBLE FORM IS REQUIRED WHEN RAMP CROSS SLOPE EXCEEDS 2.00%.



TYPE 1
SECTION A-A



TYPE 1
ELEVATION

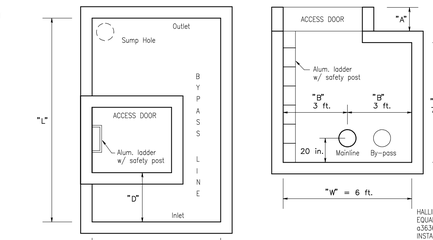
PERCENT SLOPE	EQUIVALENT SLOPE
10.00%	10:1 (1:10)
8.33%	12:1 (1:12)
7.14%	14:1 (1:14)
5.00%	20:1 (1:20)
2.00%	50:1 (1:50)
1.00%	100:1 (1:100)

EQUIVALENT SLOPES

NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, 676 AND 694.
2. PROVIDE EXPANSION JOINT MATERIAL 13 (1/2") THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 1220 X 1220 (4'-0" X 4'-0") CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 205 (8") HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 4500 (15'-0"). ADJUST RAMP SLOPE AS NEEDED TO PROVIDEACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. US CUSTOMARY UNITS IN () PARENTHESIS.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 610 (24") MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESSIBLE ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.00%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, LANDING OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%. SEE SHEET 8 FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE, THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 150 (6") CURBDOES NOT NECESSARILY MEAN A RAMP LENGTH OF 1830 (6'-0") FOR A 12:1 (1:12) SLOPE.
20. SIDEWALK WIDTH MAY BE REDUCED TO 1220 (4'-0"), WHEN PASSING AREAS 1525 X 1525 (5'-0" X 5'-0") ARE PROVIDED EVERY 61 METERS (200').
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVELLANE IS DEFINED BY THE CONTRACT DOCUMENTS.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVEDRAINAGE AND PREVENT PONDING. FOR LEVEL LANDINGS BEHIND DEPRESSED CURB,ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. CHECK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 (1:3) MAXIMUM. DO NOT INSTALL CHECK WALLS THAT INTERSECT THEPEDESTRIAN ACCESS ROUTE.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
25. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SHEET 7 FOR DETAILS.
26. A 1220 (4'-0") MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.

SINGLE SERVICE PIT DIMENSIONS for DOMESTIC Service



RYDAL WATERS w/ 8" MAIN:
6 ft. 'W' x 17 ft. 'L' x 7 ft. 'H'

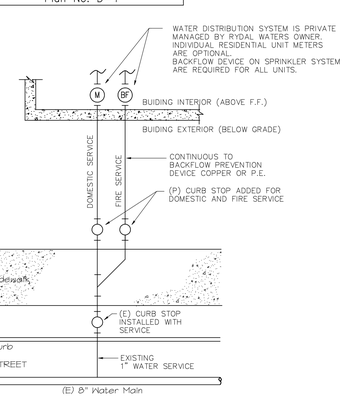
Dim	DESCRIPTION	Domestic Service Size				
		3"	4"	6"	6"C	8"	10"
L	Length – Low Pressure	9'	9'	10'	11'	12'	15'
	Length – Low Pressure w/ Backflow	12'	13'	14'	15'	17'	19'
L	Length – High Pressure	10'	11'	13'	14'	15'	18'
L	Length – High Pressure w/ Backflow	14'	15'	17'	18'	20'	23'
W	Width	6 ft.					
H	Height	7 ft.					
B	Centerline of pipe to side wall	3 ft.					
D	*Front of Door Opening to Inlet Wall) Low Pressure)	2'	2'	3'	3'	3'	3'
D	*Front of Door Opening to Inlet Wall) High Pressure)	4'	4'	5'	5'	6'	7'
	Centerline of pipe to floor	20"					
	Backflow allowance (includes both valves)	38"	40"	49"	49"	53"	56"
	Pressure Reducing Valve (PRV) allowance	11"	13"	18"	18"	25"	30"
A	Height of raised Access Door	6" min. to 12" max.					
	Access Door Opening	4' x 4'				5' x 5'	

*Assumes inlet flange is 9 in. from inlet wall
Inlet & Outlet flanges mustbe 9 in. (min.) from pit wall.

Pipe restrained with Omni Sleeve in each end of pit wall.

Pit dimensions are inside dimensions.

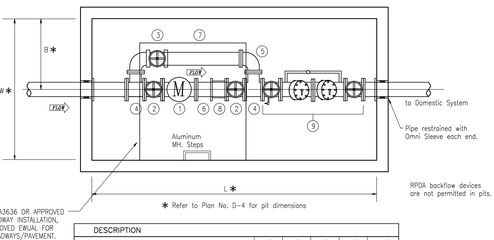
AQUA
Single Service Pit Dimensions (Dom.)
Plan No. D-4



RESIDENTIAL DOMESTIC & FIRE SERVICE DETAIL

N.T.S.

DOMESTIC SERVICE – 3" through 10" METERS



HALLIDAY PRODUCTS A3636 OR APPROVED EQUAL FOR OFF ROADWAY INSTALLATION, a3636 HDR OR APPROVED EWUAL FOR INSTALLATIONS IN ROADWAYS/PAVEMENT.

	DESCRIPTION					
1	Meter	3"	4"	6"	8"	10"
	Meter Length (flange to flange)	33.25"	33.25"	36.5"	53"	68"
2	R.S. Gate Valve, OS&Y, Flg (mainline)	3"	4"	6"	8"	10"
3	R.S. Gate Valve, OS&Y, Flg (by-pass)	3"	3"	4"	6"	6"
4	By-pass Tee	3"x3"	4"x3"	6"x4"	8"x6"	10"x6"
5	Long Radius 90° Bend	3"	3"	4"	6"	6"
6	Spool Piece, Flg x PE (for exp. cpl'g.) PIT ONLY	1'-0" MINIMUM w/ 1" traverse grp in exp cpl'g.				
7	Spool Piece, Flg x Flg (for by-pass)	LENGTH AS NEEDED				
8	Flanged Coupler Adaptor – PIT ONLY	Ford – Style ITCA or Smith-Blair – Style 912				
9	Backflow device – DCDC as required by the Water Company	3"	4"	6"	8"	10"

Notes:

A. It is the CUSTOMER's responsibility to address THERMAL EXPANSION before the installation of a PRV or backflow device.

B. A pressure vacuum breaker must be installed on all hose-bib connections.

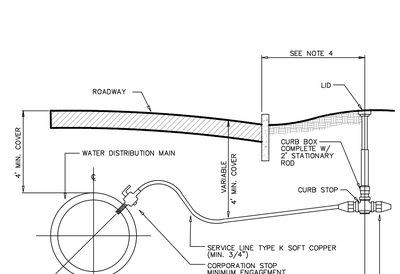
C. Water Company Rules & Regulations require that all of the specifications are met and a meter is set before water service is turned on.

D. It is the CUSTOMER's reponcibility to size the pressure reducing valve(s) to fit their flow needs. Two-stage reduction may be needed where there is a wide variation between the initial pressure and the reduced pressure. Parallel installation may be needed where there is a wide variation of recuced pressure requirements, where it is vital to maintain a continuous water supply, or other reasons for improved performance.

E. Incoming service size should equal meter size. If the meter size is approved to be smaller than the service size, the meter space shall be replaced with a spacer for the approved meter size and concentric reducers on each side of the meter spacer. The length of the meter pit may increase.

F. Each part must be NSF/ANSI 61 (Annex F & G) compliant. Entire unit must be NSF/ANSI 372 compliant.

AQUA
Domestic Service – 3" to 10"
Plan No. D-3

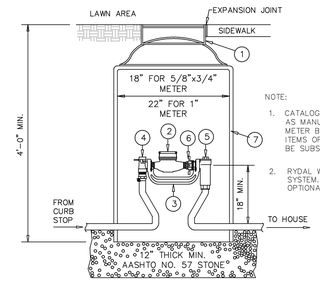


NOTES:

1. FOR TAPS > 3/4" CONNECTION, PROVIDE TAPPING SADDLE IN ACCORDANCE WITH AQUA PA SPECIFICATIONS.
2. DO NOT PLACE CURB BOX IN PAVED AREAS.
3. SEE PLAN FOR SERVICE CONNECTIONS.
4. WHERE SIDEWALK PARALLELS ROADWAY, THE CURB BOX SHALL BE PLACED BETWEEN THE CURB AND SIDEWALK.
5. CUSTOMER IS RESPONSIBLE FOR MAINTENANCE OF ALL SERVICE PIPING AND PLUMBING.

STANDARD WATER SERVICE CONNECTION

N.T.S.



NOTE:

1. CATALOG NUMBERS SHOWN ARE AS MANUFACTURED BY THE FORD METER BOX COMPANY, INC. ITEMS OF EQUAL QUALITY MAY BE SUBSTITUTED.
2. RYDAL WATERS IS A PRIVATE WATER SYSTEM. INDIVIDUAL UNIT METERS ARE OPTIONAL AT OWNERS DESCRESION.

ITEM NO.	DESCR.	CATALOG NO. 5/8"x3/4" METER	CATALOG NO. 1" METER
1	LID	#32	#3
2	METER	BY AUTHORITY	BY AUTHORITY
3	YOKE BAR	Y502	Y504
4	ANGLE KEY VALVE	AV94-323W	AV94-444W
5	ANGLE DUAL CHECK VALVE	HHCA94-323	HHCA94-444
6	EXPANSION CONNECTION	EC-23	EC-4
7	METER PIT	36" PVC SONO-LOC METER PIT BY SONOCO PRODUCTS OR EQUAL	

EXTERIOR WATER METER PIT

N.T.S.

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@cesheemaker.com
SCALE: AS NOTED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

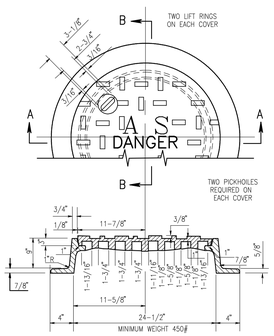
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

BY	DATE	NO	REVISION
CAT	12/20/2018	3	SIDEWALKS AND CLUB HOUSE
CAT	10/16/2018	2	CONDITIONS OF FINAL APPROVAL
CAT	4/25/2018	1	1D Submission 24

CONSTRUCTION DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-692
JOB NO.: 26393
54 OF 59

ABINGTON TOWNSHIP STANDARD



SECTION A–A

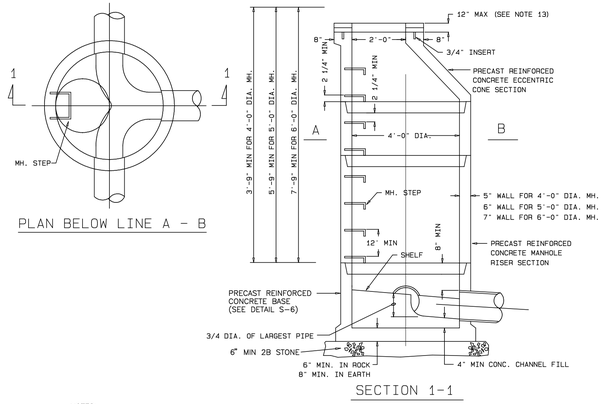
SECTION B–B

CAST IRON MACHINE FRAME & COVER

NOT TO SCALE

SANITARY MANHOLE COVER DETAIL

NO SCALE



PLAN BELOW LINE A – B

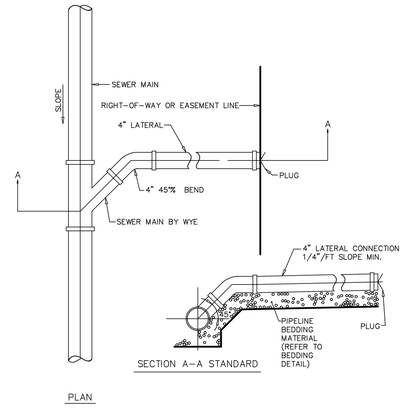
SECTION 1-1

NOTES:

1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "S" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
4. FOR MANHOLES HAVING 5' DIAMETER AND 6' DIAMETER BASE, REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT.
5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION WITH 2 – 3/4" DIAMETER BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 180%D ON BOLT CIRCLE.
6. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLE.
7. ALL CONCRETE SHALL BE 4000 PSI MINIMUM.
8. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING. KOPPERS 300M PENNOXY TAR 32-B-4, OR APPROVED EQUAL.
9. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
10. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478
11. STEPS TO BE ALUMINUM ALLOY WITH DEPRESSED TREAD. STEEL REINFORCED POLYPROPYLENE IS OPTIONAL. (SEE DETAIL S-10 AND S-11)
12. 4' DIAMETER MANHOLE – 8" TO 15" PIPES
    5' DIAMETER MANHOLE – 16" TO 27" PIPES
    6' DIAMETER MANHOLE – 30" TO 48" PIPES
13. WHEN TWO OR MORE GRADE ADJUSTMENT RINGS ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE. CONNECTOR SHALL BE WATER-LOK CONNECTOR BFA ANTI-FLOATING BY A-LOK PRODUCTS INC. OR APPROVED EQUAL.

TYPE 'A' STANDARD MANHOLE

N.T.S.

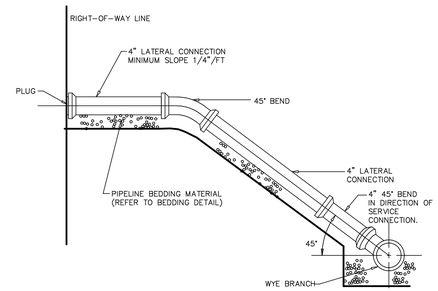


PLAN

SECTION A–A STANDARD

STANDARD LATERAL CONNECTION

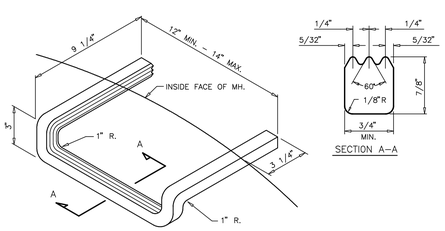
N.T.S.



ELEVATION

DEEP LATERAL CONNECTION

N.T.S.

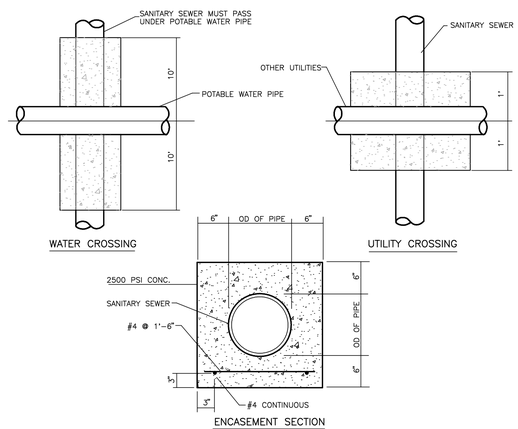


NOTES:

1. STEPS TO BE FABRICATED OF ALUMINUM ALLOY 6061-T6(EXTRUDED).
2. PORTIONS OF STEPS TO BE EMBEDDED IN WALLS OF MANHOLES OR CHAMBERS TO BE DIPPED IN HEAVY BODIED BITUMINOUS PAINT, OR PROVIDE PLASTIC INSERT.

ALUMINUM MANHOLE / INLET STEP

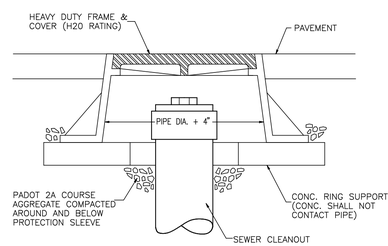
N.T.S.



NOTE:
PROVIDE REINFORCEMENT AT UTILITY CROSSINGS OR AS DIRECTED BY THE AUTHORITY'S ENGINEER.

STANDARD CONCRETE ENCASEMENT

N.T.S.



NOTES:
1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL.

CLEANOUT IN PAVED AREAS

NTS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

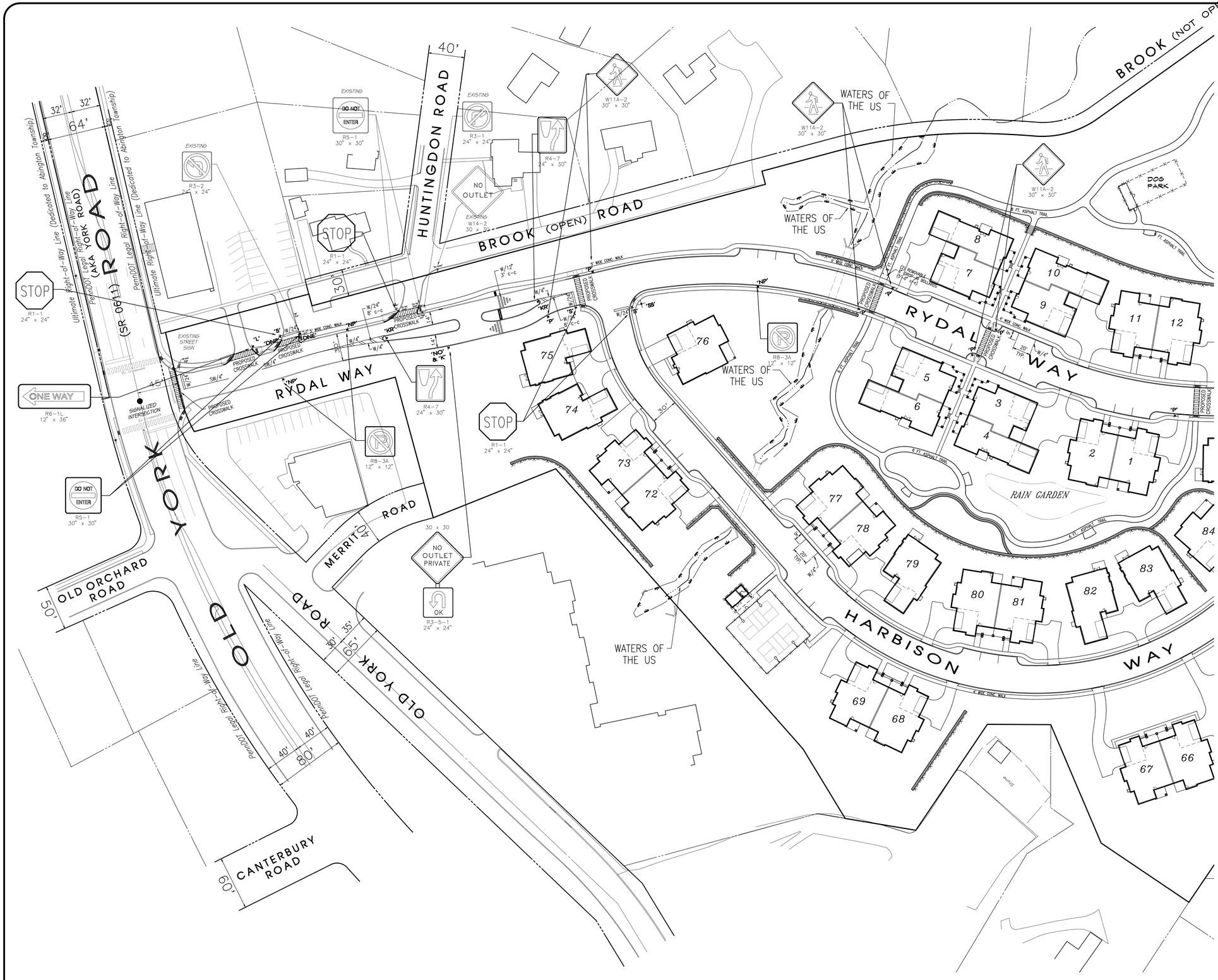
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

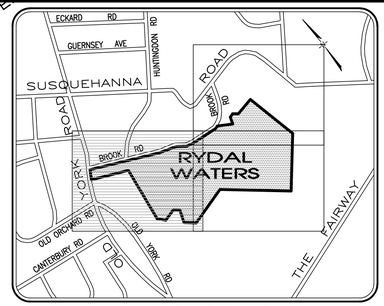
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE: AS NOTED

NO	DATE	REVISION	BY
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	DD Submission Set	CAT

SANITARY SEWER DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-693
JOB NO.: 26393





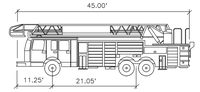
LOCATION MAP
SCALE: 1" = 800'

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH



FIRE TRUCK	feet
Width	: 9.8
Track	: 8.0
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcff@cshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	2/15/2021	AMENDED PLAN: PICKLEBALL COURT	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	DD Submission Set	CAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694A
JOB NO.: 26393
SHEET NO.: 56 OF 59

(NOT OPEN)

NOBLE CIRCLE

NOBLE

RYDAL PARK

HILLSIDE BUILDING

WHOLE FOODS SUPERMARKET

BAEDERWOOD SHOPPING CENTER

CLUB HOUSE

POOL

8 FT. ASPHALT TRAIL

6' WIDE CONC. WALK

PROPOSED CROSSWALK

PRIVATE SWIM FACILITY AREA

Split Cedars

R7-8 (12"X18") RESERVED PARKING

R7-8A (12"X6") VAN ACCESSIBLE

R7-8B (12"X18") VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $100 MAX. FINE $275

STOP R1-1 24" x 24"

W11A-2 30" x 30"

R8-3A 12" x 12"

'NP' NO PARKING

'P' PEDESTRIAN CROSSWALK

'S' STOP

'H' ADA RESERVED PARKING

'VA' ADA VAN ACCESSIBLE

'VIOLATORS SUBJECT TO FINE'

W/4" W/24" W/6" DW/4" DY/4" B/4"

TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	--	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-63-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5658-01688

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 50'
0' 25' 50' 100' 150'

NO	DATE	REVISION	BY
4	3/01/2020	AMENDED PLAN: UNITS 56-58 SIDEWALKS AND CLUB HOUSE	CAT
3	12/20/2018	CONDITIONS OF FINAL APPROVAL	CAT
2	10/16/2018	DD Submission Set	CAT
1	4/25/2018		CAT

PAVEMENT MARKING & SIGNAGE PLAN

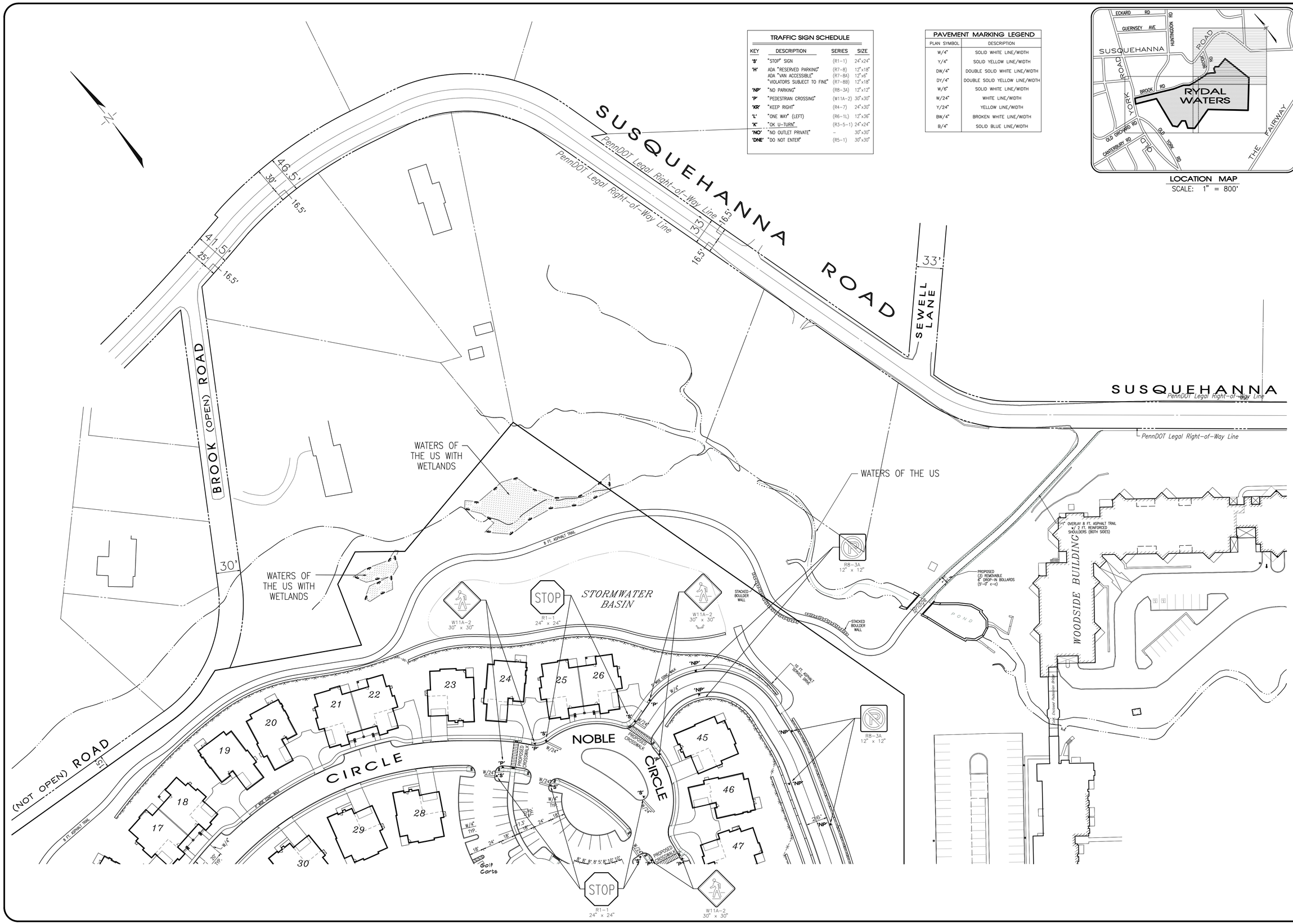
RYDAL WATERS

PREPARED FOR

PRESBY'S INSPIRED LIFE

ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694B
JOB NO.: 26393
SHEET NO.: 57 OF 59



TRAFFIC SIGN SCHEDULE

KEY	DESCRIPTION	SERIES	SIZE
'S'	"STOP" SIGN	(R1-1)	24"x24"
'H'	ADA "RESERVED PARKING"	(R7-8)	12"x18"
	ADA "VAN ACCESSIBLE"	(R7-8A)	12"x6"
	"VIOLATORS SUBJECT TO FINE"	(R7-8B)	12"x18"
'NP'	"NO PARKING"	(R8-3A)	12"x12"
'P'	"PEDESTRIAN CROSSING"	(W11A-2)	30"x30"
'KR'	"KEEP RIGHT"	(R4-7)	24"x30"
'L'	"ONE WAY" (LEFT)	(R6-1L)	12"x36"
'K'	"OK U-TURN"	(R3-5-1)	24"x24"
'NO'	"NO OUTLET PRIVATE"	–	30"x30"
'DNE'	"DO NOT ENTER"	(R5-1)	30"x30"

PAVEMENT MARKING LEGEND

PLAN SYMBOL	DESCRIPTION
W/4"	SOLID WHITE LINE/WIDTH
Y/4"	SOLID YELLOW LINE/WIDTH
DW/4"	DOUBLE SOLID WHITE LINE/WIDTH
DY/4"	DOUBLE SOLID YELLOW LINE/WIDTH
W/6"	SOLID WHITE LINE/WIDTH
W/24"	WHITE LINE/WIDTH
Y/24"	YELLOW LINE/WIDTH
BW/4"	BROKEN WHITE LINE/WIDTH
B/4"	SOLID BLUE LINE/WIDTH

LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO. SEE SHEET 2
BLOCK – UNIT SEE SHEET 2
SITE ADDRESS OLD YORK ROAD RYDAL WAY, NOBLE CIRCLE & HARBISON WAY
DEED BOOK – PAGE 5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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" = 50'
0' 25' 50' 100' 150'

DATE	NO	REVISION	BY
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

PAVEMENT MARKING & SIGNAGE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-694C
JOB NO.: 26393
SHEET NO. 58 OF 59



NOTE
AERIAL IMAGERY TAKEN FROM THE PENNSYLVANIA GEOSPATIAL DATA CLEARING HOUSE WEBSITE. MAPPING DATED 2015.

AERIAL EXHIBIT

RYDAL WATERS

PREPARED FOR

PRESBY'S INSPIRED LIFE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE	NO.	REVISION	BY
4-25-18	1	DD SUBMISSION SET	EDM

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"=100'

100' 50' 0 100' 200'

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

SITE ADRESS
YORK ROAD, RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

DATE JUNE 2, 2017
DWG NO A-10-695
JOB NO 26393
SHEET NO 59 OF 59

AMENDED LAND DEVELOPMENT PLAN

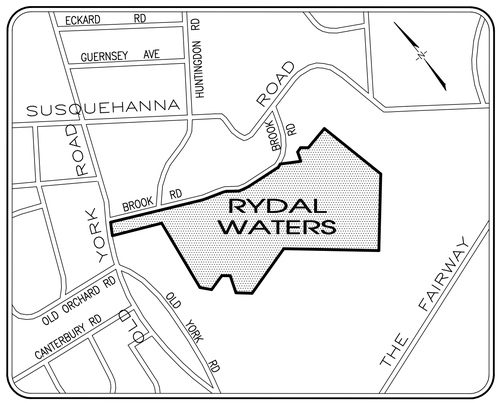
RYDAL WATERS

SITE ADDRESS

OLD YORK ROAD
RYDAL WAY, NOBLE CIRCLE & HARBISON WAY

SITUATED IN:

ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

OWNER / APPLICCANT

HUMANGOOD PENNSYLVANIA
f/k/a PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

ARCHITECTURE

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
215-887-2165

PROJECT MANAGEMENT

STEWART & CONNORS ARCHITECTS, PLLC
3731 LATROBE DRIVE, SUITE 100
CHARLOTTE, NC 28211
704-365-3941

LANDSCAPE CONSULTANT

GLACKIN THOMAS PANZAK, INC.
41 LEOPARD ROAD, SUITE 300
PAOLI, PA 19301
610-408-9011

CONSTRUCTION MANAGEMENT

WARFEL CONSTRUCTION COMPANY
1110 ENTERPRISE ROAD
EAST PETERSBURG, PA 17520
717-299-4500

GEOTECHNICAL ENGINEERING & GEOLOGISTS

EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
610-277-0880

* PLAN SHEETS 1, 3, 5 & 7 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE AS AN AMENDMENT TO THE APPROVED RYDAL WATERS PRELIMINARY/FINAL PLAN.

PLAN SHEETS 1 THROUGH 7 WERE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 8 THROUGH 59, LANDSCAPE PLANS LP, CP, LP-1 TO LP-6, LIGHTING PLANS LI-1 & LI-6, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED PRELIMINARY/FINAL PLAN AS IF RECORDED WITH SAME.

PLAN SHEETS 32 THROUGH 38 OF THIS PLAN SET WERE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS PERMITTING REQUIREMENTS.
THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMP's) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1	* COVER SHEET	2/15/21
2	LOT LINE CONSOLIDATION PLAN	4/06/19
2A	PARCEL IDENTIFICATION PLAN	4/06/19
3	* AMENDED LAND DEVELOPMENT PLAN	2/15/21
4	RECORD PLAN - EASEMENTS	4/06/19
5	* RECORD PLAN - EASEMENTS	3/03/20
6	RECORD PLAN - EASEMENTS	4/06/19
7	* PROJECT IDENTIFICATON & NOTES	2/15/21
8A	NATURAL RESOURCE PLAN	12/20/18
8B	RESOURCE CONSERVATION PLAN	12/20/18
9	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
10	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
11	EXISTING FEATURES/DEMOLITION PLAN	12/20/18
12	OVERALL SITE GRADING PLAN	2/15/21
13-14	SITE GRADING PLAN	2/15/21
15	SITE GRADING PLAN	3/03/20
16-17	SITE GRADING PLAN	4/06/19
18	OVERALL SITE UTILITY PLAN	2/15/21
19-20	SITE UTILITY PLAN	2/15/21
21	SITE UTILITY PLAN	3/03/20
22-23	SITE UTILITY PLAN	4/06/19
24	OVERALL EROSION & SEDIMENT CONTROL PLAN	2/05/19
25-29	EROSION CONTROL PLAN	2/05/19
30-31	EROSION CONTROL DETAILS	4/02/19
32	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
33-35	ENLARGED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/05/19
36-38	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4/06/19
39	RYDAL WAY PROFILE PLAN	1/18/19
40	RYDAL WAY / NOBLE CIRCLE PROFILE PLAN	3/03/20
41	NOBLE CIRCLE PROFILE PLAN	1/18/19
42	NOBLE CIRCLE / HARBISON WAY PROFILE PLAN	1/18/19
43	HARBISON WAY / NOBLE CIRCLE PROFILE PLAN	2/15/21
44	CONNECTOR DRIVE PROFILE PLAN	1/18/19
45	STORM SEWER PROFILES	3/03/20
46-51	STORM SEWER PROFILES	4/06/19
52-54	CONSTRUCTION DETAILS	12/20/18
55	SANITARY SEWER DETAILS	12/20/18
56	PAVEMENT MARKINGS & SIGNAGE PLAN	2/15/21
57	PAVEMENT MARKINGS & SIGNAGE PLAN	3/03/20
58	PAVEMENT MARKINGS & SIGNAGE PLAN	12/20/18
59	AERIAL EXHIBIT PLAN	4/25/18
1 OF 1	PICKLEBALL COURT DETAILS	2/15/21

REFERENCE PLANS

Glackin Thomas Panzak, Inc. - Landscape Architecture
Bernard S. Panzak, Jr., RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION	
IP	INDEX PLAN	1/18/19
CP	LANDSCAPE COMPLIANCE PLAN	1/18/19
LP-1	LANDSCAPE PLAN	1/18/19
LP-2	LANDSCAPE PLAN	1/18/19
LP-3	LANDSCAPE PLAN	1/18/19
LP-4	LANDSCAPE PLAN	1/18/19
LP-5	LANDSCAPE PLAN	1/18/19
LI-1	LIGHTING PLAN	1/18/19
LI-2	LIGHTING PLAN	1/18/19
LI-3	LIGHTING PLAN	1/18/19
LI-4	LIGHTING PLAN	1/18/19
LI-5	LIGHTING PLAN	1/18/19
CD-1	LANDSCAPE DETAILS	1/18/19
CD-2	LANDSCAPE DETAILS	1/18/19
CD-3	LANDSCAPE DETAILS	1/18/19
CD-4	LIGHTING DETAILS	1/18/19

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVSION AND LAND DEVELOPMENT
Project received Preliminary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners, LD-17-02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD-20-02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD-21-XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood Pennsylvania f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Witness my hand and notorial seal the day and year aforesaid.

Notary Public_____

My Commission Expires_____

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management, of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life

Attest:

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Abington this____day of _____, 2021.

ATTEST:

President _____

Secretary _____

Engineer _____

MCPC No. #08-0207-003

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

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book No. _____, Page No. _____, on this _____ day of _____, 2021, by _____.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, _____, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, JENNIFER KAPPEN, on this date _____, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, RICHARD A. STONEBACK, P.E., on this date _____, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-033144-E

SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

SIGNATURE: RICHARD A. STONEBACK, P.E.
PROFESSIONAL ENGINEER

DATE

COUNTY PARCEL NO.
30-00-65100-03-6
BLOCK - UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

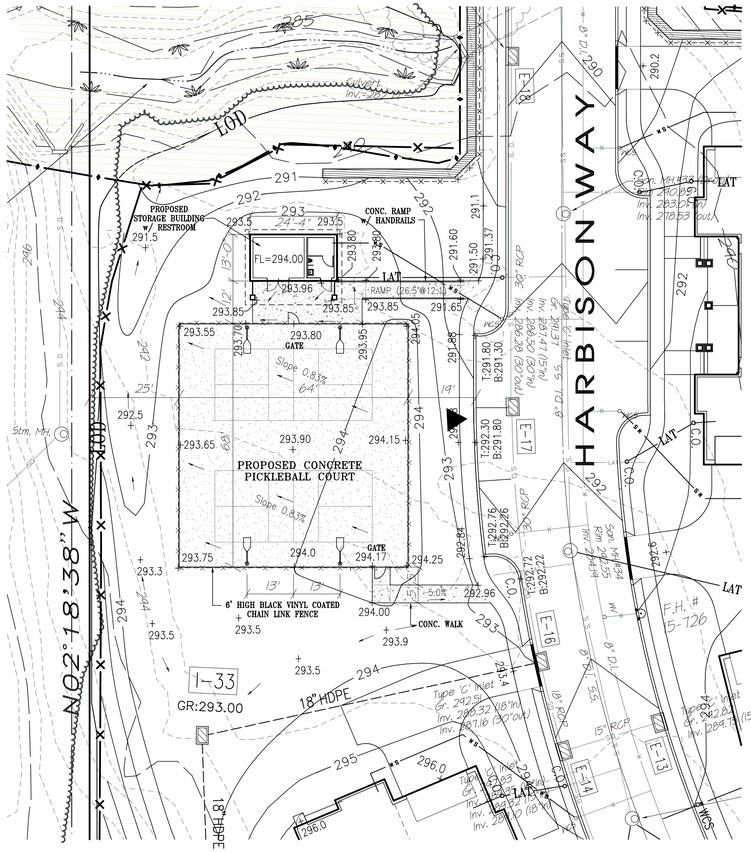
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

NO	DATE	REVISION	BY
8	7/15/2021	AMENDED PLAN PICKLEBALL COURT	CAT
7	5/27/2020	BOC APPROVAL LD-20-02, 5/14/20	CAT
6	3/04/2020	AMENDED PLAN, UNITS 56-58	CAT
5	4/06/2019	STREET ADDRESSES	CAT
4	1/18/2019	SD Submission Set	CAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
1	4/25/2018	2D PLAN SUBMISSION	CAT

COVER SHEET
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE:
JUNE 2, 2017
DWG NO.:
A-10-641
JOB NO.:
26393
SHEET NO.
1 OF 59

ABINGTON TOWNSHIP No. LD-17-02
ABINGTON TOWNSHIP No. LD-20-02
ABINGTON TOWNSHIP No. LD-21-XX



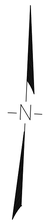
SITE PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

LEGEND

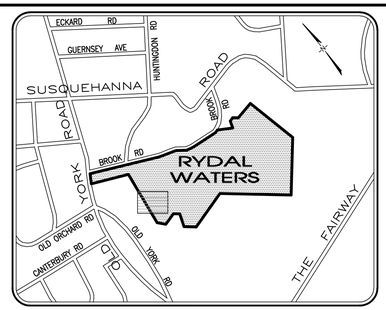
EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE	E	ELECTRIC CONDUIT
	FIRE HYDRANT	G	GAS MAIN
	UTILITY POLE	W S	WATER SERVICE
	GAS VALVE	COM	COMMUNICATION CONDUIT
	WATER VALVE	LAT	SANITARY LATERAL
	SEWER CLEAN OUT		SIGN
	LIGHT POST		EDGE OF WOODLANDS
SD	STORM SEWER w/ INLET	330	CONTOUR LINE
S	SANITARY SEWER		FENCE LINE
	OVERHEAD WIRE		STORM SEWER
E	ELECTRIC CONDUIT	C.O.	SEWER CLEAN OUT
G	GAS MAIN	296.5 +	SPOT ELEVATION
W	WATER MAIN		STREET LIGHT– T3
T	TELEPHONE CONDUIT		STREET LIGHT– T–5
COM	COMMUNICATION CONDUIT		BOLLARD LIGHT
LAT	SANITARY LATERAL		PICKLEBALL COURT LIGHT (22' HIGH)
	SIGN		
	WOODLANDS		
	FEMA 100–YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		



PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG

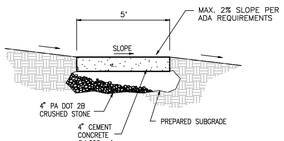
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

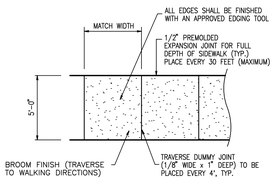


LOCATION MAP

SCALE: 1" = 800'



SECTION



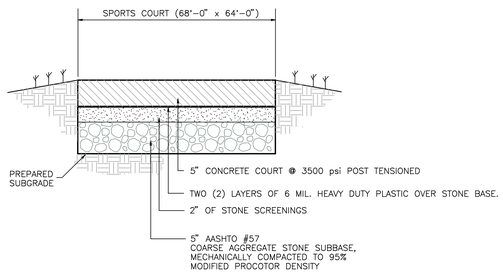
PLAN

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.



NOTES:

1. POST–TENSIONED CONCRETE PICKLEBALL COURTS TO FOLLOW SPECIFICATIONS PROVIDED BY PROSPORT CONSTRUCTION INC.
2. SURFACE RUNOFF TO BE DIRECTED AWAY FROM COURTS ALONG PERIMETER.
3. INSTALL VINYL CLAD CHAIN LINK FENCING, 6' HIGH WITH TWO GATES (BLACK).

CONCRETE SPORT COURT DETAIL

NTS

POST-TENSIONED CONCRETE Pickleball Courts @ 68' x 64'

Scope of work:

- Excavate and balance the sub-grade 78' x 74' to achieve a 5' shoulder. (By Others)
- Provide perimeter swalling to direct water run-off. (By others)
- Supply 5" of ¾" modified stone and 2" of stone screenings.
- Laser-grade and compact stone base to exact specifications.
- Supply & install net post and fence foundations.
- Form perimeter of court area to new finished elevation (12" above sub-grade at perimeter).
- Supply & install 2 layers 6 mil heavy duty plastic over entire stone base.
- Supply & install ½" diameter single-strand unbonded tendons with wedge type anchorage systems as manufactured by Tech-Con® systems.
- Tendons shall be fully encapsulated and shall include all necessary anchors, wedges, pocket formers, cable chairs, and rebar (bursting bars). Supply & install 5" thick slab @ 3500 psi.
- Partial tension the cables at 18-24 hrs. Cover slab with plastic to moisture cure.
- Complete cable tensioning at 5-7 days per the engineer's instructions to a final effective force of 33kips (80% MUTS).
- Supply & install vinyl clad chain-link fencing, 6' high with 2 gates.
- Install Plexipave® color-coat system designed for concrete surfaces.
  - One (1) coat Concrete Preparer.
  - One (1) coat Tri-Coat epoxy primer
  - Two (2) coats Acrylic Resurfacer.
  - Two (2) coats PlexiColor.
  - Two (2) coats textured line paint.
- Supply & install two (2) sets Championship net posts, nets.

LSI CourtBlade (XARL) Specifications



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program.

Visit **www.lightingfacts.com** for specific catalog strings.

LIGHT OUTPUT - XARL			
		Lumens (Nominal) Type FT	Watts (Nominal)
Cool White	HO	58977[1]	528
Neutral White	HO	56960[2]	528

LED Chips are frequently updated therefore values may increase.

1 - Verified by ITL Report ITL 86921 (Available upon request)

2 - Verified by ITL Report ITL 86920 (Available upon request)

COURT LIGHTING:

LSI INDUSTRIES – CourtBlade LED
Quantity – Four (4) Poles
Configuraion – Single head each
Finish Color – Black
Mounting Height – 22 Feet

- **SMARTTEC™ –** LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.
- **ENERGY SAVING CONTROL OPTION –** DIM - 0-10 volt dimming enabled with controls by others.
- **EXPECTED LIFE –** Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.
- **LEDS –** Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.
- **DISTRIBUTION/PERFORMANCE –** High performance, multi-faceted, reflector provides uniform Forward Throw (FT) distribution with sharp backlight cutoff. Photometric data is tested in accordance with IESNA guidelines
- **HOUSING –** One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety lanyard) located underneath. Fixture is IP65 rated.
- **OPTICAL UNIT –** Clear tempered optical-grade flat glass lens permanently sealed to weathertight aluminum optic frame (includes pressure-stabilizing breather).
- **MOUNTING –** The fixture is furnished with installed stainless steel, threaded mounting studs protruding from the rear of the housing. Stainless steel nuts and washers used to secure the fixture to the bracket are also included.
- **ELECTRICAL –** Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) and 347-480 VAC.
- **DRIVER –** Available in HO (High Output) drive current. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.
- **OPERATING TEMPERATURE –** -40°C to +50°C (-40°F to +122°F)
- **FINISH –** Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- **WARRANTY –** LSI LED fixtures carry a limited 5-year warranty.
- **PHOTOMETRICS –** Please visit our web site at www.lsi-industries.com for detailed photometric data.
- **SHIPPING WEIGHT –** 55 lbs./24.9Kg (in carton)
- **LISTING –** UL listed to US and international safety standards. Suitable for wet locations

US patent D726,947 7,828,456 8,002,428 8,177,386 8,434,893 8,567,983 and US & Int'l patents pending.

Finishes



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: staff@cesheomaker.com

SCALE 1" = 20'

DATE	NO	REVISION	BY

PICKLEBALL COURT DETAILS
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE:
FEBRUARY 15, 2021
DWG NO.:
A–10–791
JOB NO.:
26393
SHEET NO.
1 OF 1

REFERENCED PLANS:

a) Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006, sheets 1 through 32.

b) ALTA/ACSM Land Title Survey for Rydal Waters Associates, L.P. prepared by Van Cleef Engineering Associates, dated July 11, 2006.

c) ALTA/ACSM Land Title Survey of Rydal Waters for Philadelphia Presbytery Homew, Inc. prepared by Charles E. Shoemaker, Inc. dated May 20, 2008 and last revised June 11, 2008.

d) Subdivision Plan of Rydal Park prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised December 11, 2003 recorded in Plan Book 24 Page 55.

e) Land Development Plan of Rydal Park – Parcel 'A', prepared for Philadelphia Presbytery Homes, Inc. by Charles E. Shoemaker, Inc. dated April 10, 2003 and last revised February 13, 2004 recorded in Plan Book 24, Page 56.

f) Boundary and Topographical Plan made for Thomas B. Harbison by Charles E. Shoemaker, Inc. dated March 20. 2000 and last revised December 14, 2000.

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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 PROPOSED lines.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

TOWNSHIP OF ABINGTON ORDINANCE NO. 2147

Whereas, the Board of Commissioners of the Township of Abington adopted Ordinance No. 2147 to amend the Zoning Ordinance of the Township of Abington, Relating to provisions of the SNR Senior Neighborhood Residential District, Steep Slope Definition, and Open Space Standards, effective December 14, 2017.

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL:

REVERSE SUBDIVISION AND LAND DEVELOPMENT

Project received Prelinimary/Final approval for lot line consolidation and land development from Abington Township Board of Commissioners. LD–17–02 adopted December 14, 2017.

AMENDED LAND DEVELOPMENT PLAN:

Amended Land Development Plan for the replacement of two twin residential buildings (units 56/57 & 58/59) with three 2400 single residential buildings (units 56, 57 & 58), was adopted by the Township of Abington Board of Commissioners, LD–17–02 on May 14, 2020. Unit number 59 has been deleted from the project.

2nd AMENDED LAND DEVELOPMENT PLAN:

2nd Amended Land Development Plan for the addition of a pickleball sport court by removing two 2000 twin residential unit buildings (units 70/71), as adopted by the Township of Abington Board of Commissioners, LD–21–XX on XXX, XX, 2021. Cottage unit No. 70 & 71 have been deleted from the project.


SUSQUEHANNA ROAD
Variable Legal Width-of-Way Line
BROOK (OPEN) ROAD
BROOK (NOT OPEN) ROAD
HUNTINGDON ROAD
YORK ROAD
OLD YORK ROAD
RYDAL WAY
HARBISON WAY
NOBLE CIRCLE
MERRITT ROAD
OLD ORCHARD ROAD
CANTERBURY ROAD
SEWELL LANE
HILLSIDE
RYDAL PARK
STORMWATER BASIN
OPEN SPACE 'A'
OPEN SPACE 'B'
OPEN SPACE 'C'
OPEN SPACE 'D'
OPEN SPACE 'E'
OPEN SPACE 'F'
RAIN GARDEN
CLUB HOUSE
POOL
DOG PARK
PROPOSED STORAGE BLDG.
PROPOSED PICKLEBALL COURT
WATERS OF THE US
WATERS OF THE US WITH WETLANDS
20' Wide Abington Township Sanitary Sewer Easement
8 FT. ASPHALT TRAIL
6 FT. ASPHALT TRAIL
WHOLE WOODS SUPERMARKET
BAEDERWOOD SHOPPING CENTER
N/F Boederwood Residential Partners, LP TPN:30–00–66644–00–7 Blk.177–U033
N/F DDR Noble TC Trust TPN:30–00–49688–00–7 Blk.177–U022
N/F Old York Road Temple TPN:30–00–49700–00–4 Blk.177–U005
N/F Eugene A. Weinrott Irrevocable Trust TPN:30–00–28414–00–5 Blk.177–U011
N/F Abington York Road, LP TPN:30–00–49692–00–3 Blk.177–U021
N/F Philadelphia Presbytery Homes, Inc. TPN:30–00–66648–00–3 Blk.177–U034
N/F Ronald C. Mento & Barbara B. Mento TPN:30–00–82154–00–8 Blk.177–U031
N/F Kenneth J. Kolodziej & Raymond J. Kolodziej TPN:30–00–49704–00–4 Blk.177–U013
N/F Douglas E. & Monica E. Wysocki TPN:30–00–65125–00–9 Blk.177–U004
N/F Dee C. & Sandra J. Adcock TPN:30–00–05320–00–5 Blk.177–U011
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–03–4 Blk.189–U014
N/F Dee C. & Sandra J. Adcock TPN:30–00–05336–02–5 Blk.189–U013
N/F Robert S. Lowery & Kristin Herold TPN:30–00–05336–00–7 Blk.189–U001
N/F Robert S. Lowery & Kristin Herold TPN:30–00–05139–00–6 Blk.189–U012
N/F Kenneth J. Adam TPN:30–00–65120–01–8 Blk.189–U015
N/F Michael T. & Kathleen F. Cafone TPN:30–00–65120–01–1 Blk.189–U022
N/F Diane Reed & Charles S. Marsh TPN:30–00–05132–00–2 Blk.189–U011
N/F Armando & Kenneth Detweiler TPN:30–00–31928–00–1 Blk.189–U008
N/F Herbert E. Jr. & Lori A. McMahon TPN:30–00–11696–00–8 Blk.180–U007
N/F Irene Hellerstedt TPN:30–00–31928–00–56 Blk.189–U009
N/F Keith & Heidi Johnson TPN:30–00–05139–00–6 Blk.189–U010
N/F Interstate Associates TPN:30–00–49716–00–6 Blk.190–U005
N/F Joseph Cacciatore & Kathryn TPN:30–00–05139–00–1 Blk.189–U006
N/F Joseph & Kathryn Hall TPN:30–00–05139–00–2 Blk.189–U007
N/F Jeanne C. Goode TPN:30–00–49720–00–2 Blk.177–U009
N/F BBH, LLC TPN:30–00–49708–00–5 Blk.177–U010
N/F Jeanne C. Goode TPN:30–00–49720–00–2 Blk.177–U009

GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc.to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.
8. Project site is to be provided with public water by Aqua Pennsylvania, Inc. and sanitary sewage conveyance by Abington Township with waste water treatment at the North–East Philadelphia Waste Water Treatment Plant.
9. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 10, dated September 19, 2016 and alluvial soils evaluated and mapped by VW Consultants, LLC of Quakertown, PA during July 2017.
10. Construction improvements shall be completed under the specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection or other appropriate state agency, the Montgomery County Soil and Water Conservation District or other appropriate agency or in accordance with Abington Township Standards and Specifications, whichever specifications shall result in the stricter interpretation.
11. Detention, reuse and quality of stormwater runoff shall be provided in accordance with all current Stormwater Management Ordinances and standards of Abington Township and NPDES Permit Requirements.
12. Civil engineering plans, landscape/lighting plans, and reports, etc., on record at Abington Township, shall be considered a part of the approved final plans as if recorded with same.
13. Clear Sight Triangles: No wall, fence, structure, hedge, tree, shrub or other growth is allowed to be planted or maintained within the clear sight triangle which shall interfere with a free and unobstructed view within such triangles.
14. Certain BMP's have been included in the design of the stormwater management system, ie; stormwater detention/infiltration basin, rain garden, vegetated swale and water quality inserts. The user of these plans shall ensure the operations and maintenance requirements shown on the Post–construction Stormwater Management plans and details are followed.
15. The subject tract is located within the 'SNR' Senior Neighborhood Residential District.
16. On street parking is permitted in designated spaces only.
17. Abington Township is hereby granted a blanket easement for access to and/or maintenance and repair of all sanitary sewer mains.
18. Prior to commencing construction of retaining walls, detailed engineering designs and plans are required to be submitted to Abington Township for review and approval. Building permits for walls are to be issued by Abington Township.
    Wall system: Vertica Stone–cut–edge blocks by E.P. Henry, Bella stone color, or equivalent.
19. Land designated as open space area shall be deed restricted through declarations and restrictive covenants acceptable to the Township Solicitor and shall be simultaneously recorded with the approved land development plan.
20. Maintenance and ownership of the stormwater management systems including detention basins, rain gardens, infiltration beds, swales, inlets and pipes, shall be the responsibility of the property owner, their successors and assigns.

DEVELOPMENT NOTES:

1. Fire hydrants and streetlights are to be installed at the expense of the subdivider/ land developer in accordance with Township standards and with the recommondations of the respective utility companies, subject to the approval of the Board of Commissioners.
2. Streetlight and street name signs are to be installed at the expense of the subdivider/land developer in accordance with Township standards. Streetlights and street name signs to remain property of the land owner.
3. The PECO Energy Company, Verizon and Cable companies are granted the right to construct, maintain and repair pole lines and underground equiptment on, under and across the subject property together with the right to construct, maintain and repair pole lines and underground equiptment on, under, and across all highways in this tract.
4. The stormwater detention facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors 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 basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of thebasin. Abington Township shall have perpetual easement on and over the property for access to the proposed rain gardens, infiltration/detention facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the basin to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises 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.

WAIVERS GRANTED ON DECEMBER 14, 2017, LD-17-02:

A.	SECTION 146–9.A.	Plan Stages – FROM THE REQUIREMENT TO FILE A PLAN IN TWO STAGES AS A PRELIMINARY PLAN AND AGAIN AS A FINAL PLAN SUBMISSION.
B.	SECTION 146–10.A.1.	Drafting Standards – FROM THE REQUIREMENT PLANS BE NO SMALLER THAN 1"= 50'
C.	SECTION 146–11.B.7.	Existing Features Plan – FROM THE REQUIREMENT TO DEPICT ALL EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
D.	SECTION 146–24.4.A.	Street Plan – FROM THE REQUIREMENT TO PROVIDE 50 FT. WIDE RIGHT OF WAY FOR PROPOSED INTERNAL STREETS.
E.	SECTION 146–24.4.B.	Street Plan – FROM THE REQUIREMENT ISLANDS AND MEDIAL STRIPS ARE PERMITTED ONLY IN COMMERCIAL ZONES.
F.	SECTION 146–27.1.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE SIDEWALK ON BOTH SIDES OF STREETS.
G.	SECTION 146–27.6.	Sidewalks & Curbing – FROM THE REQUIREMENT TO PROVIDE CONCRETE CURB WITH EIGHT INCH REVEAL FOR PROPOSED INTERNAL STREETS.
H.	SECTION 146–28.1.D.	Off Street Parking Areas – FROM THE REQUIREMENT TO PROVIDE LOADING AREA FOR THE PROPOSED CLUB HOUSE.
I.	SECTION 146–33.7.	Drainage – FROM THE REQUIREMENT TO SPECIFY CITY NO. 1 INLETS.
J.	SECTION 146–35.3.A.	Sanitary Sewer – FROM THE REQUIREMENT TO PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO ALL DWELLING BASEMENTS.
K.	SECTION 146–40.2.A.	Recreational Areas – FROM THE REQUIREMENT PROPOSED OPEN SPACE AREAS HAVE ACCESS TO A PUBLIC ROAD.

ZONING HISTORY PREVIOUSLY GRANTED (SPECIAL EXCEPTIONS):

1. SECTION 602.7.B: TO ALLOW THE INSTALLATION OF A SANITARY SEWER SYSTEM WITHIN REGULATED STEEP SLOPE AREAS.
2. SECTION 602.7.D: TO ALLOW FOR THE CONSTRUCTION OF DWELLING UNITS AND A ROADWAY WITHIN REGULATED STEEP SLOPE AREAS.
3. SECTION 602.7.E: TO ALLOW FOR OTHER GRADING, EXCAVATION, AND ACTIVITY WHICH RESULTS IN THE DISTURBANCE OF REGULATED STEEP SLOPE AREAS.
4. SECTION 801.1.11: TO ALLOW A GRADE CHANGE WITHIN 100 FEET OF THE PROPERTY LINE.

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	UNDERGROUND DETENTION BASIN	AS SHOWN ON PLAN	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	UNDERGROUND INFILTRATION BED	AS SHOWN ON PLAN	PROPERTY OWNER	BED SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
3	SOIL AMENDMENT	LANDSCAPE ISLANDS AS SHOWN ON PLAN	PROPERTY OWNER	LANDSCAPE ISLANDS WITH SOIL AMENDMENT SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE–ESTABLISH VEGETATIVE COVER.
4	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLAN SHOULD BE MAINTAINED IN GOOD HEALTH.
5	STREET SWEEPING	STREETS & PARKING AREA AS SHOWN ON PLANS	PROPERTY OWNER	PROPERTY OWNER WILL BE RESPONSIBLE FOR PERFORMING BI–WEEKLY STREET SWEEPING WITH A WALK BEHIND STYLE STREET VACUUM CLEANER. IN ADDITION, LARGE DEBRIS IS TO BE PICKED UP BY HAND AND MANUALLY DISCARDED.

OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

Changes in downstream drainage may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventive maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, removal of debris and litter and inspection of mechanical components. Occasionally, non–routine maintenance may be necessary for sediment removal and outlet structure maintenance or replacement.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non–technical staff. However, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on–site BMP's shall be the responsibility of the property owner:

Title Exceptions affecting survey as taken from Schedule B, Section II of First American Title Insurance Company Order Number 137726–NFA, Effective Date: March 30, 2008.

EXCEPTIONS:

2. Possible additional tax assessments for new construction and/or major improvements. (NOT SURVEY RELATED)
3. Easements or claims of easements not shown by the public record.
4. Conditions and Restrictions as being recorded in Deed Book 624 page 419. (USE RESTRICTIONS–NOT SURVEY RELATED)
5. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Thomas B.Harbison, dated 6/10/1983 and recorded in Deed Book 4709 page 1238. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
6. Easement Agreement by and between Estate of Sophia E. Harbison, deceased and Harbison York Road Limited Partnership, dated 6/10/1983 and recorded in Deed Book 4709 page 1246. (25' WIDE UTILITY & ACCESS EASEMENT–SHOWN ON PLAN)
7. Declaration of Easement by Philadelphia Presbytery Homes, Inc., dated 2/1/1999 and recorded in Deed Book 5262, page 1795. (EASEMENT OF ACCESS, UTILITIES AND STORM WATER THROUGH RYDAL PARK TO BENEFIT RYDAL WATERS FOR PROPOSED 1991 LAND DEVELOPMENT–CAN NOT PLOT)
8. Easement Agreement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 674. (DETENTION BASIN EASEMENT – SHOWN ON PLAN)
9. Sanitary Sewer Easement by and between Philadelphia Presbytery Homes, Inc. and Rydal Waters Associates, L.P., dated 8/30/2005 and recorded in Deed Book 5596, page 682. (SHOWN ON PLAN)
10. Rights granted to Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania as being recorded in Deed Book 1228, page 345. (BLANKET EASEMENT)
11. Rights granted to Philadelphia Electric Company as being recorded in Deed Book 1455, page 187, Deed Book 2170 page 350, Deed Book 3071 page 29, Deed Book 3264 page 477, Deed Book 4187 page 96 and Deed Book 5017 page 596.
    1455–187, PHILADELPHIA ELECTRIC COMPANY RIGHTS TO ERECT, OPERATE AND MAINTAIN ELECTRIC FACILITIES IMMEDIATELY OUTSIDE EASTERLY RIGHT OF WAY OF OLD YORK ROAD FROM BROOK ROAD SOUTHWARDLY FOR APPROXIMATELY 100 FEET. ALSO THE RIGHTS TO ERECT, INSTALL, OPERATE AND MAINTAIN GAS AND ELECTRIC FACILITIES WITHIN THE LEGAL RIGHT OF WAY OF OLD YORK ROAD.
    2170–350 PHILADELPHIA ELECTRIC COMPANY EASEMENT (30' WIDE POLE LINE EASEMENT SHOWN ON PLAN)
    3071–29 (DOES NOT PLOT ON SUJECT PREMISE)
    3264–477 PHILADELPHIA ELECTRIC COMPANY, ELECTRIC EASEMENT – (DOES NOT PLOT ON SUBJECT PREMISES)
    4187–96 PHILADELPHIA ELECTRIC COMPANY, GAS EASEMENT – (CAN NOT PLOT)
    5017–596 PHILADELPHIA ELECTRIC COMPANY, (BLANKET EASEMENT FOR GAS AND ELECTRIC SERVICES – WITH RESTRICTIONS)
12. Rights granted to Philadelphia Suburban Water Company as being recorded in Deed Book 1244 page 285 and Deed Book 5015 page 1202.
    1244–285 (CANNOT PLOT – NO PLAN ATTACHED)
    5015–1202 (DOES NOT PLOT ON SUBJECT PREMISES–SEE PLAN)
13. Deed of Dedication and Release to Montgomery County and Abington Township as being recorded in Deed Book 1594 page 558. (10' WIDE STRIP – SHOWN ON PLAN)
14. Title to the portion of the premises in the beds of Huntingdon Road, Merrit Road (if any), Rydal Way Harbison Way, Brook Road and Noble Circle is subject to public and private rights therein.
15. Title to the portion of the premises in the bed of York Road is subject to public and private rights therein.
16. Stream of water flows through premises; subject to riparian rights of owners abutting or bounding thereof.
17. Possible Easement of a private driveway and/or passageway located upon premises; subject to the proportionate part of the expense and maintenance of keeping the same in good order and repair. (POSSIBLY ACCESS TO FORMER INTERIOR PROPERTY – CAN NOT PLOT)
18. Subject to all notes, easements, conditions and other items of interest as being set forth and recorded on Land Site Plan Book 1, page 406, Plan Book 24 page 55–56 and Plan Book 26 pages 364–367.

BUILDING COVERAGE:

MAX. PERMITTED BLDG COVER = 40%

PROPOSED:

RESIDENTIAL BLDGS.	244,010 S.F.
CLUB HOUSE	4,827 S.F.
ACCESSORY STRUCTURES	550 S.F.
TOTAL	249,387 S.F.

249,387 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 17.6%

IMPERVIOUS COVERAGE:

MAX. PERMITTED IMPERVIOUS COVER = 50%

PROPOSED:

BUILDINGS	249,387 S.F.
PORCHES/PATIOS	17,758 S.F.
ROADWAY/PARKING LOTS	192,495 S.F.
WALKS/DRIVEWAYS	111,658 S.F.
WALLS	15,337 S.F.
TRAILS	23,207 S.F.
POOL	6,355 S.F.
PICKLEBALL COURT	4,352 S.F.
TOTAL	620,549 S.F.

620,549 S.F. / 43,560 S.F./Ac / 32.4962 Ac = 43.8%

OPEN SPACE AREAS:

REQUIRED:

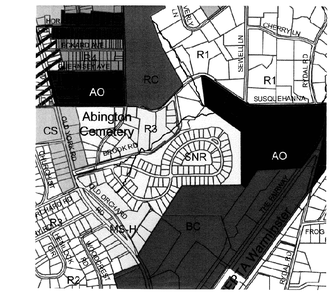
GROSS SITE AREA X 0.20

32.7949 Ac. x 0.20 = 6.5 Ac.

PROVIDED:

OPEN SPACE 'A'	11,359 S.F.	0.2608 Ac.
OPEN SPACE 'B'	233,114 S.F.	5.3516 Ac.
OPEN SPACE 'C'	42,929 S.F.	0.9855 Ac.
OPEN SPACE 'D'	29,498 S.F.	0.6772 Ac.
OPEN SPACE 'E'	48,505 S.F.	1.1135 Ac.
OPEN SPACE 'F'	94,037 S.F.	2.1588 Ac.
TOTAL		10.5474 Ac.

ZONING MAP



ZONING TABLE

ART. VIII: 'SNR' SENIOR NEIGHBORHOOD RESIDENTIAL DISTRICT

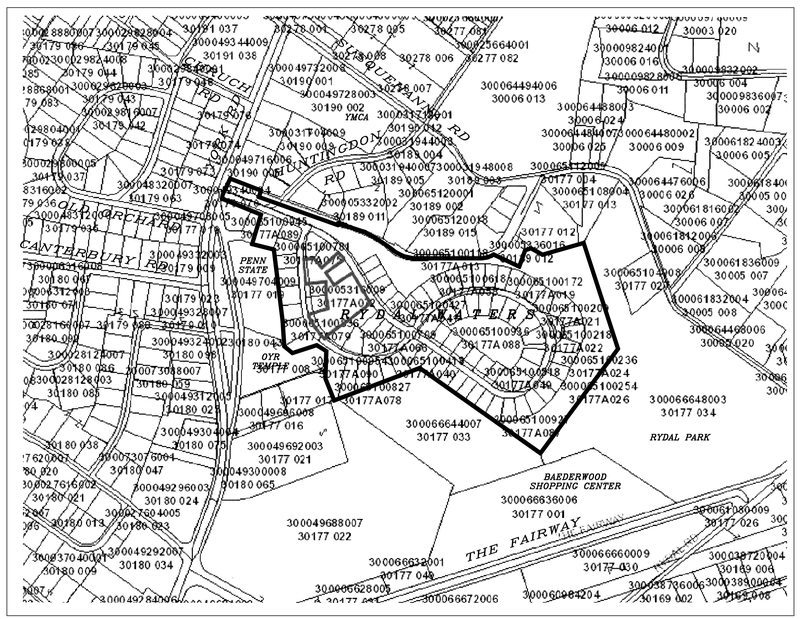
	SECTION No.:	REQUIRED:	PROPOSED
Uses by Right:	Sec. 801.		Senior Living Community (E–15) (H–7 & H–10) (Age Restricted) Club House (A–6)
DIMENSIONAL REGULATIONS:	Sec. 802.		
MIN. LOT DIMENSIONS:			
Lot Area:			
Gross to Title Lines			32.7949 Acres
Net to Legal R/W Lines		25 Acres	32.4962 Acres
Lot Width:		N/A	
Lot Depth:		N/A	
MIN. YARD DIMENSIONS:	Sec. 802.		
Tract Perimeter:		25 FT.	25 FT.
Dwelling Setback from Edge of Interior Road:		8 FT.	10.1 FT.
Side Yard:		N/A	
Rear Yard:		N/A	
COVERAGE:	Sec. 802.		
Max. Building Area:		40%	249,387 S.F./ 17.6%
Max. Impervious Area:		50%	620,549 S.F./ 43.8%
Min. Green Area:		50%	794,987 S.F./ 56.2%
Min. Open Space:		GSA (Ac.) x 0.20 32.7949 (Ac.) x 0.20 = 6.5 Ac.	10.5 Ac.
Max. Density:		GSA (Ac.) x 3.2 DU/Ac. 32.7949 (Ac.) x 3.2 DU/Ac.= 104 DU's	81 DU's 2.5 DU/Ac.
BUILDING DIMENSIONS:	Sec. 802.		
Building Height:		35 FT.	One Sty, <35 FT.
Max. Building Length:		120 FT.	101.2 FT.
Min. Building Separation:		10 FT.	10 FT.
SPECIAL DEVELOPMENT REGULATIONS:	Sec. 803.		
A. Retail Operations:		None Permitted (1)	None
B. Residential Buffer:		25 FT. Screening Buffer (2)	25 FT.
C. Open Space Standards:		Min. 3 Areas >1.0 Ac. Ea.	3 Areas, 8.6 Ac.
OFF–STREET PARKING:	Sec. 2304.E.15.		
Single Family Dwellings:	Use H–7	Two Spaces/Unit (3) 41 Units x 2 = 82 P.S.	82 Parking Spaces
Twin Dwelling Units:	Use H–10	Two Spaces/Unit (3) 40 Units x 2 = 80 P.S.	80 Parking Spaces
Visitor Street Parking:		None Required	48 Parking Spaces
Club House Parking:	Use A–6	None Required	40 Parking Spaces (including 4 ADA)
Total Parking Spaces:		Required = 162 Spaces	Provided = 250 Spaces
Parking Space Size:	Sec. 2304.H.7a Sec. 2304.H.10a.	9 FT. x 18 FT.	Club House: 10 FT. x 18 FT. Street Parking: 9 FT. x 18 FT.
Parking Aisle Width:	Sec. 2310.	24 FT. (Two–Way) 12 FT. (One–Way)	24 FT. (Two Way) N/A
OPEN SPACE STANDARDS:	Sec. 2601.K.		
# Non–contiguous Open Space Areas	Sec. 2601.K.1.d.	Max. Three Areas	Three Open Space Areas
Min. Open Space Area	Sec. 2601.K.1.d.	One Acre	1.11 Ac.
Permitted Structure Setback From Tract Boundary, Property Line or Roadway	Sec. 2601.K.1.e.	50 FT.	76 FT. (Dog Park)
Max. Floodplain, Wetland or Slopes > 25%	Sec. 2601.K.1.h.	75 %, Max.	< 75%
Min. Width / Length to Width Ratio	Sec. 2601.K.1.i.	100 FT., 4:1 Ratio	> 100 FT./ 4:1 Ratio
RIPARIAN CORRIDOR CONSERVATION DISTRICT:			
Zone One	Sec. 1502.A.2.a.	Min. 25 FT.	Min. 25 FT.
Zone Two	Sec. 1502.A.2.b.	Min. 50 FT.	Min. 50 FT.
Conditional Use	Sec. 1503.A.2.a. & 1503.B.2.a.		
Mitigation Measures	Sec. 1508.B.		

(1) No retail operations or retail land uses are permitted even as accessory uses.

(2) Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to Section 2403.B.4 Buffer Specifications, High Intensity Buffer of Medium Intensity Buffer Option A, with a depth of not less than twenty–five (25) feet in depth shall be provided.

(3) Required off–street parking for single family detached dwellings is exclusive of garage spaces.

TAX PARCEL MAP



TAX PARCELS WITHIN 400 FEET:

Parcel ID: 30–00–66648–00–3
Owner: Philadelphia Presbytery Homes, Inc.
Address: 1515 The Fairway

Parcel ID: 30–00–66636–00–6
Owner: BSC Jenkintown, LP
Address: 1631 The Fairway

Parcel ID: 30–00–66644–00–7
Owner: Baederwood Residential Partners, LP
Address: The Fairway

Parcel ID: 30–00–49688–00–7
Owner: DDR Noble TC Trust
Address: 901 Old York Road

Parcel ID: 30–00–49692–00–3
Owner: Abington York Road LP
Address: 939 Old York Road

Parcel ID: 30–00–49694–00–1
Owner: Johnson James L & Alice G Trustees
Address: 943 Old York Road

Parcel ID: 30–00–49696–00–8
Owner: OLYOR Corporation
Address: 947 Old York Road

Parcel ID: 30–00–49700–00–4
Owner: Old York Road Temple
Address: 971 Old York Road

Parcel ID: 30–00–49704–00–9
Owner: Pennsylvania State Univiversity The
Address: 1001 Old York Road

Parcel ID: 30–00–48708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49344–00–9
Owner: Abington Presbyterian Church
Address: 1082 Old York Road

Parcel ID: 30–00–49732–00–8
Owner: Abington Presbyterian Church
Address: Old York Road

Parcel ID: 30–00–49340–00–4
Owner: Abington Township
Address: 1030 Old York Road

Parcel ID: 30–00–49332–00–3
Owner: Choe Jennie E & Sookie J
Address: 1000 Old York Road

Parcel ID: 30–00–49336–00–8
Owner: Absue Enterprises LLC
Address: 1020 Old York Road

Parcel ID: 30–00–49716–00–6
Owner: Tempenny Associates R A Wenhold MD
Address: 1047 Old York Road

Parcel ID: 30–00–49720–00–2
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1059 Old York Road

Parcel ID: 30–00–49724–00–7
Owner: Newton Diana Helweg & Helweg Joseph & Wurmstedt Mary Walbridge The Revoc Trust
Address: 1067 Old York Road

Parcel ID: 30–00–49728–00–3
Owner: Philadelphia Freedon Valley Youg Mens Christian Association
Address: 1073 Old York Road

Parcel ID: 30–00–49712–00–1
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–49708–00–5
Owner: BBH I LLC
Address: 1021 Old York Road

Parcel ID: 30–00–28428–00–9
Owner: Connor James L. & Alice G Trustees
Address: 2 Hidden Lane

Parcel ID: 30–00–28432–00–5
Owner: Vansaldi Eugene J Revocable Trust
Address: 3 Hidden Lane

Parcel ID: 30–00–08784–00–6
Owner: Li Alex & Chen Daphne
Address: 1035 Church Street

Parcel ID: 30–00–08788–00–2
Owner: Levy Elliot M & Megan M
Address: 1039 Church Street

Parcel ID: 30–00–08792–00–7
Owner: Libby Beth A & Dina E
Address: 1043 Church Street

Parcel ID: 30–00–08796–00–3
Owner: Cissone Mac & Susan
Address: The Fairway

Parcel ID: 30–00–08800–00–8
Owner: McCarron Robert T & Catherine
Address: 1049 Church Street

Parcel ID: 30–00–08804–00–4
Owner: Parkhill Patricia A & Frank J
Address: 1053 Church Street

Parcel ID: 30–00–08808–00–9
Owner: Pitcox Mark & Elaine J
Address: 1059 Church Street

Parcel ID: 30–00–08756–00–7
Owner: Walter John Anthony Jr &
Gdowik–Walter Maureen
Address: 1034 Church Street

Parcel ID: 30–00–08752–00–2
Owner: Garcia–Gordon Charles F & Lorraine L
Address: 1028 Church Street

Parcel ID: 30–00–08760–00–3
Owner: Flores Nixon J & Carmen G
Address: 1040 Church Street

Parcel ID: 30–00–08764–00–8
Owner: Scoendorfer Dean L & Rosemary
Address: 1044 Church Street

Parcel ID: 30–00–48284–00–7
Owner: Cohen Marie
Address: 1810 Old Orchard Road

Parcel ID: 30–00–48288–00–3
Owner: Day Stephen M & Susan M
Address: 1824 Old Orchard Road

Parcel ID: 30–00–48292–00–8
Owner: Gray Collin & Luisa
Address:1830 Old Orchard Road

Parcel ID: 30–00–48280–00–2
Owner: Pitcairn Trust Co Guardian Est
Address: 1812 Old Orchard Road

Parcel ID: 30–00–00488–00–4
Owner: Cutilli Vincent F & Nancy Trustees
Address: 1918 Adams Ave

Parcel ID: 30–00–06296–00–1
Owner: Pisko Robert B & Linda
Address: 1815 Canterbury Road

Parcel ID: 30–00–08292–00–5
Owner: Lockhart Christopher Samuel & Edler Donna Lee
Address: 1821 Canterbury Road

Parcel ID: 30–00–65120–00–1
Owner: Cafone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–64476–00–6
Owner: Reilly Michael J & Nancy B
Address: 1635 Susquehanna Road

Parcel ID: 30–00–64480–00–2
Owner: Tartaglia Joseph S & Barbara L
Address: 1641 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address:1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keogh Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–65112–00–9
Owner: Wysocki Douglas E. & Monica E.
Address: 1676 Susquehanna Road

Parcel ID: 30–00–65120–01–8
Owner: Adam J. Kenneth
Address: 1710 Susquehanna Road

Parcel ID: 30–00–65120–00–1
Owner: Cafone Matthew T & Allison E
Address: 1730 Susquehanna Road

Parcel ID: 30–00–65104–00–8
Owner: Monaka Randall C & Barbara B
Address: 1606 Susquehanna Road

Parcel ID: 30–00–65108–00–4
Owner: Keough Raymond J
Address: 1656 Susquehanna Road

Parcel ID: 30–00–31696–00–8
Owner: McMahon Herbert E Jr & Lori A
Address: 1046 Huntingdon Road

Parcel ID: 30–00–31700–00–4
Owner: McVeigh Susanna A
Address: 1052 Huntingdon Road

Parcel ID: 30–00–31704–00–9
Owner: LIPA Bethany M & Esrick Michael
Address: 1056 Huntingdon Road

Parcel ID: 30–00–21708–00–5
Owner: White Joshua D & Hannah
Address: 1062 Huntingdon Road

Parcel ID: 30–00–31712–00–1
Owner: Germain Christopher & Heidi Sanders
Address: 1092 Huntingdon Road

Parcel ID: 30–00–31924–00–5
Owner: Heilman Dan & Von
Address: 1047 Huntingdon Road

Parcel ID: 30–00–31928–00–1
Owner: Detweiler Amanda & Kenneth
Address: 1055 Huntingdon Road

Parcel ID: 30–00–31932–00–6
Owner: Dardaris Gregory W & Christine M
Address: 1065 Huntingdon Road

Parcel ID: 30–00–31936–00–2
Owner: Lee Stephen & Teleck
Address: 1073 Huntingdon Road

Parcel ID: 30–00–31940–00–7
Owner: Gibson Ray J III & Anne M
Address: 1079 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Meyerowitz William & Clair
Address: 1085 Huntingdon Road

Parcel ID: 30–00–31948–00–8
Owner: Durkin Mary Jane
Address: 1091 Huntingdon Road

Parcel ID: 30–00–61812–00–6
Owner: Larosa Michael J & Constance D
Address: 1112 Sewell Lane

Parcel ID: 30–00–61832–00–4
Owner: Becker Alan R
Address: 1105 Sewell Lane

Parcel ID: 30–00–05328–00–6
Owner: Kleiman Keith & Heidi
Address: 1785 Huntingdon Road

Parcel ID: 30–00–05332–00–2
Owner: Marsh Diane Read & Charles S
Address: 1779 Brook Road

Parcel ID: 30–00–05336–00–7
Owner: Lowery Robert S & Heras Kristin
Address: 1719 Brook Road

Parcel ID: 30–00–05336–01–6
Owner: Lowery Robert S & Heras Kristin
Address: Brook Road

Parcel ID: 30–00–05324–00–1
Owner: Marquardt Donald E Jr & Kathryn
Address: 1805 Brook Road

Parcel ID: 30–00–05320–00–5
Owner: Adcock C Dee & Sandra J
Address: 1714 Brook Road

Parcel ID: 30–00–05336–02–5
Owner: Adcock C Dee & Sandra J
Address: Brook Road

Parcel ID: 30–00–05336–03–4
Owner: Adcock C Dee & Sandra J
Address: Brook Road

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU–035144–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–038
SITE ADDRESS
OLD YORK ROAD
ABINGTON PA, 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

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

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REMOVED FROM PLAN	GAT
5	3/03/2020	AMENDED PLAN: UNITS 56–58	GAT
4	4/06/2019	REMOVE NOTE #21	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	1D Submission 24	GAT

PROJECT IDENTIFICATION & NOTES
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–647
JOB NO.: 26393
SHEET NO. 7 OF 59

LEGEND

330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
X X X	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
SL	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
/ /	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
	WATERS OF THE U.S.
	EXISTING STREAM LINE

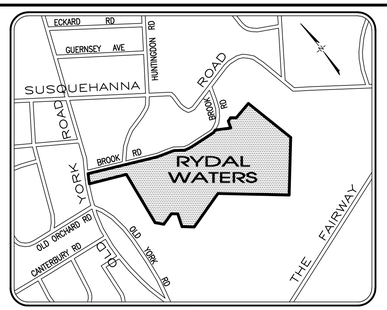
GENERAL NOTES:

1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

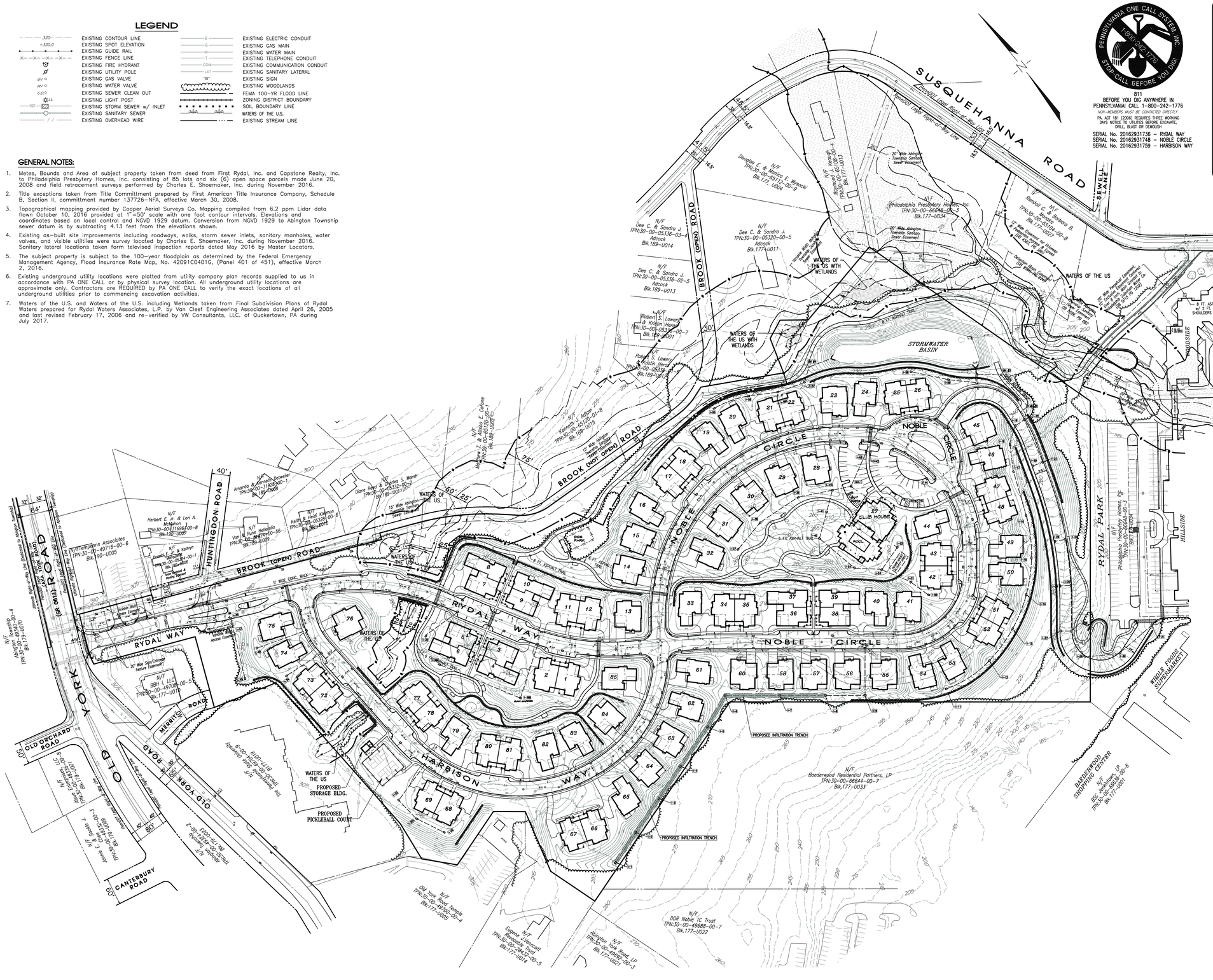
PENNSYLVANIA ONE CALL SYSTEM, INC. 1(800)242-1776 STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
4/25/2018	1	2D Submission Set	GAT
10/16/2018	2	COMMENTS OF FINAL APPROVAL	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
1/15/2019	4	2D Submission Set	GAT
4/05/2019	5	Township Review	GAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	GAT
2/15/2021	7	2nd AMENDED PLAN: UNITS 70 & 71 REVISED OPEN SPACE LAYOUT	GAT

OVERALL SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–652
JOB NO.: 26393
SHEET NO.: 12 OF 59

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING		PROPOSED	
330	CONTOUR LINE	LOD	LIMIT OF EARTH DISTURBANCE
+330.0	SPOT ELEVATION		N.P.D.E.S. PERMIT AREA
	GUIDE RAIL		TREE PROTECTION FENCE
	FENCE LINE		
	FIRE HYDRANT		
	UTILITY POLE		
GV	GAS VALVE		
WV	WATER VALVE		
CO	SEWER CLEAN OUT		
	LIGHT POST		
SD	STORM SEWER w/ INLET		
	SANITARY SEWER		
	OVERHEAD WIRE		
E	ELECTRIC CONDUIT		
G	GAS MAIN		
W	WATER MAIN		
T	TELEPHONE CONDUIT		
COM	COMMUNICATION CONDUIT		
LAT	SANITARY LATERAL		
	SIGN		
	WOODLANDS		
	FEMA 100-YR FLOOD LINE		
	ZONING DISTRICT BOUNDARY		
	SOIL BOUNDARY LINE		
WOUS	WATERS OF THE U.S.		
	STREAM LINE		
	RIPARIAN CONSERVATION DISTRICT		

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

COUNTY PARCEL NO.
30-00-65100-43-6
BLOCK – UNIT
30-177A-088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698-01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: stcf@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
5	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY POOLHEAL COURT	GAT
4	01/18/2019	CU Submission 3rd	GAT
3	12/20/2018	SIDEWALKS AND CLUB HOUSE	GAT
2	10/16/2018	CONDITIONS OF FINAL APPROVAL	GAT
1	4/25/2018	DD Submission 3rd	GAT

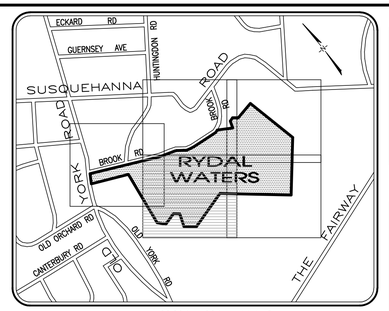
SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-653
JOB NO.: 26393
SHEET NO. 13 OF 59



811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- GUIDE RAIL
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- LIGHT POST
- STORM SEWER w/ INLET
- SANITARY SEWER
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- SANITARY LATERAL
- SIGN
- WOODLANDS
- FEMA 100-YR FLOOD LINE
- ZONING DISTRICT BOUNDARY
- SOIL BOUNDARY LINE
- WATERS OF THE U.S.
- STREAM LINE
- RIPARIAN CONSERVATION DISTRICT

PROPOSED

- LOD — LIMIT OF EARTH DISTURBANCE
- N.P.D.E.S. PERMIT AREA
- TREE PROTECTION FENCE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE-024615-E

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

COUNTY PARCEL NO. 30-00-65100-93-6
BLOCK – UNIT 30-177A-088
SITE ADDRESS OLD YORK ROAD ABINGTON, PA 19001
DEED BOOK – PAGE 5698-01888

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" = 40'
0' 20' 40' 80' 120'

DATE	NO	REVISION	BY
2/15/2021	8	2nd AMENDED PLAN: PICKELBALL COURT	GAT
7/29/2020	7	COTTAGE UNIT #60 FLIPPED	GAT
3/03/2020	6	AMENDED PLAN: UNITS 56-58	GAT
4/06/2019	5	Township Review	GAT
1/18/2019	4	CD Submission Set	GAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	GAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	GAT
4/25/2018	1	DD Submission Set	GAT

SITE GRADING PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A-10-654
JOB NO.: 26393

LEGEND

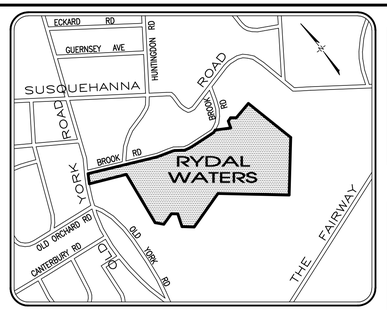
330	EXISTING CONTOUR LINE
+330.0	EXISTING SPOT ELEVATION
	EXISTING GUIDE RAIL
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
CO	EXISTING SEWER CLEAN OUT
	EXISTING LIGHT POST
SD	EXISTING STORM SEWER w/ INLET
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRIC CONDUIT
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
T	EXISTING TELEPHONE CONDUIT
COM	EXISTING COMMUNICATION CONDUIT
LAT	EXISTING SANITARY LATERAL
	EXISTING SIGN
	EXISTING WOODLANDS
	FEMA 100-YR FLOOD LINE
	ZONING DISTRICT BOUNDARY
	SOIL BOUNDARY LINE
WOUS WOUS	WATERS OF THE U.S.
	EXISTING STREAM LINE
	RIPARIAN CONSERVATION DISTRICT

GENERAL NOTES:

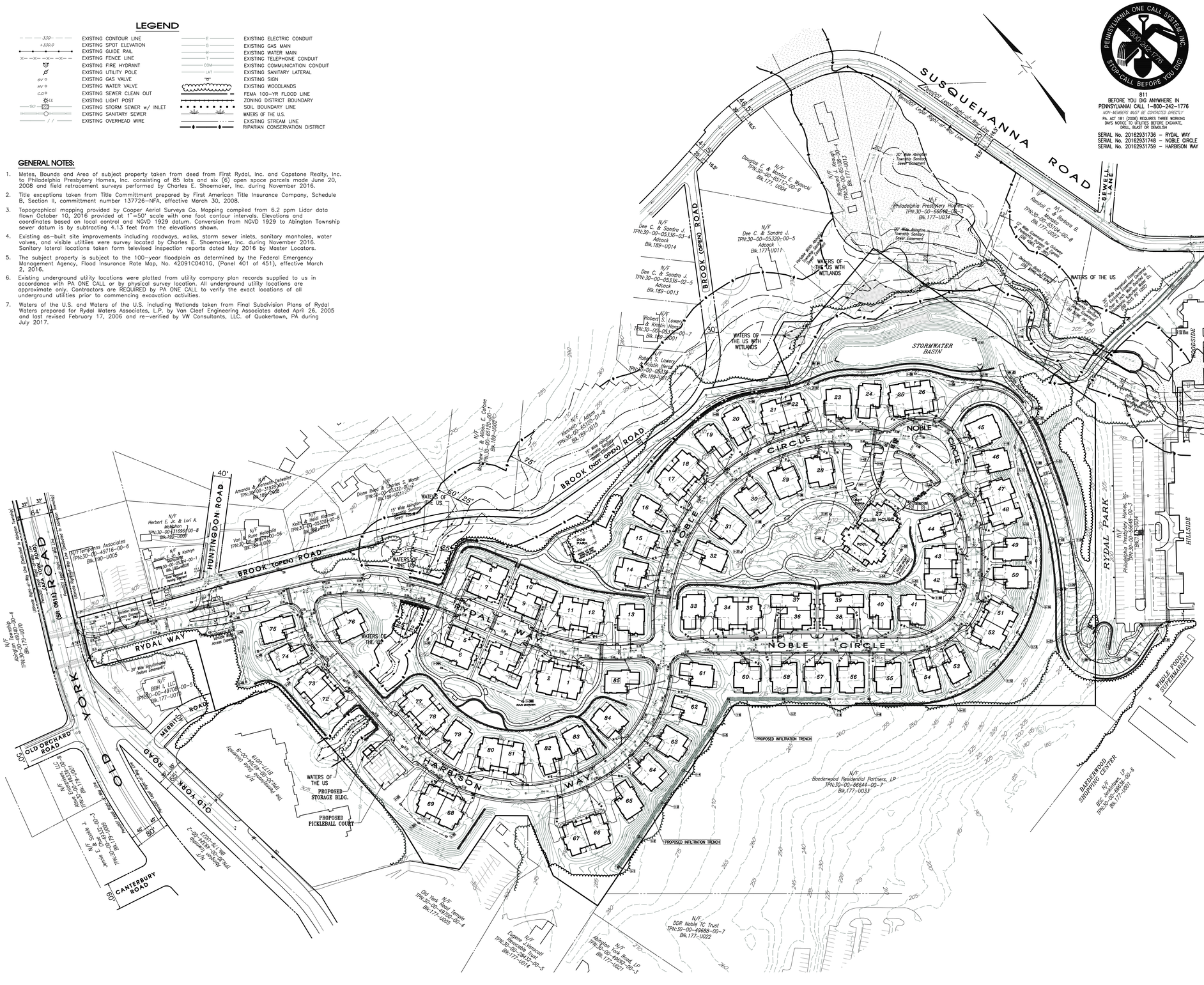
1. Metes, Bounds and Area of subject property taken from deed from First Rydal, Inc. and Capstone Realty, Inc. to Philadelphia Presbytery Homes, Inc. consisting of 85 lots and six (6) open space parcels made June 20, 2008 and field retracement surveys performed by Charles E. Shoemaker, Inc. during November 2016.
2. Title exceptions taken from Title Committment prepared by First American Title Insurance Company, Schedule B, Section II, committment number 137726–NFA, effective March 30, 2008.
3. Topographical mapping provided by Cooper Aerial Surveys Co. Mapping compiled from 6.2 ppm Lidar data flown October 10, 2016 provided at 1"=50' scale with one foot contour intervals. Elevations and coordinates based on local control and NGVD 1929 datum. Conversion from NGVD 1929 to Abington Township sewer datum is by subtracting 4.13 feet from the elevations shown.
4. Existing as–built site improvements including roadways, walks, storm sewer inlets, sanitary manholes, water valves, and visible utilities were survey located by Charles E. Shoemaker, Inc. during November 2016. Sanitary lateral locations taken form televised inspection reports dated May 2016 by Master Locators.
5. The subject property is subject to the 100–year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
6. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
7. Waters of the U.S. and Waters of the U.S. including Wetlands taken from Final Subdivision Plans of Rydal Waters prepared for Rydal Waters Associates, L.P. by Van Cleef Engineering Associates dated April 26, 2005 and last revised February 17, 2006 and re–verified by VW Consultants, LLC. of Quakertown, PA during July 2017.

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY.
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY



LOCATION MAP
SCALE: 1" = 800'



SITE AREA

Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
RE–024615–E

COUNTY PARCEL NO.
30–00–65100–43–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 100'
0' 50' 100' 200' 300'

DATE	NO	REVISION	BY
2/15/2021	7	AMENDED PLAN: PICKLEBALL COURT	CAT
3/03/2020	6	AMENDED PLAN: UNITS 54–58	CAT
04/04/2019	5	Township Review	CAT
01/16/2019	4	CD Submission Set	CAT
12/20/2018	3	SIDEWALKS AND CLUB HOUSE	CAT
10/16/2018	2	CONDITIONS OF FINAL APPROVAL	CAT
4/25/2018	1	DD Submission Set	CAT

OVERALL SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM. TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–658
JOB NO.: 26393
SHEET NO.: 18 OF 59

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP! CALL BEFORE YOU DIG

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2006) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL No. 20162931736 – RYDAL WAY
SERIAL No. 20162931748 – NOBLE CIRCLE
SERIAL No. 20162931759 – HARBISON WAY

LOCATION MAP
SCALE: 1" = 800'

LEGEND

EXISTING CONTOUR LINE	PROPOSED ELECTRIC CONDUIT
EXISTING SPOT ELEVATION	PROPOSED GAS MAIN
EXISTING GUIDE RAIL	PROPOSED WATER SERVICE
EXISTING FENCE LINE	PROPOSED COMMUNICATION CONDUIT
EXISTING FIRE HYDRANT	PROPOSED SANITARY LATERAL
EXISTING UTILITY POLE	PROPOSED SIGN
EXISTING GAS VALVE	PROPOSED EDGE OF WOODLANDS
EXISTING WATER VALVE	PROPOSED CONTOUR LINE
EXISTING SEWER CLEAN OUT	PROPOSED FENCE LINE
EXISTING LIGHT POST	PROPOSED STORM SEWER
EXISTING STORM SEWER w/ INLET	PROPOSED SEWER CLEAN OUT
EXISTING SANITARY SEWER	PROPOSED SPOT ELEVATION
EXISTING OVERHEAD WIRE	RIPARIAN CONSERVATION DISTRICT
EXISTING ELECTRIC CONDUIT	TREE PROTECTION FENCE
EXISTING GAS MAIN	PROPOSED WATER MAIN (8")
EXISTING WATER MAIN	PROPOSED STREET LIGHT– T3
EXISTING TELEPHONE CONDUIT	PROPOSED STREET LIGHT– T–5
EXISTING COMMUNICATION CONDUIT	PROPOSED BOLLARD LIGHT
EXISTING SANITARY LATERAL	
EXISTING SIGN	
EXISTING WOODLANDS	
FEMA 100–YR FLOOD LINE	
ZONING DISTRICT BOUNDARY	
SOIL BOUNDARY LINE	
WATERS OF THE U.S.	
EXISTING STREAM LINE	

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD A. STONEBACK
ENGINEER
PE–024615–E

COUNTY PARCEL NO.
30–00–65100–63–6
BLOCK – UNIT
30–177A–088
SITE ADDRESS
OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK – PAGE
5698–01888

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a *PRESBY'S INSPIRED LIFE*
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215–887–2165 FAX: 215–576–7791
E–MAIL: stcff@cesnoemaker.com

SCALE 1" = 40'
0' 20' 40' 80' 120'

NO	DATE	REVISION	BY
6	2/15/2021	2nd AMENDED PLAN: UNITS 70 & 71 REPLACED BY PICKLEBALL COURT	CAT
5	01/18/2019	DRIVEWAY REVISIONS PER PROFILE SK1	CAT
4	12/20/2018	SIDEWALKS AND CLUB HOUSE	CAT
3	10/16/2018	CONDITIONS OF FINAL APPROVAL	CAT
2	4/25/2018	DD Submission Set	CAT
1	3/23/2018	DRAFT PROGRESS PLOT	CAT

SITE UTILITY PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 2, 2017
DWG NO.: A–10–659
JOB NO.: 26393
SHEET NO. 19 OF 59

April 20, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Rydal Waters Pickleball Court – Amended LD Plan
Parcel No. 30-00-65100-93-6 – Old York Road, Abington, PA
Plan Set Date: 02.15.2021

EAC Review Date: 4/14/2021

Site Summary
Owner: HumanGood Pennsylvania
Zone – SNR – Senior Neighborhood Residential
Proposed Amendment – Replacement of two twin residential units with a Pickleball Court
Watershed – Pennypack Creek

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced amended land development plan and had a few minor comments.

The proposed pickleball court is located adjacent to the Riparian Corridor Conservation District (RCCD) boundary. We were hoping for some clarification as to why only zone 1 of the RCCD (25-ft width immediately adjacent to the stream) is identified on the plan rather than both zone 1 and zone 2 areas which are shown along the creek north of Rydal Way.

The EAC recommends that some native vegetative buffering be planted between the new pickleball court and Units 68 and 69.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc: Richard Manfredi
Michael Narcowich
Shaun Littlefield
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

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

April 23, 2021

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

Re: 21-0103-001
Plan Name: Rydal Waters Pickleball Court
(317 square feet on 1 lot comprising 32.50 acres)
Situate: Harbison Way, Cross Street: Rydal Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 1, 2021. We forward this letter as a report of our review.

BACKGROUND

Presby's Inspired Life, the applicant, has submitted a land development plan for a 317 square foot storage building and restroom, and a pickleball court on Harbison Way in the Rydal Waters development. The development will affect an area 0.40 acres in size. The site is located in the SNR Senior Neighborhood Residential District, and is served by public water and sewer. The applicant has submitted a preliminary land development plan dated February 15, 2021.

RECOMMENDATION

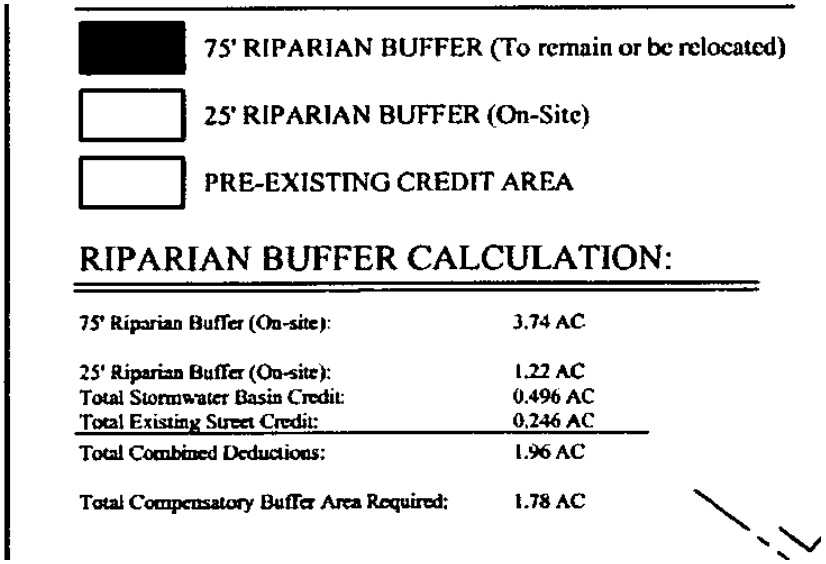
The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue(s) that the applicant and (municipality) may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

NATURAL FEATURES

A. Riparian Corridor

1. Buffer Compensation. The applicant is providing a riparian buffer compensation area to make up for the required Zone 2 Riparian Corridor area that is not being provided west of Rydal Road (including the area near the proposed Pickleball courts, storage area, and restrooms). Typically, recreational courts are permitted by conditional use in the riparian corridor conservation district, zone 2 [§1503.B], and "Zone 2" of the riparian corridor would include the area where the proposed recreational courts would be located. Buildings are prohibited from Zone 2. A plan submitted for this property in 2017 included a Riparian Buffer Plan depicting Zone 2 near the area of the proposed Pickleball courts and restroom as "Riparian Buffer to Remain or Be Relocated." It noted 1.78 acres of "Total Compensatory Buffer Area Required" (after crediting areas of the stormwater basin and



existing streets; thus 3.74 acres minus 1.96 acres = 1.78 acres).

2. Basin. As noted above, the stormwater basin is being credited towards the riparian buffer area. Since basins are allowed in the riparian corridor if they consist of naturalized areas [§1503.2], we suggest that the applicant clarify the naturalization methods being used in the basin [any disturbance shall be offset by §1508. Riparian Management mitigation methods].

From 2017 Riparian Corridor Plan, Rydal Waters (dated 7-27-2017), submitted by applicant

NATURAL FEATURES

A. Landscaping Plan. A landscaping and shade tree plan is required [§146-11.H].

B. Buffers and Screens. Along any boundary line of the tract adjoining an existing residential use, a screening buffer conforming to §2403.B.4. Buffer Specifications, High Intensity Buffer or Medium Intensity Buffer Option A, with a depth of not less than 25 feet, shall be provided [§803.B]. For the area adjacent to the proposed pickleball courts, the SNR District requires that outdoor recreation areas within 100 feet of a residential district or use shall have a high-intensity screen [Fig. 24.7; §2403.C].

PEDESTRIAN CONNECTIONS

A. Trail.

1. Will the trail have a railing or fence in the vicinity of the Woodside Building, where a slope abuts the trail? We recommend that the applicant add a fence along the edge of the trail - partly for the safety of trail users, and partly to provide more privacy for residents of the Woodside Building.

2. We recommend the applicant update the township planning commission on the plans for the trail to Susquehanna Road, as this is a unique feature of the development that now appears on the plans and clarify whether the trail will be open to the public would be useful.

B. Crosswalk. As noted in our letter of August 4, 2017, we recommend adding crosswalks to traverse the entrances to the parking area near the clubhouse. We also recommend adding crosswalks to the intersection of nearby Rydal Way and Harbison Way (and other intersections) [§146-29].

BUILDING DESIGN

A. Architectural Renderings. Renderings are required for the proposed bathroom and storage building [§146-11.L, §146-14].

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.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#21-0103-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager
610.278.5238 - mnarcowi@montcopa.org

c: Presby's Inspired Life, Applicant
Gary Tilford, PLS, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer

Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: APPENDIX 1: Aerial Image, Project Site
APPENDIX 2: Applicant's Plan



APPENDIX 1: AERIAL IMAGE, PROJECT SITE



APPENDIX 2: APPLICANT'S PLAN

Pennoni

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

www.pennoni.com

April 16, 2021

ABINT130018

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

RE: LD-21-05 – Rydal Waters
Pickleball Courts
Second Amended Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Amended Land Development Plans consisting of twelve (12) sheets dated June 2, 2017, and last revised February 15, 2021, and received on March 29, 2021; as prepared by Charles E. Shoemaker, Inc. located at 1007 Edge Hill Road in Abington, PA for the above referenced project.

This project originally received Preliminary/Final Land Development Approval for a lot line consolidation and land development from the Abington Township Board of Commissioners on December 14, 2017 for the construction of detached residential twin dwellings (85 dwelling units total) and club house. Since then, this project has gone through one Amendment to replace two (2) residential buildings (units 56/57 & 58/59) with three (3) 2,400 SF single residential buildings (units 56, 57, & 58) and to delete unit number 59 from this project. This amendment was adopted by the Township of Abington Board of Commissioners on May 14, 2020.

Under this Application, the Applicant is proposing to remove a total 4,000 SF twin dwelling building (units 70/71) and replace it with an approx. 4,352 SF pickleball sport court and approx. 316 SF storage building with attached restroom; and associated walkways, vinyl coated chain link fencing, and court lighting. Per the Abington Comprehensive Use Matrix in Appendix A of the Zoning Code, a tennis/sports court is a permitted accessory use in the SNR Senior Neighborhood Residential District.

The property is comprised of one (1) parcel (ID no. 30-00-65100-93-6,); which totals approximately 32.5 acres. The project is located within the SNR Senior Neighborhood Residential Zoning District. The site is bounded by residential properties to the north; apartment & offices to the east; and commercial properties to the south and west. Access to/from the site is by way of three (3) driveway entrances – (1) off Old York Road, (1) off Huntington Road, and (1) off the existing parking lot of the Rydal Park Retirement Community.

VARIANCES RECEIVED

The Applicant was granted the following variances by special exception from the Zoning Hearing Board:

1. **§602.7.B** – Relief to allow the installation of a sanitary sewer system within regulated steep slope areas.
2. **§602.7.D** – Relief to allow for the construction of dwelling units and a roadway within regulated steep slope areas.

3. **§602.7.E** – Relief to allow for other grading, excavating, and activity which results in the disturbance of regulated steep slope areas.
4. **§801.1.11** – Relief to allow a grade change within 100 feet of the property line.

WAIVERS GRANTED

As part of the residential development application, the Applicant was granted the following waivers by the Board of Commissioners on December 14, 2017:

1. **§146-9.A – Plan Stages** – A waiver from the requirement to file a plan submission in two stages as a preliminary plan and again as a final plan submission.
2. **§146-10.A.1 – Drafting Standards** – A waiver from the requirement of plans being no smaller than 1" = 50".
3. **§146-11.B.7 – Existing Features Plan** – A waiver from the requirement to depict all existing features within 400 feet of the site.
4. **§146-24.4.A – Street Plan** – A waiver from the requirement to provide fifty (50) feet wide right-of-way for the proposed internal streets.
5. **§146-24.4.B – Street Plan** – A waiver from the requirement islands and medial strips are permitted only in commercial zones.
6. **§146-27.1 – Sidewalks & Curbing** – A waiver from the requirement to provide sidewalk on both sides of the streets.
7. **§146-27.6 – Sidewalks & Curbing** – A waiver from the requirement to provide concrete curb with eight (8) inch reveal for the proposed internal streets.
8. **§146-28.1.D – Off Street Parking Areas** – A waiver from the requirement to provide a loading area for the proposed club house.
9. **§146-33.7 – Drainage** – A waiver from the requirement to specify city number 1 inlets.
10. **146-35.3.A – Sanitary Sewer** – A waiver from the requirement to provide sanitary sewer service by gravity to all dwelling basements.
11. **§146-40.2.A – Recreational Areas** – A waiver from the requirement of proposed open space areas to have access to a public road.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 59	06/02/17	02/15/21
2nd Amended Land Development Plan	3 of 59	06/02/17	02/15/21
Project Identification & Notes Plan	7 of 59	06/02/17	02/15/21
Overall Site Grading Plan	12 of 59	06/02/17	02/15/21
Site Grading Plan	13 of 59	06/02/17	02/15/21
Site Grading Plan	14 of 59	06/02/17	02/15/21
Overall Site Utility Plan	18 of 59	06/02/17	02/15/21
Site Utility Plan	19 of 59	06/02/17	02/15/21
Site Utility Plan	20 of 59	06/02/17	02/15/21
Profile Plan	43 of 59	06/02/17	02/15/21
Pavement Marking & Signage Plan	56 of 59	06/02/17	02/15/21
Pickleball Court Details	1 of 1	02/15/21	-----

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

ZONING ORDINANCE COMMENTS

1. Per §2403 – Buffers and Screens - Buffers and screens shall be required to integrate subdivisions and land developments with their surroundings, separate incompatible land uses, minimize or eliminate views of specified site elements, enhance privacy, and serve as wind breaks. **The proposed pickleball courts is a non-residential recreational use that is to be maintained by the Association of the development which is comprised of approx. 10.5474 acres of open space and situated within the approx. 32.4962 acres tract of land. The pickleball court facility is proposed to be located adjacent the residential dwelling unit no. 69. In accordance with §2403.B.4., Figure 24.5, the buffer type required by the proposed nonresidential use with the adjoining residential use should be at least a medium intensity buffer. No landscaping is being proposed between the residential dwelling and pickleball courts. The Applicant shall provide an amended landscaping plan to comply with the applicable provisions of this Section. We defer to the Township EAC for additional comments.**

2. Per §2601.H.3 – Lighting Standards – lighting spillover onto street rights-of-way shall not exceed one (1) foot candle and spillover onto residential properties shall not exceed 0.5-foot candles, measured at a distance of ten (10) feet from the property line and a height of five (5) feet above grade. **The proposed light fixture is provided for the pickleball courts; however, the plan should include the point-by-point calculations to ensure that the specifications from the above section of code are met.**

3. Per §2601.H.6 – Lighting Standards – all lighting shall use full-cutoff design, so that the point source of lights shall not be visible from any point off premises. **The applicant shall provide a note on the plans stating the specifications of this section shall be met.**

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. Per §146-43.A.(3) – Design Standards – the design, plan development and subsequent installation of required erosion and sediment control measures shall be in accordance with and shall meet the standards and specifications of the Erosion and Sediment Control Handbook published by the Montgomery County Soil and Water Conservation District (MCSWCD). **The Applicant shall provide an Erosion and Sediment (E&S) Control Plan for review and approval.**

5. Per §146-43.D.(1) – Sedimentation – Wherever sedimentation is caused by stripping vegetation, regarding or other development, it shall be the responsibility of the subdivider/land developer, builder, corporation or other entity causing such sedimentation to remove it from adjoining surfaces, drainage systems and watercourses and to repair any damage at the expense of such subdivider/land developer, builder, corporation or other entity as quickly as possible. **The Applicant shall provide a note on the plans stating the requirements of this section of the code in the E&S Control plan.**

GENERAL COMMENTS

6. Per the USA Pickleball Association, wherever possible a north-south orientation should be maintained to minimize the angle of the sun in player's eyes. The proposed pickleball courts are oriented in an east-west orientation which will cause one player to be facing the sun at sunrise and sundown. It is recommended that the Applicant rotate the orientation of the pickleball courts to be a north-south orientation to avoid the sun in players' eyes.

7. The Applicant shall add a note on the plans stating all utilities will be located underground. The Applicant shall also show the electrical service line to the pickleball courts lighting and proposed storage building with restroom.

8. The Applicant has provided a tabulation of the building and impervious coverage calculations on Sheet 7. Under the Building Coverages tabulation, the applicant provided the total coverages for residential buildings, club house and accessory structures. The Applicant shall confirm if the area of the storage building with restroom is included under the building coverages tabulation. The applicant shall also confirm that the storage building with restroom has been accounted for in the total buildings area under the impervious coverage calculations.

9. The List of Drawings on Sheet 1 for plan sheet 3 should be updated to indicate "2nd Amended Land Development Plan" to be consistent with the actual plan sheet name provided.

10. Please move the Township certification block on Sheet 1to provide adequate space for the required Township's and engineer's seals.

11. The Zoning History Previously Granted (Special Exception) on Sheet 7 should indicate the date(s) of the zoning hearing board when the variances were granted.

We received the following documents/reviews:

- SD/LD Application (March 26, 2021)
- Planning Process Extension Agreement (March 26, 2021)
- Sewer Review (April 7, 2021)

We have not received the following documents/reviews:

- EAC Review

SUMMARY

Because the above referenced zoning comments can be addressed by the Applicant without having the need to go through the Zoning Hearing Board, by modifying the plans, we recommend Second Amended Final Major Land Development Plans approval contingent the Applicant adequately addresses the above 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
George R. Wrigley, Director of Wastewater Utilities
John J. Rohrer, Fire Marshall
Michael P. Clarke, Rudolph Clarke, LLC, Township Solicitor

Michael Narcowich, AICP, MCPC
Jennifer A. Kappen, Presby's Inspired Life, Applicant/Owner
Gary Tilford, PLS, Charles E. Shoemaker, Inc., Applicant's Engineer

U:\ACCOUNTS\ABINT\ABINT130018 - LD-21-05- RYDAL WATERS\ADMIN\4 - PLAN REVIEWS\P01041621 RYDALWATERS.DOCX

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Resolution to accept offer of dedication of land along 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane, and 1404 and 1405 Autumn Road, Jenkintown, PA 19046

EXECUTIVE SUMMARY:

The resolution will accept land dedicated to the Township for street purposes at the time of subdivision. The property is adjacent to the roadway along the following properties:

- 646 Washington Lane - Parcel 30-00-70888-00-2
- 650 Washington Lane - Parcel 30-00-70892-00-7
- 700 Washington Lane -Parcel 30-00-70896-00-3
- 702 Washington Lane - Parcel 30-00-70900-00-8
- 706 Washington Lane - Parcel 30-00-70904-00-4
- 722 Washington Lane - Parcel 30-00-70908-00-9
- 730 Washington Lane - Parcel 30-00-70912-00-5
- 740 Washington Lane -Parcel 30-00-70916-00-1
- 760 Washington Lane - Parcel 30-00-70944-00-9
- 748 Washington Lane - Parcel 30-00-70920-00-6
- 1404 Autumn Road - Parcel – 30-00-02676-00-3
- 1405 Autumn Road - Parcel 30-00-02676-00-5
-

The dedicated land will be needed for the Abington Jenkintown Connections improvement project.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to consider a Resolution of an offer of dedication on 646, 650, 700, 702, 706, 722, 730, 740, 748, and 760 Washington Lane and, 1404 and 1405 Autumn Road. *(Mr. Clark)*

ABINGTON TOWNSHIP
RESOLUTION NO. 21 -__

A RESOLUTION OF ABINGTON TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ACCEPTING DEDICATION OF CERTAIN LANDS WITHIN ABINGTON TOWNSHIP

WHEREAS, the Township of Abington ("Township") is a township organized under the First Class Township Code of the Commonwealth of Pennsylvania ("Act"); and

WHEREAS, pursuant to the Act, the Township, by ordinance or resolution of the Board of Commissioners, is empowered to accept dedication of land for street purposes; and

WHEREAS, pursuant to plans of subdivision recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Plan Book A002, page 0054, recorded July 22, 1955; Plan Book A004, page 00002, recorded August 16, 1957; Plan Book B003, page 0033, recorded August 31, 1956; and Plan Book B011, page 0030, recorded February 23, 1966 (collectively, the "Plans"), certain lands were designated as an ultimate right-of-way adjacent to a public street known as Washington Lane; and

WHEREAS, certain additional lands shown on the Plans (the "Remainder Lands") were not included in the legal right-of-way of Washington Lane and were not included in the residential lots created by the recorded subdivision; and

WHEREAS, the Township is undertaking an improvement project known as the Jenkintown-Abington Pedestrian and Stormwater Improvement Project (the "Project"), pursuant to which the Township desires to install sidewalk and stormwater improvements along Washington Lane; and

WHEREAS, in order to accomplish the Project it is necessary to recognize the Remaining Lands as additional right-of-way and to include said Remaining Lands in the Project specifications; and

WHEREAS, in order to include the Remaining Lands in the Project, the Remaining Lands must be accepted by the Township as dedicated lands within the ultimate right-of-way of Washington Lane, under the control and ownership of the Township; and

WHEREAS, the Remaining Lands are described and shown in Exhibit "A" attached hereto; and

WHEREAS, the Township wishes to take dedication of the Remaining Lands for the purpose of implementing the Project, in the interest of the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Township of Abington, Montgomery County, does hereby accept dedication of the Remaining Lands as part of the ultimate right-of-way, as set forth in Exhibit "A" hereto, and directs the Township Manager, the Township Traffic Engineer, and the Township Solicitor to record this Resolution, along with the attached Exhibit "A", and to take any and all additional steps as

necessary and appropriate to implement the said dedication of the Remaining Lands for the purpose of completing the Project.

RESOLVED and **ADOPTED** this _____ day of _____, 20__.

ABINGTON TOWNSHIP

_____
John L. Spiegelman, President
Board of Commissioners

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

May 31, 2019

DESCRIPTION OF REQUIRED RIGHT-OF-WAY
FOR REMAINING LANDS JOHN S. NEWBOLD

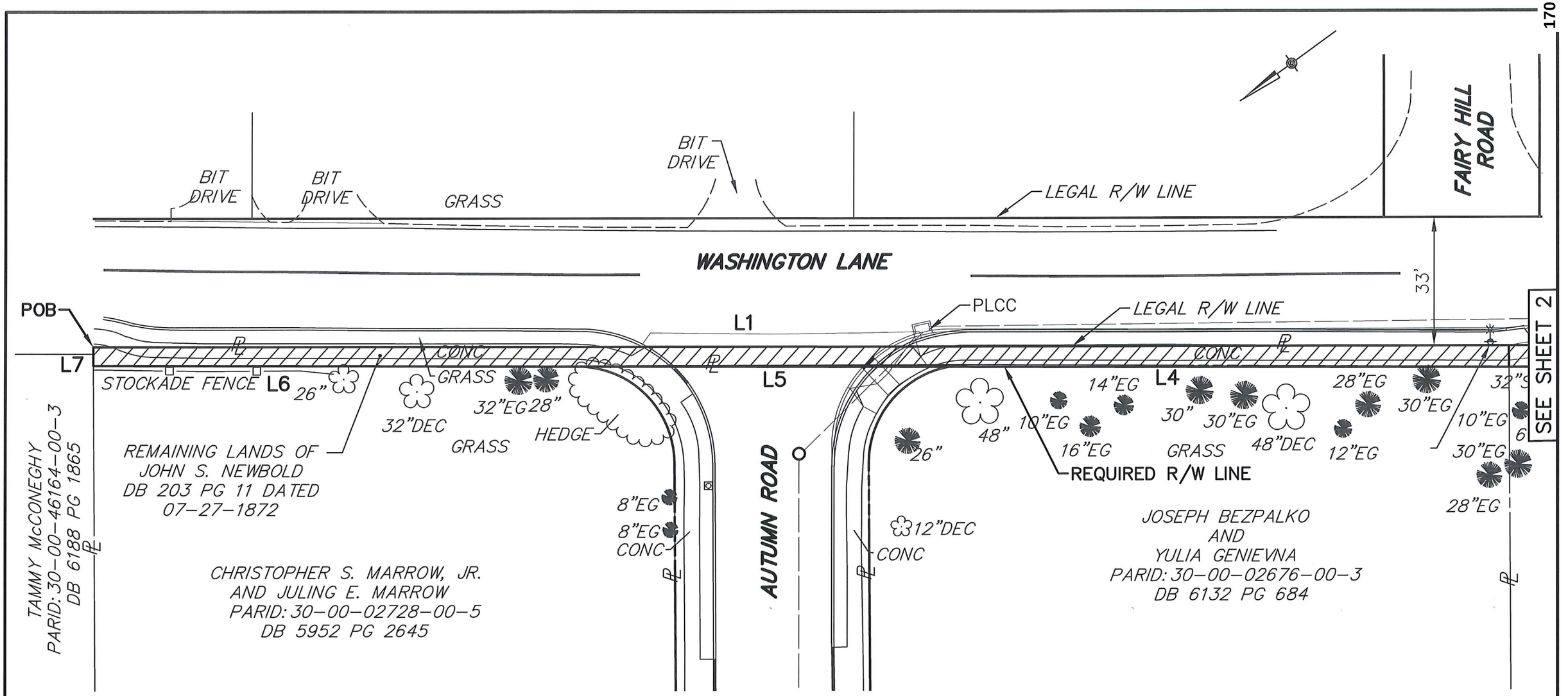
All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 27th day of July 1872 in Deed Book 203 Page 11 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70944-00-9, PARID #30-00-02676-00-3, PARID #30-00-02728-00-5. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of lands of Tammy McConeghy, extending thence,

1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 564.57 feet to a point in the easterly property line of remaining lands of Reginald A. Budd and Elizabeth C Budd.
2) Thence, along the easterly property line of remaining lands of Reginald A. Budd and Elizabeth C. Budd, North 54 degrees 26 minutes 41 seconds West, a distance of 5.97 feet to a point.
3) Thence, along lands of Gilbert S. Tabby and Lorna S. Tabby, North 36 degrees 04 minutes 32 seconds East, a distance of 200.00 feet to a point.
4) Thence, along lands of Joseph Bezpalko and Yulia Genievna, North 36 degrees 14 minutes 19 seconds East, a distance of 139.78 feet.
5) Thence, crossing Autumn Road, North 35 degrees 50 minutes 58 seconds East, a distance of 100.00 feet to a point.
6) Thence, along lands of Christopher S. Marrow, Jr. and Juling E. Marrow, North 36 degrees 04 minutes 34 seconds East, a distance o 124.85 feet to a point in the westerly property line of lands of Tammy McConeghy.
7) Thence, along property line of lands of Tammy McConeghy, South 53 degrees 53 minutes 00 seconds East, a distance of 4.76 feet to the point and place of beginning.

Containing 2,980 square feet, or 0.068 acres.

I:\eng\818187\Survey\Written Descriptions\Rigby RRW.docx



PLCC PLAIN CONCRETE CURB

RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

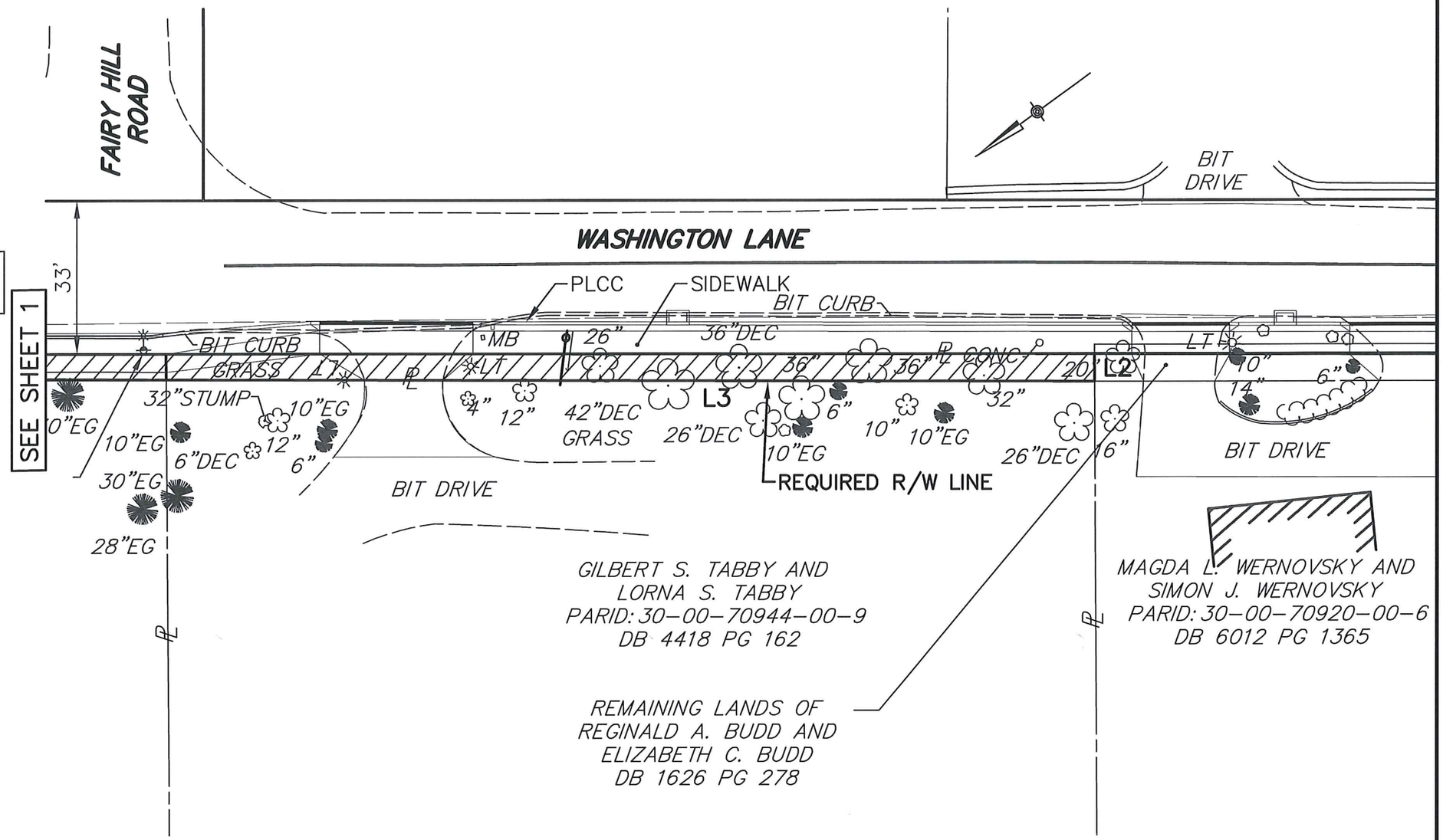
835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)-594-9995
FAX: (610)-594-9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 25'
SHEET: 1 of 2
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

REQUIRED RIGHT–OF–WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	564.57'
L2	N54°26'41"W	5.97'
L3	N36°04'32"E	200.00'
L4	N36°14'19"E	139.78'
L5	N35°50'58"E	100.00'
L6	N36°04'34"E	124.85'
L7	S53°53'00"E	4.76'

TOTAL AREA OF REQUIRED RIGHT–OF–WAY
= 2,980 SF, 0.068 AC



PLCC PLAIN CONCRETE CURB

RIGHT–OF–WAY TO BE DEDICATED TO THE TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD

835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)–594–9995
FAX: (610)–594–9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 25'
SHEET: 2 of 2
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

FOUNDER
Joseph W. McMahon, P.E.

May 31, 2019

DESCRIPTION OF REQUIRED RIGHT-OF-WAY
FOR REMAINING LANDS JOHN S. NEWBOLD

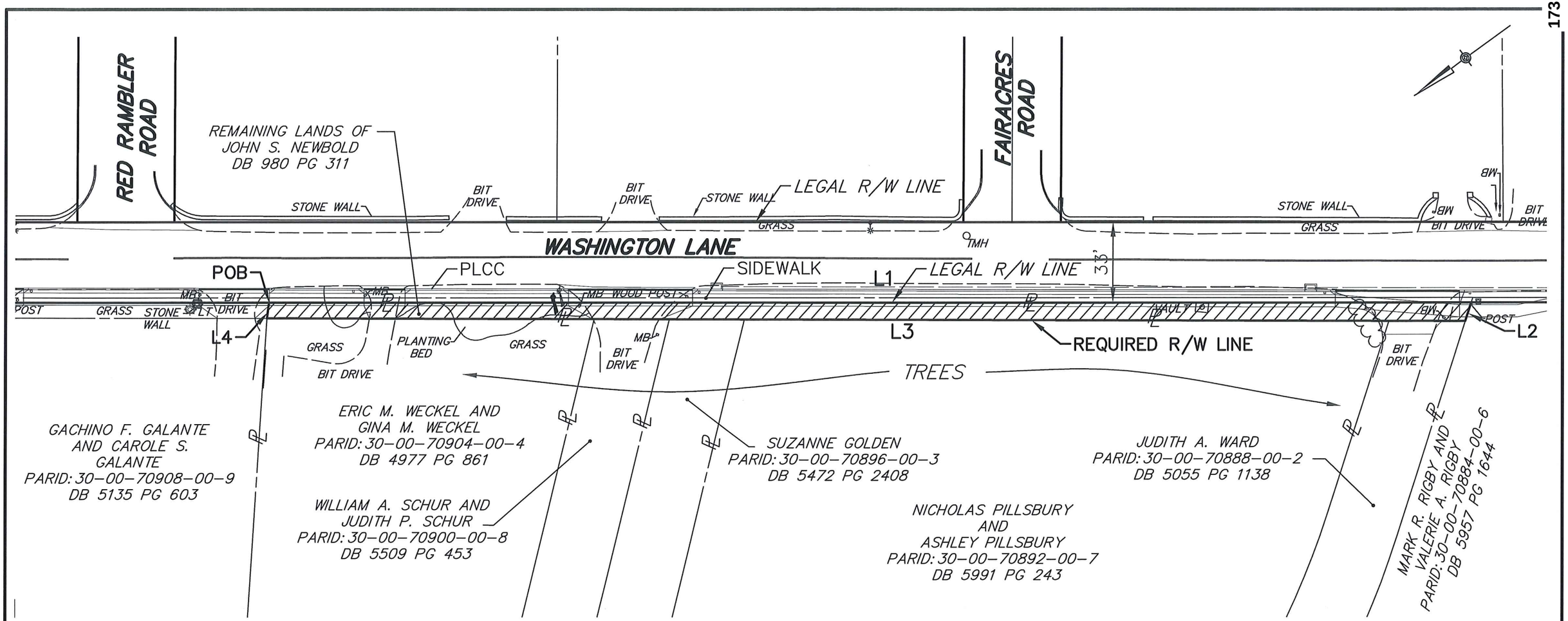
All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 26h day of March 1926 in Deed Book 980 Page 311 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70888-00-2, PARID #30-00-70892-00-7, PARID #30-00-70896-00-3, PARID #30-00-70900-00-8 and, PARID #30-00-70904-00-4. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of remaining lands of Reginald A. Budd and Elizabeth C. Budd; extending thence,

1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 493.99 feet to a point in the easterly property line of Mark R. Rigby and Valerie A. Rigby.
2) Thence, along the easterly property line of Mark R. Rigby and Valerie A. Rigby, North 36 degrees 30 minutes 17 seconds West, a distance of 8.03 feet to a point.
3) Thence, along lands of Judith A. Ward, Nicholas Pillsbury and Ashley Pillsbury, Suzanne Golden, William A. Schur and Judith P. Schur, and Eric M. Weckel and Gina M. Weckel, North 36 degrees 05 minutes 50 seconds East, a distance of 492.39 feet to a point in the westerly property line of Reginald A. Budd and Elizabeth C. Budd.
4) Thence, along the westerly property line of Reginald A. Budd and Elizabeth C. Budd, South 46 degrees 46 minutes 41 seconds East, a distance of 6.47 feet to the point and place of beginning.

Containing 3,473 square feet, or 0.080 acres.

I:\eng\818187\Survey\Written Descriptions\Rigby RRW.docx



REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	493.99'
L2	N36°30'17"W	8.03'
L3	N36°05'50"E	492.39'
L4	S46°46'41"E	6.47'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY
= 3,473 SF, 0.80 AC

PLCC PLAIN CONCRETE CURB

RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAND SURVEYOR
SU075366

PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF JOHN S. NEWBOLD

835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)-594-9995
FAX: (610)-594-9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 40'
SHEET: 1 OF 1
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

May 31, 2019

DESCRIPTION OF REQUIRED RIGHT-OF-WAY
FOR REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD

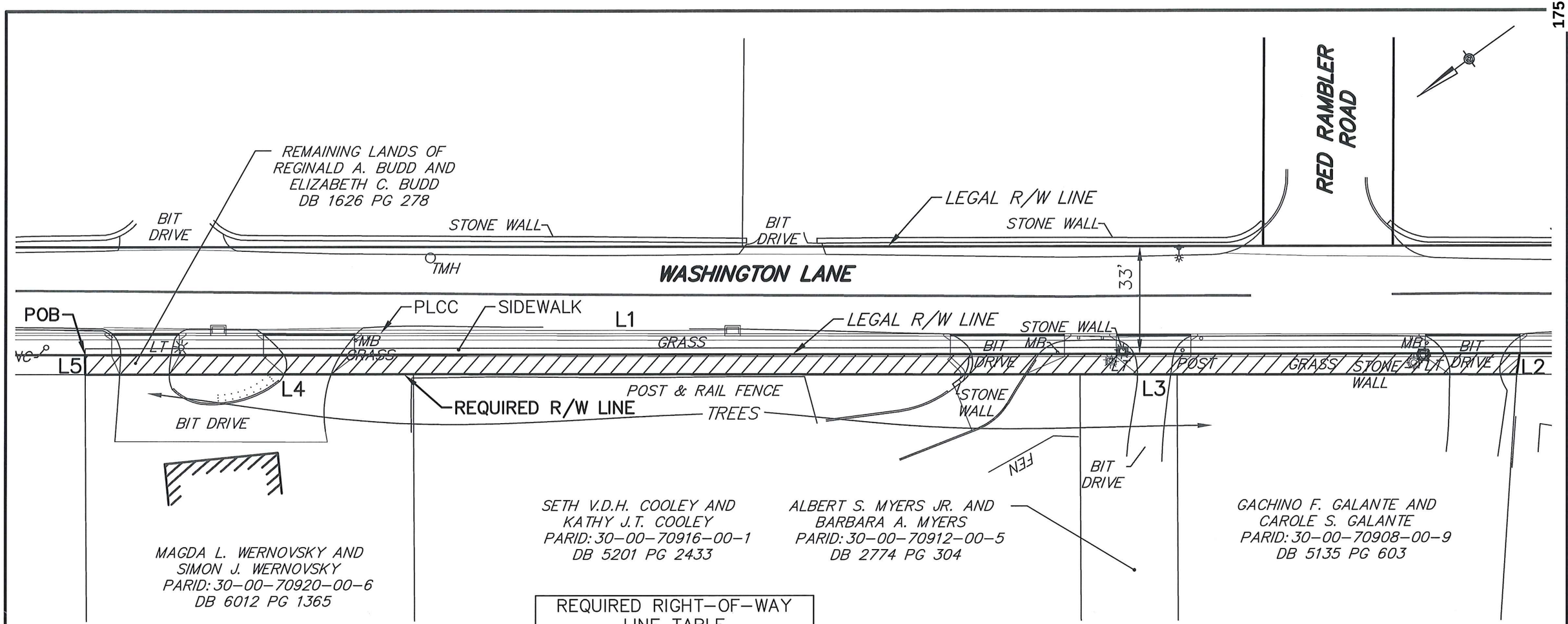
All that certain required pieces of land situate in the Township of Abington, County of Montgomery, Commonwealth of Pennsylvania. Being part of land further described in an indenture dated the 19th day of December 1945 in Deed Book 1626 Page 278 and recorded at Norristown in the Office of Recorder of Deeds in and for the County of Montgomery. This strip of land is bounded by the northwesterly legal right-of-way line of Washington Lane and PARID #30-00-70908-00-9, PARID #30-00-70912-00-5, PARID #30-00-70916-00-1, PARID #30-00-70920-00-6. Bounded and described in accordance with a plan made by McMahon Associates, Inc., Exton, PA, entitled "PLAN OF PROPERTY TO BE ACQUIRED FROM PART OF REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD ", dated May 29, 2019, as follows to wit;

Beginning at a point at the intersection of the northwesterly legal right-of-way line of Washington Lane (33 feet wide) with the westerly property line of remaining lands of John S. Newbold; extending thence,

1) Along the northwesterly legal right-of-way line of Washington Lane, South 35 degrees 57 minutes 09 seconds West, a distance of 440.93 feet to a point in the easterly property line of remaining lands of John S. Newbold.
2) Thence, along remaining lands of John S. Newbold, North 46 degrees 46 minutes 08 seconds West, a distance of 6.47 feet to a point.
3) Thence along lands of Gahino F. Galante and Carole S. Galante, Albert S. Myers Jr. and Barbara A. Myers, and Seth V.D.H. Cooley and Kathy J.T. Cooley, North 36 degrees 02 minutes 01 seconds East, a distance of 339.07 feet to a point.
4) Thence, along lands of Magda L. Wernovsky and Simon J. Wernovsky, North 35 degrees 56 minutes 03 seconds East, a distance of 100.99 feet to a point in the westerly property line of remaining lands of John S. Newbold.
5) Thence, along the westerly property line of remaining lands of John S. Newbold, South 54 degrees 26 minutes 41 seconds East, a distance of 5.97 feet to the point and place of beginning.

Containing 2,698 square feet, or 0.062 acres.

I:\eng\818187\Survey\Written Descriptions\Rigby RRW.docx



REQUIRED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°57'09"W	440.93'
L2	N46°46'08"W	6.47'
L3	N36°02'01"E	339.07'
L4	N35°56'03"E	100.99'
L5	S54°26'41"E	5.97'

TOTAL AREA OF REQUIRED RIGHT-OF-WAY
= 2,698 SF, 0.062 AC

PLCC PLAIN CONCRETE CURB

RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP

PLAN OF PROPERTY TO BE ACQUIRED
FROM PART OF REMAINING LANDS OF REGINALD A. BUDD AND ELIZABETH C. BUDD

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KENNETH SWIFT
LAW SURVEYOR
SU075366

835 SPRINGDALE DRIVE
SUITE 200
EXTON, PA. 19341
TELE: (610)-594-9995
FAX: (610)-594-9565

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

MAY 29, 2019
JOB #818187
SCALE: 1" = 30'
SHEET: 1 OF 1
ABINGTON TOWNSHIP
MONTGOMERY COUNTY

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Fire Pit Ordinance

EXECUTIVE SUMMARY:

Ordinance No 1200 Adopted by the Board of Commissioners of the Township of Abington on 2-11-1971 and amended in its entirety on 8-14-2014 by Ordinance No. 1931. The request is of the Township Manager and Solicitor to research and prepare an amendment to the Township's open burning ordinance permitting recreational firepits.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider a motion authorizing the Township Manager and Solicitor to research and prepare an amendment to the Township's open burning ordinance permitting recreational firepits. *(Mr. Manfredi*

for Commissioner DiPlacido)

ORDINANCE NO. 1299
AN ORDINANCE

PROVIDING FOR THE CONTROL OF OPEN BURNING OF REFUSE, DEFINING CERTAIN TERMS USED HEREIN, PROVIDING FOR ENFORCEMENT, EXCEPTIONS, AND PENALTIES FOR VIOLATIONS THEREOF, IN THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA.

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the products, emissions, and particulate matter resulting from the combustion of refuse may be detrimental to the health, comfort, living conditions, welfare and safety of the citizens and residents of Abington Township, or a nuisance thereto, it is hereby declared to be the policy to safeguard and protect the said citizens and residents of Abington Township from such hazards or nuisances.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington, Montgomery County, Pennsylvania, do hereby enact and ordain:

SECTION 1. This ordinance shall be known and may be cited as the Abington Township Burning and Incineration Control Ordinance.

SECTION 2. The following words, terms, and phrases, when used in this ordinance, shall have the following meanings ascribed to them:

a. Person. Any individual, partnership, association, company, syndicate, firm, trust, corporation, department, bureau, agency or other entity recognized by law as the subject of rights and duties.

b. Garbage. All putrescible animal and vegetable matter resulting from the handling, preparation, or cooking of food.

c. Rubbish. Solids not considered to be highly flammable or explosive including but not limited to rags, old clothes, leather, rubber, carpets, excelsior, paper, ashes, tree branches, tree stumps, leaves, yard trimmings, furniture, tin cans, glass, crockery, masonry and other similar materials.

d. Trade Waste. All solid or liquid material resulting from the pursuit of any business, trade or industry including but not limited to, plastic products, cartons, paint, grease, oil and other petroleum products, chemicals, cinders, and building or construction materials.

e. Refuse. Garbage, rubbish and trade waste.

f. Salvage Operation. Any business, trade or industry engaged in whole or in part in salvaging or reclaiming any product or material, including but not limited to, metals, chemicals, shipping containers, or drums.

g. Open Fire. A fire in which any material is burned in the open or in a receptable other than a furnace or incinerator.

h. Furnace. Any enclosed device designed for the burning of any material primarily for the production of heat.

i. Incinerator. Any device designed or used for the destruction or reduction by burning of refuse.

SECTION 3. The Health Officer, or other duly authorized agent of the Board of Township Commissioners, shall have the power and duty to enforce the provisions of this ordinance.

SECTION 4. After the effective date of this ordinance, no person shall:

a. Ignite or feed an open fire for the destruction or reduction of refuse or in the conduct of a salvage operation in any public or private place in the Township of Abington.

b. Cause, suffer, allow, or permit the maintenance of any open fire for the destruction or reduction of refuse or in the conduct of a salvage operation on or in any property under his control in the Township of Abington.

c. The use of incinerators (except those legally installed prior to the adoption of this ordinance) for the destruction or reduction of refuse is prohibited.

d. Exceptions: The requirements of this ordinance restricting burning or incineration of refuse shall not apply under the following conditions:

1. A fire may be set by or under the supervision of a public officer to prevent or abate a fire hazard. Such permission shall be by written application and permit as issued by the Abington Township Fire Marshal.
2. Fires may be set by authorized Abington Township officials when necessary for the training of Abington Township Fire Department personnel.
3. A fire may be set in dwelling unit fireplaces.
4. A fire may be set for the grilling, broiling or barbecuing of food.

SECTION 5. Any person violating any of the provisions of this ordinance shall, upon the conviction thereof by any Justice of the Peace, district justice, alderman or magistrate, be sentenced to pay a fine of not less than twenty-five dollars ($25.00) nor more than three hundred dollars ($300.00), together with the costs of prosecution. Each day a violation exists shall constitute a separate offense. In default in the payment of any fine, the defendant may be sentenced and committed to the Township lockup for a period not exceeding five days.

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. The provisions of this ordinance are severable, and if any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, clauses, sentences, parts or provisions of this ordinance.

SECTION 8. This ordinance shall be in full force and effect upon its adoption and publication as provided by law.

* * * *

Enacted and ordained this 11th day of February, A.D. 1971

TC-Feb18-700R

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1931

AN ORDINANCE AMENDING CHAPTER 65 – "BURNING"

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

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

WHEREAS, pursuant to section 1502.26 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56526, the Board of Commissioners has the authority to prohibit and remove any nuisances whatsoever on public or private grounds; and

WHEREAS, pursuant to section 1502.29 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56529, the Board of Commissioners has the authority to regulate the emission of smoke from chimneys, smokestacks and other sources; and

WHEREAS, pursuant to Section 1502.66 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. 56566, the Board of Commissioners has the authority to regulate, including the prohibition of the open burning of combustible material; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that Chapter 65 – "Burning," should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

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

1. Chapter 65 – "Burning," shall be amended in its entirety as reflected in Exhibit "A" attached hereto, with the underlined text indicating the amended portions of the Code.

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

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

ORDAINED AND ENACTED this 14th day of August, 2014.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Michael LeFevre, Secretary

By: Wayne Luker
Wayne Luker, President

Exhibit
"A"

§ 65-1 Definitions.

The following words, terms and phrases, when used in this chapter shall have the following meanings ascribed to them:

BARBEQUE. Any cooking appliance that is designed for the proper preparation of food for human consumption. For purposes of this chapter, this definition shall include all such devices that are propane or natural gas fueled grills, charcoal grills, pellet fueled grills, wood fueled grills, and smoking devices.

EXCESSIVE SMOKE/ODORS. Smoke and odors are considered excessive if they are perceptible beyond the property line of the source of the fire and, in the opinion of the Abington Township Police Officer or Fire Marshal, are causing an unreasonable interference with the use and enjoyment of another person's property.

FIXED DWELLING UNIT FIRE PLACE. Any framed or stone masonry fire place constructed and installed in a dwelling or commercial structure within Abington Township in accordance with all applicable building codes.

FURNACE Any enclosed device designed for the burning of any material primarily for the production of heat.

GARBAGE All putrescible animal and vegetable matter resulting from the handling, preparation or cooking of food.

INCINERATOR Any device designed or used for the destruction or reduction by burning of refuse.

OPEN FIRE/OPEN BURNING A fire in which the products of combustion are emitted directly into the ambient air without passing through a stack or a chimney or in which any material is burned in the open or outside or in a receptacle other than a furnace, incinerator or a cooking appliance. For purposes of this chapter, open burning shall not refer to road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames.

PERSON Any individual, partnership, association, company, syndicate, firm, trust, corporation, department, bureau, agency or other entity recognized by law as the subject of rights and duties.

RECREATIONAL FIRES. A fire set for pleasure, religious, ceremonial, warmth or other similar purposes.

REFUSE Garbage, rubbish and trade waste and any material or item considered recyclable by the Pennsylvania Department of Environmental Protection.

RUBBISH Solids not considered to be highly flammable or explosive, including but not limited to rags, old clothes, leather, rubber, carpets, excelsior, paper, ashes, tree branches, tree stumps, leaves, yard trimmings, furniture, tin cans, glass, crockery, masonry and other similar materials.

SALVAGE OPERATION Any business, trade or industry engaged in whole or in part in salvaging or, reclaiming any product or material, including but not limited to metals, chemicals, shipping containers or drums.

TRADE WASTE All solid or liquid material resulting from the pursuit of any business, trade or industry, including but not limited to plastic products, cartons, paint, grease, oil and other petroleum products, chemicals, cinders and building or construction materials.

§ 65-2 Enforcement.

Any Abington Township Police Officer, Abington Township Fire Marshal, or duly authorized agent of the Board of Township Commissioners shall have the power and duty to enforce the provisions of this Ordinance, including but not limited to:

A. Ordering the immediate cessation of any activity prohibited by this Chapter.
B. Order that any fire, cooking, or barbeque be immediately extinguished, abated, diminished or corrected if, upon investigation, the Abington Township Police Officer, Abington Township Fire Marshal, or other duly authorized agent of the Board of Township Commissioners finds that the fire, cooking or barbeque is in violation of the provisions of this Chapter.
C. Such other remedies available at law or as otherwise outlined in this Chapter.

§ 65-3 Prohibited burning; exceptions.

A. After the effective date of this chapter, no person shall:

(1) Ignite or feed an open fire or open burn for the destruction or reduction of refuse or in the conduct of a salvage operation in or on any public or private property in the Township of Abington.

(2) Cause, suffer, allow or permit the maintenance of any open fire or open burn for the destruction or reduction of refuse or in the conduct of a salvage operation on or in any property under such person's control in the Township of Abington.

(3) Use incinerators (except those legally installed prior to the adoption of this chapter) for the destruction or reduction of refuse.

(4) Ignite or feed a recreational fire.

B. Exceptions. The requirements of this chapter restricting burning or incineration of refuse shall not apply under the following conditions:

(1) A fire may be set by or under the supervision of an Abington Township Fire Marshal or the Abington Township Fire Chief to prevent or abate a fire hazard. Such permission shall be by written application and permit as issued by the Abington Township Fire Marshal.

(2) Fires may be set by the Abington Township Fire Chief or his or her designee when necessary for the training of Abington Township Fire Department personnel.

(3) A fire may be set in fixed dwelling unit fireplaces.

(4) A fire may be set for the grilling, broiling or barbecuing of food, unless such fire is noxious, hazardous, or excessive in the immediate surrounding area by reason of smoke or noxious odors or which emits sparks, embers, brands or hot ash that may pose a public safety threat. In determining whether a condition is noxious, hazardous, or excessive, the Abington Township Police Officer, Fire Marshal, or other duly authorized agent of the Board of Commissioners shall consider whether the condition:

a. Constitutes or creates a nuisance or health risk beyond the boundary of a site on which the condition is located by reason of dissemination of smoke or noxious odors; or

b. Endangers surrounding areas by reason of fire or explosion.

§ 65-4 Violations and penalties.

Any person violating any of the provisions of this shall, upon conviction thereof by any District Justice, be sentenced to pay a fine of not less than $25 nor more than $300, together with the costs of prosecution. Each day a violation exists shall constitute a separate offense. Upon default in the payment of any fine, the defendant may be sentenced and committed to the township lockup for a period not exceeding five (5) days.

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Comp Park & Rec Ad Hoc Committee

EXECUTIVE SUMMARY:

n/a

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to authorize the creation of a Comprehensive Recreation, Park and Open Space plan advisory committee. *(Mr. Vahey)*

SUMMARY

The Township of Abington's Board of Commissioners have considered developing a parks master plan, with a focus on enhancing the quality of life of all those who live, work and visit Abington Township. The development of a comprehensive recreation, parks, and open space plan and the identifying capital parks investment project goals is a critical step in attaining quality of life goals through recreational services. Assuring citizens are actively engaged in the process and encouraged to collaborate with key stakeholders, residents, and business owners, while meeting the objectives established by the PA Department of Conservation and Natural Resources, a Recreation, Parks, and Open Space (RPOS) Advisory Committee shall be created to serve as a working group to contribute to and guide the Township in developing a Comprehensive Recreation, Parks, and Open Space Plan. This plan may also serve as a basis for the parks master plan in a future chapter of the Township's Comprehensive Plan. This Recreation, Parks, and Open Space Advisory Committee will be working in concert with the Board of Commissioners and Township Administration in reviewing, assessing, and making recommendations to achieve community goals and objectives in accordance with the Pennsylvania PA Department of Conservation and Natural Resources guidelines.

SECTION 1. Composition of the Recreation, Parks, and Open Space Advisory Committee

Section 1.1 The Recreation, Parks, and Open Space Advisory Committee, hereinafter referred to as "RPOS," shall consist of seven (7) members, whom the Board of Commissioners shall appoint. The RPOS shall strive to include persons knowledgeable in fields related to recreation, parks, and open space. The RPOS shall have one (1) member from the Board of Commissioners appointed by the President of the Board of Commissioners who shall serve as the Chair, and who shall recommend to the Board of Commissioners citizens and individuals to serve on the RPOS Advisory Committee.

Section 1.2 The RPOS shall work through the Township Manager in utilizing such planning or other technical experts, as may be deemed necessary by the RPOS and approved by the Board of Commissioners to carry out their work. However, due diligence shall be exercised to enlist such voluntary assistance as may be available from research and other knowledgeable and organizations, and other Inter-local or Commonwealth agencies, generally recognized as qualified to aid the RPOS

Section 1.3 The RPOS shall be created with appointments by the Board of Commissioners to begin its work no later than September 20, 2021. The Task Force shall have its final report and recommended plan to the Board of Commissioners by December 31, 2022, with the RPOS sunsetting on December 31, 2022.

Section 1.4 Disclosure and Conflict of Interest: Notwithstanding any provision of law, RPOS members shall not vote or participate in a determination of any matter in which the RPOS member shall receive a special private gain.

DRAFT

SECTION 2. Scope and Duties

Section 2.1 The RPOS shall work with the Board of Commissioners, through its Chair and the Township Manager, to develop a plan to recommend to the Board of Commissioners that is in accordance with and within the framework established by the Commonwealth of Pennsylvania, Department of Conservation and Natural Resources, Bureau of Recreation and Conservation Community Conservation Partnerships program guidelines and example scope of work as found in Appendix A.

Section 2.2 The RPOS shall conduct its work in such a manner as to advise the Board of Commissioners and submit periodic reports as requested by the Board of Commissioners, through the Chair and Township Manager, in accordance with timelines prescribed by the Board of Commissioners.

SECTION 3. Meetings

Section 3.1 Meetings of the RPOS advisory committee shall be in accordance with the following:

(a) The RPOS shall meet at the call of the Chair or as the work on the plan becomes necessary.

(b) The RPOS advisory committee shall meet at such time and places as is practical, with the Township Building being the primary place for its public meetings. The Township Manager or his designee shall give notice of such meeting to each member at least five (5) days, where practical, prior to the time affixed for such meeting.

(c) Minutes are to be kept of all open meetings, including:

- The date, time, and place of the meeting
- The names of members present
- The substance of all actions taken
- The names of all citizens who appeared officially and the subject of their comments.

(d) Active member attendance at meetings is a member responsibility. In the event of absence for three consecutive meetings, the Chair shall notify the member to discuss the situation and notify the Board of Commissioners of the member's attendance record and its negative impact on the work of the advisory committee.

SECTION 4. Quorum and Agenda

Section 4.1 Four of the seven (7) members shall constitute a quorum. A quorum must be present in order to conduct the business of the advisory committee.

Section 4.2 The Township Manager or his designee shall prepare an agenda for each meeting of the advisory committee. Copies of the agenda shall be distributed at least twenty-four (24) hours before the meeting, and any

DRAFT

matter not on the agenda so distributed will not be considered except by the majority consent of the members of the committee present.

SECTION 5. Term

Section 5.1 The RPOS members shall serve without compensation until December 31, 2022.

DRAFT

APPENDIX A

DRAFT

DCNR-2021-Plan
Plan-GPM – 13 Rev. 1-19

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
BUREAU OF RECREATION AND CONSERVATION
COMMUNITY CONSERVATION PARTNERSHIPS PROGRAM

pennsylvania
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
www.dcnr.state.pa.us

COMPREHENSIVE RECREATION, PARK, AND OPEN SPACE PLAN
Guidelines and Example Scope of Work

The following information is provided to assist in the development of a scope of work (SOW) for a Comprehensive Recreation, Park, and Open Space Plan (CRPOS) that accurately addresses community needs and specific project requirements under the Community Conservation Partnerships Program. This SOW can also be used to acquire a cost estimate from a qualified consultant.

Before starting a grant application, contact the appropriate Bureau Regional Advisor to discuss the project and assist in the development of a general SOW. Contact information is available on the Regional Staff Assignment map. Please contact the advisor assigned to the region in which your project is located.

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
A CRPOS Plan is a plan for the future. It involves a research, public input, and analysis process that leads to a municipal, county or regional-based plan that identifies the methods, resources, organizational capacity, and capital investment needed to accomplish both short-term and long-term recreation and conservation goals of the community. Greenways may also be studied as part of the CRPOS Plan. Greenways are linear corridors of public and private land that serve as the linkages between specifically identified natural resource-based or manmade features and can serve a variety of functions. The planning process includes substantial citizen involvement, inventory of existing conditions and facilities, analysis of issues and community needs, and specific recommendations that set forth actions, priorities, and cost. It also includes an implementation plan and strategy for measuring and evaluating progress.

A CRPOS Plan is an official document that, in part, dictates municipal land use policy and decisions. The Bureau strongly encourages municipalities to follow adoption procedures listed in the Pennsylvania Municipalities Planning Code (Section 302).

Scope of Work (SOW)
The SOW describes specific work elements and tasks to be completed by the consultant, including deliverables and timeline. Potential consultants use the detailed SOW to develop a competitive proposal.

Consultant Selection
Professional design consultants must be selected using a competitive Request for Proposals (RFP) process. If a project is selected for grant funding, a detailed SOW must be submitted to the Bureau Project Manager for review and approval before issuing the RFP or awarding a contract for professional services. The DCNR-approved RFP must be sent to at least five (5) consulting firms. The RFP provides a detailed SOW and related requirements so that all firms are competing with the same information. Proposals from more than one consulting firm provide an opportunity to compare different approaches to the work, various cost proposals and the level of expertise of more than one firm. The firm selected through an RFP process does not have to be the one submitting the lowest cost proposal. The selected proposal must be cost-effective and responsive to the community and project needs.

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
Example Scope of Work (SOW)

CRPOS Plans funded by the Bureau generally incorporate the work elements outlined in the following Example SOW. Depending on agency objectives and community recreation and conservation needs, the scope of work may be modified by adding or subtracting work elements. In preparation for the RFP process, the work elements and tasks must be further defined to fully develop the project SOW. The Bureau Project Manager will assist the Grantee in finalizing a SOW that best meets the needs of the community, established planning standards, and grant program requirements.

A. PLAN PURPOSE, GOALS, AND OBJECTIVES

Describe the purpose of the plan including any special or unique community concerns that will be addressed. Develop goals that describe what the plan will accomplish. Discuss how the agency and the public will use the plan. The purpose, goals, and objectives should be developed prior to consultant selection. This will allow the consultant team to concentrate the research and analysis on the highest agency priorities.

B. PUBLIC PARTICIPATON

Public participation is required throughout the planning process to help determine and prioritize community needs. Public participation techniques are outlined in the Bureau's *Public Participation Guide* and below. Community involvement and engagement must prioritize diversity, equity, and inclusion to ensure feedback and recommendations that are comprehensive, appropriate, and accountable. The narrative must include a detailed summary of the public participation methods, results, and conclusions (i.e. areas of consensus and/or contention); raw data should be included in the appendix.

1. At minimum, public participation must include:
    a. Study Committee (5-9 people) – A representative and diverse study committee must be formed and meet with the planning consultant on a regular basis to provide guidance and review of the work. Consider appointing 5-9 people to the committee.
    b. Public Meetings (2 meetings) – At least two public meetings must be held and at least one must be with elected officials. The appropriate number and type of meetings will vary depending on the project scope and community needs.
    c. Key Person Interviews (10-20 interviews) – A key person interview is a one-on-one discussion about a specific topic with an individual recognized or designated as a community leader. The Study Committee should help to determine potential interviewees. Consider conducting 10-20 interviews.

2. Additional recommended public participation:
    a. Citizen Survey – A random sample citizen survey is a type of opinion poll that asks residents for their perspectives on specific topics. Describe the survey method to be used (i.e. written, telephone, internet, etc.) and the anticipated number of survey questionnaires.
    b. Focus Group – A focus group provides community input from individuals with common interests. Consider focus groups comprised of neighborhood residents, elected officials, organized sports organizations, etc.
    c. Planning Document Review – Review previous planning documents and consider the results of recent public participation efforts regarding parks, recreation, and open space.

C. BACKGROUND INFORMATION

The background information provides an overview of the community and the recreation, park, and open space system. Analyzing this data helps develop a future system that reflects the needs of present and future residents as well as conserves the natural, cultural, and historic elements that contribute to the uniqueness and cohesiveness of the community. Provide the following information:

1. Community Background
    a. Geographic location, size, regional context, character, history, etc.
    b. Type of government.
    c. History of the agency's recreation and park functions.

2. Socioeconomics (use of U.S. Census data is required)
    a. Demographic trends including population, age, gender, race & ethnicity, households, income, education, and visitors.
    b. Population projections for at least the next 10-20 years.
    c. Economic trends including economic conditions, major employers, and fiscal health.

3. Physical Characteristics
    a. Updated version of the existing municipal land use map.
    b. Inventory and discussion of natural features and ecosystems such as forests, wetlands, waterways, farmland, critical habitats, etc.
    c. Inventory and discussion of cultural and man-made features such as historic sites, transportation corridors, housing, utilities, etc.
    d. Inventory and analysis of environmental issues such as stormwater and brownfields.

4. Provisions of existing planning documents (i.e. Comprehensive Land Use Plan, Watershed or Rivers Conservation Plan, Greenway Plan, 2020-2024 Pennsylvania Statewide Comprehensive Outdoor Recreation Plan, etc.).

D. AGENCY MISSION STATEMENT, GOALS, AND OBJECTIVES

The agency mission statement provides a clear definition of the agency's purpose and responsibilities. Goals address what the agency hopes to achieve in the next ten years. Agencies that have already developed a mission statement and goals should analyze them to determine if they clearly focus the agency's direction and purpose, are reasonable and achievable, and reflect the needs of their constituents. For agencies initiating a parks, recreation, and open space program, completion of this task may be best accomplished at the end of the project.

1. Discuss the purpose and use of a mission statement, goals, and objectives. They should have long-term applicability beyond the planning process.

2. Develop a draft mission statement, goals, and objectives. They should be re-evaluated at the end of the planning process to ensure that they are still appropriate for the agency.

E. AGENCY ADMINISTRATION

Analyze how effectively the agency administers recreation, park, and open space services. Agency practices are compared to accepted administrative practices. Agency practices include the ability to involve the public with long-range planning efforts; the ability to work cooperatively with other public agencies, community groups, and businesses; and the effectiveness of existing office procedures and policies.

Describe and analyze the following:

1. Enabling legal document from which the agency receives authority and responsibility.

2. Relationships between the agency and community organizations and agency involvement with regional initiatives.

3. Public relations and marketing efforts to promote agency functions, services, and programs.

4. Cooperative efforts and established agreements between the agency and other municipalities, schools, recreation providers, conservation groups, support groups, area businesses, etc.

5. Policies and procedures that govern the general operation of the agency recreation, park, and open space functions (use of facilities, non-resident participation, policy manuals, risk management program, record keeping, etc.).

6. Opportunities for public involvement in planning efforts including use of program evaluation forms, distribution of surveys, public meetings, etc.

7. Record-keeping procedures.

8. Administrative challenges.

F. AGENCY PERSONNEL

Describes who is responsible for providing the agency recreation, park, and open space programs and services and analyze the effectiveness of each involved entity. For most agencies, at least one entity is responsible for developing programs and services. Agency personnel may include the governing body, municipal manager; public works department; paid recreation and park staff, maintenance staff, program staff, and/or volunteers such as recreation and park board members.

1. Analyze the organizational chart for accuracy with current conditions and procedures.

2. Describe and analyze the following:
    a. Number, type, roles, and responsibilities of agency personnel currently responsible for providing recreation, park, and open space programs and services.
    b. Number, type, roles, and responsibilities of volunteers, such as the recreation and park board or arts council, that are responsible for maintaining recreation, park, and open space and assisting with programs, services, etc.
    c. How new staff/volunteers are hired/appointed and trained for new positions.
    d. Existing personnel policies including manuals, appraisal systems, continuing education, etc.
    e. Staffing level (paid or volunteer) needed to effectively administer and maintain the agency facilities, programs, and services. Compare with existing conditions.

G. FACILITIES AND OPEN SPACE INVENTORY AND ANALYSIS

Analyze existing recreation, park, and open space resources, regardless of ownership, and compare to standards based on population and service areas. The general locations and types

of new recreation, park, and open space facilities and development priorities are identified with strong public participation and input.

1. On a map broken down by census tract or neighborhood, identify the location of indoor and outdoor facilities and open space owned/operated by:
    a. Public agencies
    b. Schools (public and private, all levels)
    c. Major non-profits and quasi-public organizations (athletic associations, scouts, conservancies, service clubs, YMCA/YWCA's, etc.)
    d. Major private businesses (health clubs, bowling alleys, etc.)

2. Provide the following information in chart form for the indoor and outdoor facilities and open space identified on the map:
    a. Facility or open space name
    b. Ownership
    c. Number and type of facilities
    d. Acreage
    e. General condition and use

3. Provide the following information for the indoor and outdoor facilities and open space owned or managed by the agency:
    a. Condition and required upgrades and/or major repairs.
    b. Obsolete, underutilized, and/or inappropriate.
    c. Compliance with current safety guidelines such as those developed by the Consumer Product Safety Commission (Playgrounds).
    d. Compliance with accessibility standards (Americans with Disabilities Act).
    e. Compliance with inclusive design standards.
    f. Connectivity to transportation network (walk, bike, vehicle, public transit, etc.).

4. Determine local access to outdoor recreation using the following resources:
    a. The National Recreation and Park Association (NRPA) Park Metrics is a comprehensive source of data benchmarks and insights for the effective management and planning of operating resources and capital facilities.
    b. The Trust for Public Land (TPL) ParkServe interactive platform tracks park access in urban areas. The web-based tool identifies local parks and open space, determines the percentage of residents who live within a 10-minute walk, and identifies the neighborhoods most in need of new parks.
    c. DCNR Partnered with the Trust for Public Land (TPL) and WeConservePA to use Geographic Information Systems (GIS) to understand access to outdoor recreation in Pennsylvania. TPL's Research and Innovation Team used the data analysis methods to assist DCNR in identifying areas with the greatest need and opportunity. This interactive map of outdoor recreation access in Pennsylvania shows the results of the analysis. Data is available for a 10-Minute Walk by Municipality & County and a 10-Minute Drive for Trails and Water.

5. Compare public input with existing facilities and conditions.

6. Analyze the condition of existing greenways and riparian forest buffers and the development of additional resources in coordination with statewide initiatives and goals.

7. Analyze open space preservation techniques such as mandatory dedication, overlay zoning, conservation easements, etc.

8. Additional items for Greenways:
    a. Prepare a base map of the proposed greenways.
    b. Determine land ownership along corridor and contact non-agency owners to gauge potential support.
    c. Identify corridor boundary, topography, geology, significant natural features and historic/cultural resources.
    d. Conduct a wildlife analysis and document negative impacts of corridor development.
    e. Determine demand and profile of potential user groups (walkers, bikers, etc.)
    f. Determine potential connections to neighborhoods, businesses, transportation networks, etc.

H. FACILITIES AND EQUIPMENT MAINTENANCE

For agencies that are currently maintaining facilities, analyze the effectiveness of the maintenance program. Agencies without any facilities are provided with an overview of recreation and park maintenance requirements and how they can develop effective maintenance programs to ensure the protection of future capital investments.

1. Describe the current maintenance program and analyze its effectiveness. This includes record keeping, preventive maintenance, use of a maintenance management plan, etc.

2. List major maintenance equipment including age and purpose.

3. Describe existing risk management efforts including inspection of park facilities, specifically playground equipment.

4. Analyze the adequacy of maintenance in relation to the condition of the recreation and park facilities and open space areas.

I. RECREATION PROGRAMS AND SERVICES

For agencies that currently provide programs and services, compare existing offerings to those provided by other entities, the needs/wants of constituents, and professional standards. This comparison helps to determine if the agency provides a sufficiently broad range of cost-effective programs and services that constituents need/want. For agencies interested in providing programs and services, identify new programming areas and discuss an implementation strategy.

1. Provide a list of programs and services sponsored by public, non-profit, and private entities that include:
    a. Sponsoring group
    b. Program name
    c. Participant target age and gender
    d. Program fee (if any)

2. For agency or publicly sponsored programs and services, provide information about participation trends for the previous five years.

3. Determine availability of programs and services for:
    a. Active and passive
    b. Competitive and noncompetitive
    c. Individuals and groups
    d. All gender identities

e. All ages and abilities
f. All races and ethnicities
g. All income levels
h. All education levels

4. Analyze accessibility and inclusiveness of agency programs and services.

5. Identify program and service deficiencies and develop a strategy for the agency to address them.

J. FINANCING

Identify and analyze current and previous agency funding levels and sources, including tax and non-tax support, and compare to other municipal departments and similar agencies.

1. Compare tax support for recreation and parks in relation to the overall municipal budget and to other departments from the same municipality for the previous 5-year period.

2. Describe the agency philosophy for providing tax support to finance recreation and parks.

3. Compare agency capital and operating expenditures with agencies from municipalities that have similar populations and socio-economic characteristics.

4. Identify and analyze the major revenue sources (taxes, fees, donations, grants, etc.) and amounts used to finance recreation and parks.

5. Describe and analyze the current agency (recreation and park) budget process.

6. Identify new sources to finance recreation and parks and provide examples of their application.

K. RECOMMENDATIONS AND COST ESTIMATES

Outline specific agency priorities and actions to improve recreation and park facilities, programs, and services to meet community needs. Recommendations supported by data analysis and public input must be provided for scope of work elements. Cost estimates must be provided when appropriate.

1. Describe the recommended changes for administration, personnel, facilities, maintenance, programs, services, and financing and provide supporting data to justify the recommendations.

2. Provide a cost estimate to implement each recommendation and discuss potential implementation opportunities and challenges.

3. Additional items for Greenways:
   a. Provide options for the development of different types of greenways (active, passive, resource protection, etc.).
   b. Develop a greenway concept plan.
   c. Phase acquisition and development and identify appropriate protection measures.

4. Each plan component must include:
   a. An inventory of existing conditions.
   b. A comparison of existing conditions with local or national standards.
   c. Recommendations with priorities, timetables, and cost estimates.

L. PLAN IMPLEMENTATION

The cohesive and easy to follow five-year implementation plan must:

1. Prioritize the operating-related recommendations

2. Identify the following information for each recommendation:
    a. Roles and responsibilities of public and non-public agencies.
    b. Appropriate organizational structure to establish and maintain the facility.
    c. Target dates for implementation.
    d. Potential costs.
    e. Potential funding source(s).

3. Prioritize capital improvement recommendations and provide a multi-year year Capital Development Program organized by short-term (1-3 years), medium-term (4-7 years) and long-term (8 plus years) projects. Identify the following information for each project:
    a. Facility/area name.
    b. Description of proposed improvements.
    c. Total estimated development costs of proposed improvements, including engineering and design costs, project administration costs, acquisition and/or construction costs, and at least a 10% contingency.
    d. Potential funding source(s).

4. Provide a five-year summary of the projected fiscal impact on the operating budget for operating-related costs associated with administration, personnel, programs, services, and maintenance.

M. ADDITIONAL SOW ELEMENTS AND/OR RECOMMENDATIONS (*optional*)

Include additional SOW elements and/or recommendations, as appropriate. These may include, but are not limited to:

1. Greenway Plan

2. Trail Network Plan

3. Pool Feasibility Study

4. Playground Safety Study

5. Concept Designs for Neighborhood Parks

6. Maintenance Management Plan

7. Customer Service and Marketing Plan

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
Final Products

NARRATIVE REPORT

A draft final CRPOS Plan must be reviewed and approved by the Grantee and Bureau before it is officially adopted by the Grantee. Typically, the review process consists of reviewing a complete draft plan, providing comments, and reviewing a revised draft plan to ensure comments are adequately addressed.

The final CRPOS Plan must be a narrative, bound report beginning with an executive summary and followed by clearly labeled sections for each of the plan components in logical order. All supporting documents and information should be included in the appendix and not in the body of the report.

Executive Summary – Briefly describe the process, priorities, and final recommendations.

A. Purpose, Goals, and Objectives
B. Public Participation
C. Background Information
D. Agency Mission Statement, Goals, and Objectives
E. Agency Administration
F. Agency Personnel
G. Facilities and Open Space Inventory and Analysis
H. Facilities and Equipment Maintenance
I. Recreation Programs and Services
J. Financing
K. Recommendations and Cost Estimates
L. Plan Implementation
M. Additional SOW Elements and/or Recommendations (optional)

Appendix

REQUIRED DOCUMENT SUBMISSION

The Grantee should determine the exact number of printed and electronic copies of the CRPOS Plan and state the requirement in the RFP.

The following documents must be submitted to DCNR:

- Two (2) printed and bound copies of the final CRPOS Plan with the cover signed, sealed, and dated by the design consultant.
- One (1) electronic PDF of the final CRPOS Plan (as a single document) with the cover signed, sealed, and dated by the design consultant.
- Two (2) printed and one (1) electronic PDF of other deliverables, as applicable.

Comprehensive Recreation, Park, and Open Space Plan (CRPOS)
DCNR Grant Application Cost Estimate Checklist

Provide this checklist to a qualified design consultant to develop a detailed cost estimate to be submitted with the DCNR Grant Application. The cost estimate must be detailed for the project to be considered Ready-to-Go during the application review process.

Cost Estimate	Item
_____	☐ Executive Summary
_____	☐ (A) Purpose, Goals, and Objectives
_____	☐ (B) Public Participation ☐ Study Committee Meetings (required; 5-9 people): #_____ ☐ Public Meetings (2 required; 1 with elected officials): #_____ ☐ Key Person Interviews (required; 10-20 interviews): #_____ ☐ Citizen Survey (optional): #_____ ☐ Focus Group (optional): #_____ ☐ Other (optional): _____
_____	☐ (C) Background Information
_____	☐ (D) Agency Mission Statement, Goals, and Objectives
_____	☐ (E) Agency Administration
_____	☐ (F) Agency Personnel
_____	☐ (G) Facilities and Open Space Inventory and Analysis
_____	☐ (H) Facilities and Equipment Maintenance
_____	☐ (I) Recreation Programs and Services
_____	☐ (J) Financing
_____	☐ (K) Recommendations and Cost Estimates
_____	☐ (L) Plan Implementation
_____	☐ (M) Additional SOW Item:_____
_____	☐ Draft Narrative Report and Other Deliverables, as applicable
_____	☐ Final Products ☐ Narrative Report signed, sealed, and dated: #_____ ☐ Other, as applicable: #_____
_____	**TOTAL**

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Police

DEPARTMENT

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

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

AGENDA ITEM:

Approve other traffic safety locations as experimental locations.

EXECUTIVE SUMMARY:

Consider a motion to install stop signs as experimental on Cedar Lane at Hamel Avenue, Cricket Avenue at Jefferson Avenue, Jefferson Avenue at Maple Avenue and Grovania at Penbryn Avenue.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider approving the installation of stop signs as experimental on Cedar Lane at Hamel Avenue, Cricket Avenue at Jefferson Avenue, Grovania Avenue at Penbryn Avenue and Jefferson Avenue at Maple Avenue *(Lt. Ed Quinn)*

ABINGTON TOWNSHIP POLICE DEPARTMENT

TO: Richard J. Manfredi, Township Manager
FROM: Patrick Molloy, Chief of Police
DATE: June 17, 2021
SUBJECT: Traffic Safety Disposition Review List

On Thursday, June 14th, 2018 the Abington Township Board of Commissioners adopted Resolution 18-026 establishing a uniform policy and procedure for consideration of traffic regulations and the installation of proper signs and markings. The below intersections were requested to be considered for ALL-WAY stop signs by their respective Commissioner. Upon review by the Traffic Safety Unit, it was determined that these intersections do not meet the requirements for ALL-WAY stop sign installation. It is my recommendation that these intersections be considered for experimental stop sign installation in accordance with Chapter 156, Vehicles and Traffic, subsection 156-4.

Commissioner	Traffic Measure **Stop Sign**	Appendix
Commissioner Thompson	Cedar Lane at Hamel Avenue	1
Commissioner Zappone	Cricket Avenue at Jefferson Avenue	2
Commissioner Zappone	Jefferson Avenue at Maple Avenue	3
Commissioner Spiegelman	Grovania Avenue at Penbryn Avenue	4

1	The request for an ALL-WAY Stop Sign is not recommended. There have been no crashes reported at the above listed intersection in the last 5 years. Sight distance measurements exceeds what is needed for a 25 MPH roadway. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.
2	The request for an ALL-WAY Stop Sign is not recommended. A review of the area was completed. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.
3	The request for an ALL-WAY Stop Sign is not recommended. A review of the area was completed. At this time the intersection would not meet the warrant criteria for an ALL-WAY stop sign. Referred to the Township Manager for Experimental options.
4	This stop sign request is not recommended as it has not been reviewed by the Traffic Safety Unit.

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Police

DEPARTMENT

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

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

AGENDA ITEM:

Motion to approve authorizing advertisement of Ordinance # XXXX - An Ordinance amending Chapter 156- "Vehicles and Traffic", Article II - "Traffic Regulations," Section 9 - "One Way Highways Established," Section 11 - "Turns at Intersections," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," Section 28 - "Special Purpose Parking Zones" to add One-Way signs on Edge Hill Road, Left and Right Turn Prohibited signs on Northbound and Southbound Bradfield Road, Stop signs on Crescent Avenue at Fortune Road, Seminole Avenue at Montgomery Avenue, Woodlyn Avenue at Menlo Avenue, Silver Avenue at Parkview Avenue, Hunter Road at Woodland Road and Amity Road, No Parking signs on the 2500 block of Rubicam Avenue, no parking here to corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue, No Parking Between signs on Miriam Avenue, handicapped parking signs on Shelmire Street and Clemens Avenue.

EXECUTIVE SUMMARY:

Over the last few months the Police Department received the following requests. All requests were reviewed by the Traffic Safety Unit and approved by the Traffic Safety Unit and Township Officials:

Install One-Way signs on Edge Hill Road from Tyson Avenue to Bradfield Road.

Install Left and Right Turn Prohibited signs on Bradfield Road at Edge Hill Road.

Install Stop signs on Crescent Avenue, Seminole Avenue, Woodlyn Avenue, Silver Avenue and Hunter Road.

Install No Parking Signs on the 2500 block of Rubicam Avenue.

Install No Parking Here to Corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue.

Install No Parking Between signs on Miriam Avenue.

Install Handicap Parking signs on Shelmire Avenue and Clemens Avenue.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider a motion authorizing advertisement of an Ordinance amending Chapter 156- "Vehicles and Traffic", Article II - "Traffic Regulations," Section 9 - "One Way Highways Established," Section 11 - "Turns at Intersections," Section 14 - "Stop Intersections," and Article III - "Parking Regulations," Section 25 - "Parking Prohibited At All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing," Section 28 - "Special Purpose Parking Zones" to add One-Way signs on Edge Hill Road, Left and Right Turn prohibited signs on Northbound and Southbound Bradfield Road, Stop signs on Crescent Avenue at Fortune Road, Seminole Avenue at Montgomery Avenue, Woodlyn Avenue at Menlo Avenue, Silver Avenue at Parkview Avenue, Hunter Road at Woodland Road and Amity Road, no parking signs on the 2500 block of Rubicam Avenue, no parking here to corner signs on Cleveland Avenue, Cypress Avenue, Chester Avenue and Corinthian Avenue, No Parking Between signs on Miriam Avenue, Handicapped Parking signs on Shelmire Street and Clemens Avenue.*(Lt. Ed Quinn)*

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING
CHAPTER 156 – "VEHICLES AND TRAFFIC,"
ARTICLE II – "TRAFFIC REGULATIONS,"
SECTION 9 – "ONE-WAY HIGHWAYS ESTABLISHED,"
SECTION 11 – "TURNS AT INTERSECTIONS,"
SECTION 14 – "STOP INTERSECTIONS"; AND
ARTICLE III – "PARKING REGULATIONS"
SECTION 25 – "PARKING PROHIBITED AT ALL TIMES; NO PARKING BETWEEN SIGNS; NO PARKING HERE TO CORNER; PARKING PROHIBITED EXCEPT CERTAIN HOURS; NO STOPPING OR STANDING"
SECTION 28 – "SPECIAL PURPOSE PARKING ZONES"

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

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

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

WHEREAS, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56549, the Board of Commissioners has the authority to regulate traffic and parking; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 156 –

"Vehicles and Traffic," Article II – "Traffic Regulations," Section 9 – "One-Way Highways Established," Section 11 – "Turns at Intersections," Section 14 - "Stop Intersections," and Article III – "Parking Regulations," Section 25 – "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner, Parking Prohibited Except Certain Hours, No Stopping and Standing," and Section 28 – "Special Purpose Parking Zones," should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

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

1. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 9 – "One-Way Highways Established," to **add** the following restrictions:

Name of Highway	Direction of Travel	Limits
Edge Hill Road	Northbound	From Tyson Avenue to Bradfield Road

2. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article II – "Traffic Regulations," at Section 11 – "Turns at Intersections," to **add** the following restrictions:

Name of Highway	Direction of Travel	Prohibited Turn	Location
Bradfield Road	Northbound	Left	Edge Hill Road
Bradfield Road	Southbound	Right	Edge Hill Road

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

Stop Sign On	Direction of Travel	At Intersection of
Crescent Avenue	Eastbound	Fortune Road
Seminole Avenue	Northbound	Montgomery Avenue
Woodlyn Avenue	All-Way	Menlo Avenue
Silver Avenue	Northbound	Parkview Avenue
Hunter Road	Southbound	Woodland Road
Hunter Road	Northbound	Amity Road

4. The Code of the Township of Abington is amended at Chapter 156 - "Vehicles and Traffic," Article III – "Parking Regulations," at Section 25 – "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner, Parking Prohibited Except Certain Hours, No Stopping or Standing" to **add** the following restrictions:

No Parking	Side	Location
Rubicam Avenue	North Side	2500 block of Rubicam Avenue

No Parking Here to Corner	Side	Location
Cleveland Avenue	West Side	30 ft south of Moreland Road
Cypress Avenue	West Side	30 ft east of Forrest Avenue
Chester Avenue	All Sides	North Side of Chester 30 ft east of posted stop sign; 30 ft west of Edge Hill Road, South Side of Chester 30 ft east of corner; 30 ft west of posted stop sign.
Corinthian Avenue	North Side	30 ft west of Edge Hill Road

No Parking Between Signs	Side	Location
Miriam Avenue	South Side	24 ft. east from the true corner at Galloway and on the north side of Galloway Ave. 21 ft. east of the true corner

5. Chapter 156 – "Vehicles and Traffic," Article III, "Parking Regulations," Section 28 – "Special Purpose Parking Zones" shall be amended to **add** the following restrictions:

Name of Highway	Authorized Purpose of Vehicle	Location
Shelmire Street	Handicapped Parking	West side of Zane Avenue 40 ft. North of the stop sign at Shelmire Street
Clemens Avenue	Handicapped Parking	In front of 1139 Clemens Avenue

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

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

ORDAINED AND ENACTED this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

_____ By: _____
Richard J. Manfredi, John L. Spiegelman, President
Township Manager & Secretary

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Fire Police no

EXECUTIVE SUMMARY:

Authorizing the Board President to confirm nominations for Roslyn Fire Station #500 Special Fire Police, Nicole Kugler and James Springfield.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to authorize the Board President to confirm the nominations for the Roslyn Fire Company Special Fire Police. *(Mr. McAneney)*

SPECIAL FIRE POLICE CONFIRMATION

Be it confirmed on this ____ day of _____, 2021, by the authority of the Board of Commissioners of the Township of Abington that the President of the Board be authorized and directed to appoint Special Fire Police member as named below to enter his duties as such.

ATTEST: **ABINGTON TOWNSHIP**

_____ **_____**

Richard J. Manfredi
Secretary

John L. Spiegelman
President, Board of Commissioners

<u>Station 500 – Roslyn Fire Company</u>

James W. Springfield

SPECIAL FIRE POLICE CONFIRMATION

Be it confirmed on this ____ day of _____, 2021, by the authority of the Board of Commissioners of the Township of Abington that the President of the Board be authorized and directed to appoint Special Fire Police member as named below to enter her duties as such.

ATTEST: **ABINGTON TOWNSHIP**

_____ **_____**

Richard J. Manfredi
Township Manager & Secretary

John L. Spiegelman
President, Board of Commissioners

<u>Station 500 – Roslyn Fire Company</u>

Nicole M. Kugler

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 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:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP AUTHORIZING THE EXTENSION OF THE AGREEMENT FOR RECYCLING SERVICES WITH J.P. MASCARO & SONS, DATED NOVEMBER 20, 2021, FOR AN ADDITIONAL PERIOD OF SIX MONTHS, WITH CERTAIN PRICE CHANGES FOR CERTAIN SERVICES

EXECUTIVE SUMMARY:

During this six month extension it is the township's intention, along with the Recycling Consortium of Communities of Montgomery County and with Technical Assistance Grants from the Department of Environmental Protection to explore all options prior to the expiration of the extension. Those options include putting forth a request for bid proposals for the current operation and disposal of the consortium's recycling, the consortium running the operation at the same facility, a private industry partnership for a possible Mini MRF (materials recovery facility) at the same facility and a possible Mini MRF at another consortium members property among other ideas. The Consortium of Communities is committed to securing a fiscally responsible and secure solution for the future.

To date the Recycling Consortium of Communities of Montgomery County, who is comprised of, Abington Township, Cheltenham Township, Hatboro Borough, Plymouth Township, Springfield Township, Upper Dublin Township and Upper Moreland Township with assistance from the PA DEP in the form of Technical Assistance Grants for each participating municipality and consulting Engineer, SCS Engineers, has completed all assessments as identified by the Recycling Consortium and provided reports using historical data and current program operations to identify and develop recommendations to improve operating performance, cost-effectiveness, identify potential recycling markets and provide

preliminary guidance for procurement document preparation, key elements and content to address and include within procurement documents, and strategies to employ to leverage the procurement process. Abington Township's study was to preliminarily evaluate two sites owned by Abington Township for the requirements of establishing a Material Recovery Facility. All studys are available for review and SCS Engineers with the help of MSW Consultants oversaw a composition audit conducted by J.P. Mascaro & Sons and those results are available for review as well.

PREVIOUS BOARD ACTIONS:

The Montgomery County Consortium of Communities and the Township of Abington executed an Agreement for Recycling Services with J.P.
Mascaro & Sons, dated October 22, 2015, for a term of three (3) years with options to renew for up to an additional two (2) years. The Consortium and Township exercised both renewal options to extend and renew the Agreement, which renewal term expired November 20, 2020.

At the October 2020 Board of Commissioners meeting the board agreed to extend the terms of that Agreement for an additional six (6) month period, subject to certain changes in terms regarding index price rates, as shown on attached Exhibit “A” of which is set to expire on or about April 20, 2021. This agreement requires the Consortium to provide it's intent regarding an extension 60 days prior to the expiration date.

RECOMMENDED BOARD ACTIONS:

Consider a motion to approve a Resolution authorizing the extension of the agreement for recycling services with J.P. Mascaro & Sons, Dated November 20, 2021, for an additional period of six (6) months with certain price changes for certain services. *(Mr. Jones)*

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS
RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP AUTHORIZING THE EXTENSION OF THE AGREEMENT FOR RECYCLING SERVICES WITH J.P. MASCARO & SONS, DATED OCTOBER 22, 2015, FOR AN ADDITIONAL PERIOD OF SIX MONTHS, WITH CERTAIN PRICE CHANGES FOR CERTAIN SERVICES

WHEREAS, the Township of Abington, Montgomery County, Pennsylvania (the "Township") executed an Agreement for Recycling Services (the "Agreement") with J.P. Mascaro & Sons, dated October 22, 2015, for a term of three (3) years, with Township options to renew for up to an additional two (2) years; and

WHEREAS, the Township has exercised both renewal options to extend and renew the Agreement, which renewal term is set to expire on or about November 20, 2020; and

WHEREAS, in response to the outbreak of the COVID-19 virus, on March 6, 2020, the Governor's Office of the Commonwealth of Pennsylvania Office issued a Proclamation of Disaster Emergency which authorized "the governing bodies and executive officers of all political subdivisions affected by this emergency to act as necessary to meet the current exigencies as legally authorized under this Proclamation, namely, by the employment of temporary workers, by the rental of equipment, and by entering into such contracts and agreements as may be required to meet the emergency, all without regard to those time consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted"; and

WHEREAS, On June 3, 2020, the Governor issued an Amendment to Proclamation of Disaster Emergency which renewed the March 6, 2020 Proclamation of Disaster Emergency for a period of 90 days; and

WHEREAS, Section 7501 of the Emergency Management Services Code (35 PA C.S., Section 7501, as amended) (the "Code') also authorizes local governing bodies to declare a disaster emergency and authorizes political subdivisions to "enter into contracts and incur obligations necessary to disaster emergency management, response and recovery"; and

WHEREAS, on March 16, 2020, the Township of Abington adopted a Declaration of Disaster Emergency pursuant to the Code; and

WHEREAS, in order to meet and respond to the ongoing public health emergency caused by the COVID-19 pandemic and avoid an interruption in service, the Township must extend the current contract for recycling services beyond its current expiration; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Abington Township that the Township of Abington is hereby authorized to enter into an Amendment to the Agreement for Recycling Services with J.P. Mascaro & Sons, dated October 22, 2015, in order to extend the term of that Agreement for an additional six (6) month period, subject to certain changes in terms regarding index price rates, as shown on attached Exhibit "A".

RESOLVED by the Board of Commissioners of Abington Township meeting the 8th day of October, 2020.

ATTEST: BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON

_____	_____
Richard J. Manfredi	John L. Spiegelman
Secretary/Township Manager	President

ADDENDUM TO OCTOBER 22, 2015 AGREEMENT FOR RECYCLING SERVICES BETWEEN THE MONTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES AND SOLID WASTE SERVICES, INC. d/b/a J. P. MASCARO & SONS

THIS ADDENDUM is entered into between **THE MONTGOMERY COUNTY CONSORTIUM OF RECYCLING COMMUNITIES** ("Consortium") on the one part; and **SOLID WASTE SERVICES, INC. d/b/a J. P. MASCARO & SONS** ("Mascaro") on the other part.

W I T N E S S E T H :

WHEREAS, the Consortium and Mascaro entered into an Agreement dated October 22, 2015 for the Acceptance and Processing of Recyclable Materials, Including Operation of the Consortium's Recycling Transfer Facility, for the period of October 22, 2015 through October 21, 2020 (including option years exercised) ("Agreement"); and

WHEREAS, the Consortium voted to extend the Agreement for six (6) months, from October 22, 2020 through April 21, 2021, and for an additional six (6) months, from April 22, 2021 through October 21, 2021, and Mascaro continued to provide services during that time; and

WHEREAS, the Consortium desires to extend the Agreement for an additional period of six (6) months, from October 22, 2021 through April 21, 2022, and Mascaro has agreed to continue providing services during that time;

NOW, THEREFORE, the parties hereby agree that:

1. Mascaro shall provide the same services as currently provided under the Agreement for the period October 22, 2021 through April 21, 2022.

2. Mascaro's price for said services from October 22, 2021 through April 21, 2022 shall be as provided for in the previous Agreement, with the exception of a 3.7% increase in the fixed processing price ($140.00 per ton) during this extension period.

3. All remaining terms and conditions of the October 22, 2015 Agreement shall remain in full force and effect.

ATTEST:

TOWNSHIP OF UPPER DUBLIN

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

SPRINGFIELD TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

ABINGTON TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

CHELTENHAM TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

HATBORO BOROUGH

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

PLYMOUTH TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

UPPER MORELAND TOWNSHIP

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

TOWNSHIP OF UPPER DUBLIN

_____
Secretary

BY: _____
Name: _____
Title: _____

Date: _____

ATTEST:

CONTRACTOR:
SOLID WASTE SERVICES, INC. d/b/a
J. P. MASCARO & SONS

_____
Michael Mascaro, Secretary

BY: _____
Pasquale N. Mascaro, President

Date: June 30, 2021

BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

AGENDA ITEM

July 8, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

BCCC procedures

EXECUTIVE SUMMARY:

The Township of Abington Board of Commissioners, in order to ensure the most qualified and best candidates are identified and considered for appointments to the various Boards, Commissions, Committees and Councils (BCCC's), may create and authorize a special committee for the interviewing and selecting of candidates to fill those positions. This Policy outlines the process and establishes clear and consistent guidance for how the Township reviews and considers citizen volunteers.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider a motion to adopt a resolution on a policy for appointments to the various Boards, Committees, Commissions and Councils. *(Ms. Carswell)*

The Office of the Township Manager

Policy on appointments to township of Abington Boards, commissions, committees and councils

Township of Abington,
Montgomery County, Pennsylvania

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 21-xxx

A RESOLUTION SETTING FORTH a Policy on appointments to township of Abington Boards, commissions, committees and councils

---

I. Background

The Township of Abington Board of Commissioners, in order to ensure the most qualified and best candidates are identified and considered for appointments to the various Boards, Commissions, Committees and Councils (BCCC's), may create and authorize a special committee for the interviewing and selecting of candidates to fill those positions. This Policy outlines the process and establishes clear and consistent guidance for how the Township reviews and considers citizen volunteers.

II. General Policy statement

The Office of the Township Manager shall assure compliance with the procedures established by this policy and advise the President of the Board of Commissioners and, if created, the Chair of the Ad-Hoc Special Committee of timelines and requirements set forth in this policy. The Ad Hoc Special Committee on volunteer appointments to the various Board, Commissions, Committees and Councils shall comply with all related Township Policies, including, the agenda policy and procedures for meetings of the Board of Commissioners and its Committees.

Any and all public notice(s) that may be required and are issued by the Township shall, at a minimum, follow legal requirements and otherwise ensure that sufficient information is provided to assist the public in determining the potential impacts of the Board of Commissioners decision-making. The Office of the Township Manager may utilize any and all digital and non-digital tools allowed by law to communicate public information and announcements in ensuring adequate public notice of any matter to come before the Board of Commissioners. The Township may use local media, the Township website, government access channel, various social media outlets, any electronic notice or print based system. Such use of digital and non-digital tools will be in addition to legal requirements set forth in the Sunshine Act, such as advertising hearings in a newspaper of general circulation within the Township.

III. Volunteer Boards, commissions, committees and councils

Excepting the Zoning Hearing Board and the Planning Commission, volunteer boards serve at the pleasure of the Board of Commissioner for the benefit of the Township. *All candidates for an appointment to the various Boards, Commission, Committees and Councils shall be subject to a criminal*

background check prior to appointment. Once appointed, a Zoning Hearing Board or Planning Commission member may be removed only for malfeasance, misfeasance, or nonfeasance or for other just cause by a majority vote of the governing body in accordance with sections 905 and 206 of the Municipalities Planning Code. For brief descriptions of the Zoning Hearing Board, Planning Commission and other duly created volunteer Board, Commissions, Committees and Councils, tasks include:

Zoning Hearing Board:
: Hear property owner's variance and special exceptions request along with appeals of decision made by the Township Zoning Officer.

Planning Commission:
: Review subdivision and land development applications and advise the board on overall planning and development for the entire Township.

Environmental Advisory Council:
: Stewards of the Township environment and responsible for creating awareness through programs and education.

Shade Tree Commission:
: Responsible for recommending and advocating for regulations to preserve the Township's tree canopy and buffers.

Human Relations Commission:
: Review, investigate and attempt to mitigate complaints charging improper practice of discrimination.

Civil Service Commission:
: Study and investigate conditions affecting Abington industry, business and commerce and encourage the preservation of such ventures

Economic Development Committee:
: Act in an advisory capacity to the Board of Commissioners on the overall economic development: planning for the Township as well as on specific projects as they arise.

Vacant Property Review Board:
: Advise the Township in matters relating to the requisition, disposition and redevelopment of properties acquired through the certification process.

Industrial Development Authority:
: Study and investigate conditions affecting Abington industry, business and commerce and encourage the preservation of such ventures.

Library Board of Trustees:
: Serve as advocates and exponents of responsive and creative library service and safeguard and enhance the public's financial interest.

IV. Vacancies

Vacancies on Volunteer Boards occur for a number of reasons including, but not limited to (a) a member's term expiring and they decide not to seek re-appointment or, *(b) a member's term expires and the Board of Commissioners decide to not re-appoint an individual* (c) the seat becomes vacant because a member resigns their position, (d) a member cannot complete their term or (e) a member appointment is repealed by the Board of Commissioners.

A. Procedures for appointing a volunteer in the event of a vacancy occurring prior to the expiration of term:

1. Should a vacancy occur prior to the expiration of a term, within 30 days of knowing the vacancy exists the Township Manager will prepare a notice to be posted on the Township's website, television channel, social *and other digital* media, email newsletter and sent to the Board of Commissioners. Notice will include:

    a. Name and description of the volunteer board where the vacancy exists.
    b. Information about when the board meets, how often and specific requirements for applicants to meet.
    c. Required information to be submitted by interested parties.
    d. Name and address of Township Manager for interested parties to send letters of interest and / or resumes.
    e. Due date for letters of interest and / or resumes to be received.

2. The Township Manager will designate a time frame not to exceed 30 days for information to be received by the Manager.

3. Once the date for information to be received has past, the Township Manager will compile all letters of interest / resumes and proceed within in the following two options:

    a. *Process No. 1* – For all volunteer Board, Commissions, Committees and Councils except the Environmental Advisory Council and Shade Tree Commission:

        i. Township Manager will schedule interviews ~~with interested parties on one of bot of the days the Board of Commissioners committees (Public Works, Code Enforcement & Land Development, Public Safety and Public Affairs)~~ prior to the meetings start time.
        ii. Manager will contact all ~~interested~~ parties and schedule specific times for them to be interviewed.
        iii. Manager will allot at least 10 minutes per ~~interested~~ party.
        iv. If an interested party is unavailable to meet on the predetermined scheduled interview dates it will be at the Board of Commissioners discretion whether to schedule alternative date for the interview to take place.
        v. All members of the Board of Commissioners are welcome to attend interviews.
        vi. Volunteer boards are welcome to submit criteria to the Board of Commissioners to consider while interviewing potential appointees.
        vii. Nominations and appointment to the fill the vacant seat(s) will be placed on the agenda of the next Board of Commissioners meeting after interviews have been completed.
        viii. Time frame listed above may be accelerated if volunteer board is required to conduct business and does not possess a quorum due to the vacancy.

    b. *Process No. 2* – to be followed for the Environmental Advisory Council and Shade Tree Commission:

i. Township Manager will send all letters of interest / resumes to the Chair of Environmental Advisory Council or Shade Tree Commission, as the case may be.

ii. The Chair will contact those persons interested and schedule them to meet with the volunteer board at the next regularly scheduled meeting.

iii. Volunteer boards may elect to evaluate those interested through additional steps. Volunteer boards may produce a document to be added to their by-laws that clearly states these additional steps. This document may be adopted by the volunteer board and a copy of the change / additions must be sent to the Township Manager for distribution of the Board of Commissioners.

iv. The Chair of the volunteer board will schedule a vote on their recommendation to the Board of Commissioner within 120 days of receiving letters of interest / resumes from Township manager, or as soon thereafter as practicable. However, volunteer boards may request additional time *in writing through the Office of the Township Manager.*

v. A recommendation will be sent to the Board of Commissioners through the Township Manager to be considered at the next Board of Commissioners meeting.

B. <u>Procedures for appointing a volunteer to a BCCC in the event of a vacancy occurring due to the expiration of term:</u>

a. Should a vacancy be scheduled to occur due to the expiration of a term, the Township Manager will prepare a notice to the individual whose term is expiring beginning on June 1 of the preceding expiring term year.

b. On July 1 of the preceding expiring term year the Township Manager will begin scheduling interviews for individuals to be considered for a future vacancy.

c. The Board of Commissioner or its designated Ad-Hoc Committee shall interview incumbent candidates and complete the interviewing of incumbent candidates by July 31.

d. On August 1 of the preceding expiring term year The Township Manager shall advertise on the various Township's media outlets including the township website, television channel, social *and other digital* media and email newsletter for interested candidates.

e. On September 1 of the preceding expiring term year the Township will begin scheduling interviews for individuals to be considered for the vacancy.

f. The Board of Commissioners or its designated Ad-Hoc Committee shall present candidates for consideration at a meeting of the Committee of the Whole in October of the preceding expiring term year.

g. The Board of Commissioners shall consider candidates to fill expiring terms on the various Board, Commissions, Committees and Councils at a meeting of the Board of Commissioners prior to December 31 of the preceding expiring term year.